

## Board of Commissioners Meeting

Wednesday, November 20, 2019

LOCATION:

THA ADMINISTRATION OFFICES  
5301 WEST CYPRESS STREET  
TAMPA, FLORIDA 33607





**BOARD OF  
COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice-Chair

Ben Dacheballi

Billi Johnson-Griffin

Bemetra Salter Liggins

**Jerome D. Ryans**  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

[www.thaf1.com](http://www.thaf1.com)

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

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11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs, Notices and Updates\*
15. Legal

\* **Commissioner's Note:**

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

\*\* THADC Non-Profit information found in **right** side pocket





November 20, 2019

**\* PLEASE APPROACH THE MIC TO SPEAK AND STATE YOUR NAME FOR THE RECORD \***

**I. REGULAR MEETING**

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

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## **MISSION STATEMENT**

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

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**II. APPROVAL OF MINUTES**

- Regular Board Meeting of October 16, 2019

**III. PUBLIC FORUM**

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

**IV. SPECIAL PRESENTATION**

- Meritorious Service ~ [Commissioner Rubin E. Padgett](#)

**V. EMPLOYEES OF THE MONTH (Central Administration/Properties)**

- Administration ~ [Yasmin Dilbert](#)
- Properties ~ [Jose Guzman](#)

**VI. RECOGNITIONS**

- Geraldine Barnes Award Recipient ~ [Reva Iman](#)

**VII. RESOLUTIONS**

2019-4142 | A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN  
[Lorenzo Bryant](#) | THE PUBLIC PROGRAMS.

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

**VII. RESOLUTIONS (continued)**

2019-4143 <a href="#">David Iloanya</a>	RESOLUTION #2017-4143, AUTHORIZING THE PRESIDENT AND CEO TO AWARD, A 3-YEAR INDEFINITE QUANTITY A/E SERVICE CONTRACT FOR COMPREHENSIVE ARCHITECTURAL AND ENGINEERING SERVICES CONTRACT NO., FY2019-11 TO THREE A/E FIRMS IDENTIFIED AS: GLE ASSOCIATES, INC., DESIGN STYLES ARCHITECTURE AND TYSON & BILLY ARCHITECTS.
2019-4144 <a href="#">David Iloanya</a>	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO AWARD A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF NATURAL GAS AND ELECTRIC SUPPLY LIN FACILITIES OVER, UNDER AND IN PARTIAL OF LAND OWNED BY TAMPA HOUSING AUTHORITY.
2019-4145 <a href="#">Margaret Jones</a>	A RESOLUTION APPROVING THE REVISION OF THE PAYMENT STANDARDS AS A DIRECT RESULT OF HUD’S IMPLEMENTATION OF THE SMALL AREA FAIR MARKET RENTS FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM.
2019-4146 <a href="#">Kenneth Christie</a>	A RESOLUTION APPROVING THE ADOPTION OF A NON-FRATERNIZATION POLICY.
2019-4147 <a href="#">Kenneth Christie</a>	A RESOLUTION APPROVING THE ADOPTION OF A FLEX-TIME POLICY.
2019-4148 <a href="#">Leroy Moore</a>	RESOLUTIONS APPROVING THE BOULEVARD TOWER 1 EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
2019-4149 <a href="#">Leroy Moore</a>	RESOLUTIONS APPROVING THE BOULEVARD TOWER 2 EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.
2019-4150 <a href="#">Leroy Moore</a>	RESOLUTIONS APPROVING THE BOULEVARD TOWER 3 EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS.

**VIII. PRESIDENT/CEO’s REPORT**

- **Finance and Related Entities** ~ [Susi Begazo-McGourty](#)
- **Operations and Real Estate Development** ~ [Leroy Moore](#)
  - Public Safety ~ [William Jackson](#)
  - North Development Housing Development Corporation ~ [Don Shea](#)

**IX. NOTICES AND UPDATES**

**X. LEGAL MATTERS**

**XI. UNFINISHED BUSINESS**

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT**

**(Board members will reconvene for a Board of Directors meeting immediately after the regular meeting.)**

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

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October 16, 2019

### I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:42 a.m. Other Board members present were James Cloar, Ben Dachevall, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Bemetra Salter Liggins was not present for this meeting.

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

### II. MINUTES

A motion to approve the Minutes of the Board Meeting of September 18, 2019 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

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

Resident of Robles Park Village and part of resident council, Ms. D'wan Johnson spoke regarding retaliation and mistreatment by RPV staff. Ms. Johnson felt it had been difficult getting help from anyone at the offices of the RPV management.

Robles Park Village resident and resident council President, Ms. Reva Iman also spoke during public forum. Ms. Iman requested that the whole community of Robles Park be examined for relocation. Crime at the Robles Park community was Ms. Iman's second issue, she asked that Board members review a letter she would be providing to Commissioners and requested a written response from the Chair regarding her concerns.

### IV. EMPLOYEES OF THE MONTH

- Administration ~ [Sue Peacoe](#)
- Properties ~ [Luis Galo](#)

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

- Recipient ~ [Margaret Tolbert](#)
- Special Presentation ~ [Dr. Hazel Harvey](#)

### VI. RESOLUTIONS

The Director of Contracting and Procurement, Ms. Tina Washington presented resolution 2019-4138 and 2019-4139.

2019-4138	A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE HOUSING QUALITY STANDARD (HQS) INSPECTIONS AND RENT REASONABLENESS SERVICES FOR THE TAMPA HOUSING AUTHORITY.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

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

2019-4139	A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE MEDICAL AND DENTAL HEALTHCARE SERVICES FOR THE AUTHORITY'S EMPLOYEES.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

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

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

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The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2019-4140.

2019-4140 A RESOLUTION APPROVING REVISIONS TO THE ADMINISTRATIVE PLAN'S WAITLIST ORGANIZATION.

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

Commissioner Cloar	Yes	Commissioner Dacheballi	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes

Ms. Washington presented the last resolution on the agenda, resolution 2019-4141.

2019-4141	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES AT THE PALM TERRACE ASSISTED LIVING FACILITY.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Yes	Commissioner Dacheballi	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes

### VII. PRESIDENT/CEO'S REPORT

#### Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty reviewed a slide regarding Fiscal Year 2019-2020 second quarter key financial indicators. The CFO informed Board members that the agency's Information Technologies Director, Mr. Kevin Janes retired and Mr. Mike Tepfer had stepped up as Acting Director for the department.

Mr. Tepfer provided a brief update regarding the recent ransomware attack on the agency, as previously reported during last month's Board meeting.

#### Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore began his report with an update regarding the five buildings, 32 units, over the Zion Cemetery. Most of the families affected had vouchers at hand; meetings were on a weekly basis, staff and case management were present and assisting as well.

There will be 29 families grandfathered into case management assistance and their relocation should take 60 to 90 days. Once the buildings are emptied, the area will be fenced in and more ground penetrating radar (GPR) testing will be performed, including passed the lines of the cemetery. Images were shown indicating the lines of the cemetery. Phase 2 will involve digging deep on top of anomalies.

One neighboring landowner next to THA property and over the cemetery declined to go through the process parallel with THA, another landowner agreed. Any new discoveries will have to be reported, added Mr. Moore. Only 30% had been GPR tested due to the rest of the cemetery being located under buildings, roads and other owners other than THA.

There had been 3 or 4 stones found, possibly from cemetery tombstones, on the site; the stones had been used as stepping-stones, through the years.

Commissioner Cloar asked regarding cost of GPR study and archeological assessment. Mr. Moore stated that costs were coming out of the property budget. The 32 buildings were estimated at 8% revenue for THA. Commissioner Johnson-Griffin asked if the City of Tampa was involved in developments regarding the cemetery at Robles Park, Mr. Moore responded that the City was very involved. Commissioner Dacheballi asked regarding funding from the State, Mr. Moore responded that he hoped there will be funding.

In terms of redevelopment, Mr. Moore stated that AE contracts for architects and engineers were starting early in the next year of 2020 and could take approximately six months.

The COO proceeded with an update on Encore, beginning with the job training center, the City of Tampa conveyed parcel and was under construction. A section of the Reed building was promised to BayCare for a Medical Clinic, sustainability was complete. The St. James Church was on its final build out. The Technology Park, on top of the Vault, images presented showed progress, it will be another 60 days for its unveiling.



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

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Parcels 9 and 11 were proceeding to closing before the end of this year. The contract for parcel 10 had expired, buyer wants another extension as they still want to build a hotel on the site; although officially not under contract, the transaction could be back on track. Parcel 12 was still on course for a mix-use residential; a prototype model was based on a couple actual grocers.

The theater, a \$5 million value, was at risk as bids were coming in at \$1.6 to \$1.7 million. Mr. Moore also provided updates regarding West River T3, ABC parcel: the 7<sup>th</sup> building was in funding phase, T4 was in phase 1, a 112- unit building, application was submitted, which will total over 900 units funded.

Included in her updates, Ms. Jones stated that the Assisted Housing department was still playing catch up due to software issues from previously mentioned ransomware attack on the agency.

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

During her updates to the Board, the Director of Community Affairs, Ms. Lillian Stringer stated that at the last NAHRO summer conference Chairwoman Johnson-Velez had been appointed to the National Commissioners Committee, as well as appointed to the NAHRO Board of Governors, President/CEO Jerome Ryans had been appointed to the International Housing Committee and she had been appointed to the Member Services Committee, as well. All terms are for a two-year period.

### **IX. LEGAL MATTERS**

In response to an inquiry from the September Board meeting regarding what constitutes a quorum, Attorney Ricardo Gilmore confirmed that a quorum is constituted by the normal 7 Commissioners seated, indicating that the majority should be 4 of 7 seated.

### **X. UNFINISHED BUSINESS**

In response to Commissioner Cloar's inquiry regarding management services for the St. Petersburg Housing Authority, Mr. Ryans stated that it was going well, just time consuming. Attorney Gilmore added that he would be having orientation sessions.

### **XI. NEW BUSINESS**

The Director of Program and Property, Ms. Stephanie Brown-Gilmore announced the 4<sup>th</sup> Annual Opera Night schedule for the J.L. Young community.

### **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 10:50 a.m.

Approved this 20<sup>th</sup> day of November 2019,

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Chairperson

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Secretary





**BOARD OF  
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## Memo

**To:** THA Board of Commissioners

**From:** Lorenzo Bryant, Director of Asset Management

**Subject:** Response to Public Forum

**Ref.:** Robles Park Village resident complaint about management

**Date:** October 16, 2019

On 9/4/2019, I received a phone call from Ms. Dwan Johnson who resides at 431 Hernandez in Robles Park. Her complaint was regarding a negative encounter with a member of the Robles Park Village Management Team. During her complaint summary, I listened and assured her that THA and its employees have a zero tolerance for any staff member not having a respectful, professional and compassionate demeanor while addressing residents, staff or any other person that visits our site offices. During the conversation, I assured Ms. Johnson that she had nothing to worry about in the way of retaliation, and that from that day forward, her visits to the management office would be different. I also requested that if in the future, if she had any such experiences moving forward, to not hesitate to reach out to me directly. I followed up with Ms. Johnson the next day to ensure that she was satisfied with our conversation and assured her that we take resident concerns as a priority.

I contacted the Robles Park Manager to address the issues regarding site employees and their customer service initiatives. During our investigation into allegations made regarding the employee in question, we decided that changes needed. Disciplinary action was initiated, and managers were re-allocated accordingly. As a management team, we felt that we successfully addressed the concerns with the move.

On 10/14/2019, Ms. Johnson came into the Robles Park Village office to have a parking sticker issued to her as we recently implemented a new visitor parking policy. The car in question was not registered in her name, it was registered to the Head of Household. When questions were raised by the management staff regarding her ownership as it relates to the policy, it was reported that Ms. Johnson became extremely threatening and hostile toward all staff members that she encountered. To de-escalate the situation, the site manager asked that Ms. Johnson leave and return when the conversation could be more productive.

The request seemed to infuriate Ms. Johnson and she was asked to leave the office. She refused to leave the office and continued her verbal assault on the site staff. As the situation became more volatile, the site manager felt threatened and decided to call TPD.

In conclusion, it was the responsibility of THA management staff to address all resident concerns in a courteous and respectful manner. When residents become hostile and /or threatening, it is their responsibility to reach out to the police department for assistance in removing the offender and issue a lease violation for the threatening conduct that is addressed in their dwelling lease, building and house rules. In this case, proper procedure was followed.



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

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

Re.: Resolution Number: 2019-4142

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

Implement the new utility allowance schedules for the Housing Authority's The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay and Osborne Landings.

**2. Who is making request:**

Entity: The Asset Management Department

Project: The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay, and Osborne Landing.

Originator: Leonard Burke

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

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**4. Narrative:**

HUD and Florida Housing Finance Corporation requires the Housing Authority to update their utility allowance yearly.

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**Attachments (if applicable):**

Utility allowance schedules.

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**A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE PUBLIC HOUSING PROGRAMS**

WHEREAS, the U.S. Department of Housing and Urban Development allows the Tampa Housing Authority to establish utility allowance schedules for its Public Housing, Home and Low-Income Housing Tax Credit Programs on an annual basis; and

WHEREAS, the Housing Authority has completed site specific energy audits and based upon the results revisions to the utility allowance schedules for The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay and Osborne Landing and are required;

NOW, THEREFORE, BE IT RESOLVED THAT:

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the attached revised utility allowance schedules for use in the Public Housing Program, Home and Low-Income Housing Tax Credit Programs.

ADOPTED THIS 20th DAY OF NOVEMBER 2019.

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Chairperson

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Secretary

Utility Allowance Estimates  
For  
Selected Tax Credit Properties



Prepared for the  
Housing Authority of  
Tampa, Florida

October 2019

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**Management Resource Group, Inc.**

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338  
Tel: 770♦396♦9856 / Fax: 678♦954♦8026 / [atlmrg@comcast.net](mailto:atlmrg@comcast.net)

## Table of Contents

The Ella at Encore

The Reed at Encore

The Trio at Encore

The Tempo at Encore

Cedar Pointe

Gardens at South Bay

Osborne Landing

Current Utility Rate Schedules



## **The Ella at Encore**

**Utility Allowances Schedule**

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. (07/31/2022))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		The Ella at Encore Elevated Apartments				12/1/2019	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric - Heat Pump		5	6			
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric		9	9			
	Fuel Oil						
Other Electric		17	20				
Air Conditioning	Fan		3	4			
	Chilled Water		16	16			
Water Heating	Natural Gas						
	Bottle Gas						
	Electric		14	18			
	Fuel Oil						
Water/Sewer							
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	Electric						
	Natural Gas						
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating	\$	
Unit Address					Cooking		
					Other Electric		
Number of Bedrooms					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other		
					<b>Total</b>	<b>\$</b>	

form HUD-52667 (7/2019)

### ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 HIRise End	328	567	529	1331	933	707	4395
2 HIRise End	360	578	702	2083	1067	818	5608

### ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 HIRise End				0	
2 HIRise End				0	

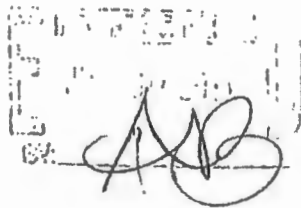
**MONTHLY ELECTRICAL CONSUMPTION (kWh)**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	489	443	378	334	322	322	322	322	322	326	363	451	366
2 HIRise End	630	570	483	424	409	409	409	409	409	414	463	579	467

**MONTHLY ELECTRICAL COST**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	\$57	\$53	\$48	\$44	\$43	\$47	\$47	\$47	\$47	\$43	\$46	\$54	\$48
2 HIRise End	\$69	\$64	\$57	\$52	\$50	\$55	\$55	\$55	\$55	\$51	\$55	\$65	\$57

7



# Encore

# Invoice

Community Development District  
9428 Camden Field Parkway  
Riverview, FL 33578

Date: July 6, 2018

Account # 5555-01-01-01

Bill to:  
The Ella at Encore, LP  
C/O JMG Realty  
1210 Ray Charles Boulevard  
Tampa, Florida 33602

003799  
18,644.95  
6430 18,644.95

Billing Period 06/01/18 through 06/30/18

AB 7.6.18

Account Activity	Explanation	Charge
Previous Balance		\$14,667.39
Payments Received	as of July 06, 2018	(\$14,667.39)
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
<b>New Charges Due by July 31, 2018</b>		<b>Service from June 1 through June 30</b>
Meter Charge		\$35.00
Dwelling Unit	160 units @ \$15.54 per unit	\$2,486.40
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	71,826.00 ton/hrs @ 0.221	\$15,873.55
<b>This Month's Charges</b>		<b>\$18,644.95</b>

*Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance*

**Total Due \$18,644.95**

Billing Inquiries: 813.533.2950

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, and remit to 9428 Camden Field Parkway, Riverview, Florida 33578. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.

## **The Reed at Encore**

**Utility Allowances Schedule**

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. (07/31/2022))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		The Reed at Encore Elevated Apartments					12/1/2019	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	6				
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		9	10				
	Fuel Oil							
Other Electric		18	21					
Air Conditioning	Fan		3	4				
	Chilled Water		16	16				
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		16	19				
	Fuel Oil							
Water/Sewer								
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					<b>Utility/Service/Appliance</b>		<b>Allowance</b>	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Other			
					<b>Total</b>		<b>\$</b>	

form HUD-52667 (7/2019)

**ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)**

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 HIRise End	438	567	661	1452	933	707	4758
2 HIRise End	491	578	922	2204	1067	818	6080

**ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)**

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 HIRise End				0	
2 HIRise End				0	



**MONTHLY ELECTRICAL CONSUMPTION (kWh)**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	550	493	412	356	341	341	341	341	341	346	393	502	396
2 HIRise End	721	641	528	450	430	430	430	430	430	436	501	654	507

**MONTHLY ELECTRICAL COST**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	\$62	\$57	\$51	\$46	\$44	\$48	\$48	\$48	\$48	\$45	\$49	\$58	\$51
2 HIRise End	\$77	\$70	\$60	\$54	\$52	\$57	\$57	\$57	\$57	\$53	\$58	\$71	\$60

# Encore

Community Development District  
9428 Camden Field Parkway  
Riverview, FL 33578

# Invoice

Date: August 2, 2018

Account # 5555-03-03-03

**Bill to:**

The Reed at Encore  
1240 Ray Charles Boulevard  
Tampa, Florida 33602

Billing Period 07/01/18 through 07/31/18

Account Activity	Explanation	Charge
Previous Balance		\$12,229.18
Payments Received	as of August 2, 2018	(\$12,229.18)
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
<b>New Charges Due by August 31, 2018</b>		<b>Service from July 1 through July 31</b>
Meter Charge		\$35.00
Dwelling Unit	158 units @ \$15.54 per unit	\$2,455.32
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	44,821.00 ton/hrs @ 0.221	\$9,905.44
<b>This Month's Charges</b>		<b>\$12,645.76</b>

*Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance*

<b>Total Due</b>	<b>\$12,645.76</b>
------------------	--------------------

Billing Inquiries: 813.533.2950

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, and remit to 9428 Camden Field Parkway, Riverview, Florida 33578. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.

## **The Trio at Encore**

**Utility Allowances Schedule**

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. (07/31/2022))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		The Trio at Encore Elevated Apartments					12/1/2019	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	6	7	8		
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		9	10	12	13		
	Fuel Oil							
Other Electric		16	19	21	22			
Air Conditioning	Fan		3	3	4	5		
	Chilled Water		23	25	30	32		
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		15	19	22	24		
	Fuel Oil							
Water/Sewer			9	17	28	37		
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					<b>Utility/Service/Appliance</b>		<b>Allowance</b>	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Other			
					<b>Total</b>		<b>\$</b>	

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**ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)**

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 MidRise End	363	567	422	1452	933	707	4444
2 MidRise End	409	578	552	2204	1067	818	5628
3 MidRise End	589	594	882	2659	1200	929	6853
4 MidRise End	582	600	973	3133	1333	1040	7661

**ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)**

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 MidRise End				0	
2 MidRise End				0	
3 MidRise End					
4 MidRise End					

**MONTHLY ELECTRICAL CONSUMPTION (kWh)**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	468	432	380	344	335	335	335	335	335	338	368	438	370
2 MidRise End	597	550	482	435	423	423	423	423	423	427	466	557	469
3 MidRise End	776	700	591	517	498	498	498	498	498	504	566	712	571
4 MidRise End	864	780	661	579	557	557	557	557	557	564	633	794	638

**MONTHLY ELECTRICAL COST**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	\$55	\$52	\$48	\$45	\$44	\$48	\$48	\$48	\$48	\$44	\$47	\$53	\$48
2 MidRise End	\$66	\$62	\$57	\$53	\$52	\$56	\$56	\$56	\$56	\$52	\$55	\$63	\$57
3 MidRise End	\$82	\$75	\$66	\$60	\$58	\$63	\$63	\$63	\$63	\$59	\$64	\$76	\$66
4 MidRise End	\$89	\$82	\$72	\$65	\$63	\$69	\$69	\$69	\$69	\$64	\$70	\$83	\$72

# Encore

Community Development District  
9428 Camden Field Parkway  
Riverview, FL 33578

# Invoice

Date: August 2, 2018

Account # 5555-02-02-02

**Bill to:**

The Trio at Encore  
1101 Ray Charles Boulevard  
Tampa, Florida 33602

Billing Period 07/01/18 through 07/31/18

Account Activity	Explanation	Charge
Previous Balance		\$10,777.56
Payments Received	as of August 2, 2018	(\$10,777.56)
Past Due		\$0.00
Past Due Penalty		\$0.00
Total Past Due		\$0.00
<b>New Charges Due by August 31, 2018</b>		<b>Service from July 1 through July 31</b>
Meter Charge		\$35.00
Dwelling Unit	141 units @ \$15.54 per unit	\$2,191.14
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	37,639 ton/ hrs @ 0.221	\$8,318.22
<b>This Month's Charges</b>		<b>\$10,794.36</b>
<i>Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance</i>		
<b>Total Due</b>		<b>\$10,794.36</b>

Billing Inquiries: 813.533.2950

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, and remit to 9428 Camden Field Parkway, Riverview, Florida 33578. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.

**Utility Allowance Estimates at Trio  
for Chilled Water Cycles**

Size	Cycles/Day	Minutes/Day	Hours/Month	@ \$.221/Hour
1 Bedroom	11	66	33	\$7
2 Bedroom	14	84	42	\$9
3 Bedroom	21	126	63	\$14
4 Bedroom	24	144	72	\$16

Size	Cycle Cost/Month	Fixed Cost/Month	Total Cost
1 Bedroom	\$7	\$16	\$23
2 Bedroom	\$9	\$16	\$25
3 Bedroom	\$14	\$16	\$30
4 Bedroom	\$16	\$16	\$32



### Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.1	13	21	3.2	17	0.3	0.1	55	20006	1667
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	4.5	29	45	6.8	36	0.7	0.2	117	42869	3572
6 Bedroom	5.5	35	55	8.3	44	0.8	0.3	144	52396	4366
6 Bedroom	6.5	42	65	9.8	52	1.0	0.3	170	61922	5160

#### Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

### Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$8.23
1	1.2	\$8.98
2	2.2	\$16.46
3	3.7	\$27.68
4	4.8	\$35.90
5	5.8	\$43.68

#### Water & Sewage Rate Schedule

Base Charge:		0
Energy Charge:		
First	5 CCF	\$6.80000
12 Next	7 CCF	\$7.14000
25 Next	13 CCF	\$8.78000
40 Next	20 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

## **The Tempo at Encore**

**Utility Allowances Schedule**

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. (07/31/2022))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		The Tempo at Encore Elevated Apartments					12/1/2019	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	6	7	8		
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		9	10	12	13		
	Fuel Oil							
Other Electric		16	19	20	22			
Air Conditioning	Fan		3	3	4	5		
	Chilled Water		23	25	30	32		
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		15	19	21	23		
	Fuel Oil							
Water/Sewer		9	17	28	37			
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					<b>Utility/Service/Appliance</b>	<b>Allowance</b>		
Head of Household Name					Heating	\$		
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Other			
					<b>Total</b>	<b>\$</b>		

form HUD-52667 (7/2019)

**ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)**

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 MidRise End	363	567	431	1452	933	707	4453
2 MidRise End	409	578	529	2204	1067	818	5605
3 MidRise End	589	594	663	2659	1200	929	6634
4 MidRise End	582	600	824	3133	1333	1040	7512

**ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)**

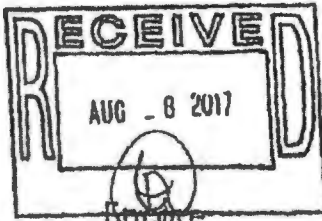
<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 MidRise End				0	
2 MidRise End				0	
3 MidRise End					
4 MidRise End					

**MONTHLY ELECTRICAL CONSUMPTION (kWh)**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	471	434	381	345	335	335	335	335	335	338	369	440	371
2 MidRise End	590	544	479	435	423	423	423	423	423	427	464	551	467
3 MidRise End	707	650	568	512	498	498	498	498	498	502	549	659	553
4 MidRise End	817	746	645	575	557	557	557	557	557	563	621	757	626

**MONTHLY ELECTRICAL COST**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	\$56	\$52	\$48	\$45	\$44	\$48	\$48	\$48	\$48	\$44	\$47	\$53	\$48
2 MidRise End	\$66	\$62	\$56	\$53	\$52	\$56	\$56	\$56	\$56	\$52	\$55	\$63	\$57
3 MidRise End	\$76	\$71	\$64	\$59	\$58	\$63	\$63	\$63	\$63	\$58	\$62	\$72	\$64
4 MidRise End	\$85	\$79	\$71	\$65	\$63	\$69	\$69	\$69	\$69	\$64	\$69	\$80	\$71



VENDOR # 1103799  
 TOTAL AMOUNTS 19,586.32  
 O.L. # 6430 \$ 15,669.06  
 O.L. # 4640-100 \$ 3917.26  
 O.L. # \_\_\_\_\_ \$ \_\_\_\_\_  
 O.L. # \_\_\_\_\_ \$ \_\_\_\_\_  
 APPROVAL \_\_\_\_\_  
 DATE 8-11-2016

Invoice

Community Development District  
 3434 Colwell Avenue, Suite 200  
 Tampa, Florida 33614  
 (813) 933-5571

Date: August 8, 2016

Account # 5555-02-02-02

Bill to:  
 The Trio at Encore  
 1101 Ray Charles Boulevard  
 Tampa, Florida 33602

Billing Period 7/1/16 to 7/31/2016

Account Activity	Explanation	Charge
Previous Balance		\$18,167.94
Payments Received	as of August 8, 2016	(\$18,167.94)
Past Due		\$0.00
Past Due Penalty		\$0.00
Total Past Due		\$0.00
<b>New Charges Due by September 5, 2016.</b>		<b>Service from July 1 to July 31</b>
Meter Charge		
Dwelling Unit	141 units @ \$15.54 per unit	\$2,191.14
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	77,580 ton/ hrs @ 0.221	\$17,145.18

**This Month's Charges: \$19,586.32**

*Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance*

**Total Due: \$19,586.32**

Billing Inquiries: (813) 933-5571

To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, mailing address, 3434 Colwell Avenue, Suite 200, Tampa Florida 33614. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.

**Utility Allowance Estimates at Tempo  
for Chilled Water Cycles**

Size	Cycles/Day	Minutes/Day	Hours/Month	@ \$221/Hour
1 Bedroom	11	66	33	\$7
2 Bedroom	14	84	42	\$9
3 Bedroom	21	126	63	\$14
4 Bedroom	24	144	72	\$16

Size	Cycle Cost/Month	Fixed Cost/Month	Total Cost
1 Bedroom	\$7	\$16	\$23
2 Bedroom	\$9	\$16	\$25
3 Bedroom	\$14	\$16	\$30
4 Bedroom	\$16	\$16	\$32

### Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Clths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.1	13	21	3.2	17	0.3	0.1	55	20006	1667
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	4.5	29	45	6.8	36	0.7	0.2	117	42869	3572
5 Bedroom	5.5	35	55	8.3	44	0.8	0.3	144	52396	4366
6 Bedroom	6.5	42	65	9.8	52	1.0	0.3	170	61922	5160

#### Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

### Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$8.23
1	1.2	\$8.98
2	2.2	\$16.46
3	3.7	\$27.68
4	4.8	\$35.90
5	5.8	\$43.68

#### Water & Sewage Rate Schedule

Base Charge:		0
Energy Charge:		
First	5 CCF	\$6.80000
12 Next	7 CCF	\$7.14000
25 Next	13 CCF	\$8.78000
40 Next	20 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%



**Cedar Point**

**Utility Allowances Schedule**

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. (07/31/2022))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		Cedar Pointe Garden Apartments					12/1/2019	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		4	5	5			
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		8	8	10			
	Fuel Oil							
Other Electric		17	19	21				
Air Conditioning	Fan		27	34	39			
	Chilled Water							
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		14	17	19			
	Fuel Oil							
Water/Sewer		11	18	30				
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Other			
					<b>Total</b>	<b>\$</b>		

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**ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)**

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 WalkUp End	347	567	380	1452	933	3765	7444
2 WalkUp End	437	578	485	2204	1067	4592	9363
3 WalkUp End	583	594	551	2659	1200	5109	10696

**ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)**

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 WalkUp End				0	
2 WalkUp End				0	
3 WalkUp End					

**MONTHLY ELECTRICAL CONSUMPTION (kWh)**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 WalkUp End	708	676	629	597	589	589	589	589	589	591	618	681	620
2 WalkUp End	893	851	791	750	740	740	740	740	740	743	777	858	780
3 WalkUp End	1019	972	904	857	845	845	845	845	845	849	888	979	891

**MONTHLY ELECTRICAL COST**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 WalkUp End	\$76	\$73	\$69	\$66	\$66	\$72	\$72	\$72	\$72	\$66	\$68	\$74	\$70
2 WalkUp End	\$92	\$88	\$83	\$80	\$79	\$86	\$86	\$86	\$86	\$79	\$82	\$89	\$85
3 WalkUp End	\$101	\$99	\$93	\$89	\$88	\$96	\$96	\$96	\$96	\$88	\$91	\$99	\$94

### Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltbs	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	6	10	1.5	8	0.2	0.1	26	9527	794
1 Bedroom	1.1	7	11	1.7	9	0.2	0.1	29	10479	873
2 Bedroom	2.1	13	21	3.2	17	0.3	0.1	55	20006	1667
3 Bedroom	3.5	22	35	5.3	28	0.5	0.2	91	33343	2779
4 Bedroom	4.5	29	45	6.8	36	0.7	0.2	117	42869	3572
5 Bedroom	5.5	35	55	8.3	44	0.8	0.3	144	52396	4366
6 Bedroom	6.5	42	65	9.8	52	1.0	0.3	170	61922	5160

#### Gal Each % Hot Water

Toilet Flush:	1.28	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

### Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$9.88
1	1.2	\$10.63
2	2.2	\$18.11
3	3.7	\$29.33
4	4.8	\$37.55
5	5.8	\$45.33

#### Water & Sewage Rate Schedule

Base Charge:		1.5
Energy Charge:		
First	5 CCF	\$6.80000
12 Next	7 CCF	\$7.14000
25 Next	13 CCF	\$8.78000
40 Next	20 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

## **Gardens at South Bay**

**Utility Allowances Schedule**

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. (07/31/2022))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		Gardens at South Bay Garden Apartments					12/1/2019	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		6	7	8	8		
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		8	8	9	10		
	Fuel Oil							
Other Electric		16	20	23	25			
Air Conditioning	Fan		28	34	38	40		
	Chilled Water							
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		14	20	22	23		
	Fuel Oil							
Water/Sewer			11	20	32	41		
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					<b>Utility/Service/Appliance</b>		<b>Allowance</b>	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Other			
					<b>Total</b>		<b>\$</b>	

form HUD-52667 (7/2019)

**ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)**

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
1 Walk Up End	523	567	603	1481	933	3598	7705
2 Walk Up End	947	578	745	2233	1067	4390	9960
3 Walk Up End	1164	594	957	2688	1200	5468	12071
4 Walk Up End	1237	600	1127	3162	1333	6335	13794

**ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)**

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
1 Walk Up End				0	
2 Walk Up End				0	
3 Walk Up End					
4 Walk Up End					



**MONTHLY ELECTRICAL CONSUMPTION (kWh)**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 Walk Up End	782	730	656	605	592	592	592	592	592	596	639	738	642
2 Walk Up End	1003	939	847	784	768	768	768	768	768	773	826	949	830
3 Walk Up End	1228	1146	1028	947	926	926	926	926	926	933	1000	1159	1006
4 Walk Up End	1411	1314	1175	1080	1056	1056	1056	1056	1056	1063	1143	1329	1150

**MONTHLY ELECTRICAL COST**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 Walk Up End	\$82	\$78	\$71	\$67	\$66	\$72	\$72	\$72	\$72	\$66	\$70	\$79	\$72
2 Walk Up End	\$101	\$96	\$88	\$82	\$81	\$88	\$88	\$88	\$88	\$82	\$86	\$97	\$89
3 Walk Up End	\$101	\$101	\$101	\$96	\$95	\$103	\$103	\$103	\$103	\$95	\$101	\$101	\$100
4 Walk Up End	\$101	\$101	\$101	\$101	\$101	\$117	\$117	\$117	\$117	\$101	\$101	\$101	\$106

### Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltbs	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	8	10	1.5	8	0.2	0.1	28	10111	843
1 Bedroom	1.1	9	11	1.7	9	0.2	0.1	30	11122	927
2 Bedroom	2.1	17	21	3.2	17	0.3	0.1	58	21232	1769
3 Bedroom	3.5	28	35	5.3	28	0.5	0.2	97	35387	2949
4 Bedroom	4.5	36	45	6.8	36	0.7	0.2	125	45497	3791
5 Bedroom	5.5	44	55	8.3	44	0.8	0.3	152	55608	4634
6 Bedroom	6.5	52	65	9.8	52	1.0	0.3	180	65718	5477

#### Gal Each % Hot Water

Tollet Flush:	1.6	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

### Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$9.88
1	1.2	\$10.63
2	2.4	\$19.60
3	3.9	\$30.82
4	5.1	\$39.84
5	6.2	\$48.47

#### Water & Sewage Rate Schedule

Base Charge:		1.5
Energy Charge:		
First	5 CCF	\$6.80000
12 Next	7 CCF	\$7.14000
25 Next	13 CCF	\$8.78000
40 Next	20 CCF	\$10.15000
Cost Adjustment:		0
Tax:		10%

**Osborne Landing**

**Utility Allowances Schedule**

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT**  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. (07/31/2022))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		Osborne Landing Garden Apartments				12/1/2019	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas						
	Bottle Gas						
	Electric - Heat Pump			6	7		
	Fuel Oil						
Cooking	Natural Gas						
	Bottle Gas						
	Electric			9	10		
	Fuel Oil						
Other Electric			23	27			
Air Conditioning	Fan			28	31		
	Chilled Water						
Water Heating	Natural Gas						
	Bottle Gas						
	Electric			18	21		
	Fuel Oil						
Water/Sewer			20	32			
Trash Collection							
Range							
Refrigerator							
Other -specify Customer Charge	Electric						
	Natural Gas						
<b>Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.</b>					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating	\$	
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
Number of Bedrooms					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other		
					<b>Total</b>	<b>\$</b>	

form HUD-52667 (7/2019)

**ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)**

<u>Unit Type</u>	<u>Lights</u>	<u>Refrigerator</u>	<u>Fans/Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Misc</u>	<u>Total</u>
2 Walk Up End	888	578	652	2233	1067	3831	9249
3 Walk Up End	961	594	853	2688	1200	4940	11236

**ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)**

<u>Unit Type</u>	<u>Heat</u>	<u>DHW</u>	<u>Cooking</u>	<u>Other</u>	<u>Total</u>
2 Walk Up End				0	
3 Walk Up End				0	

**MONTHLY ELECTRICAL CONSUMPTION (kWh)**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
2 Walk Up End	922	866	786	731	716	716	716	716	716	721	767	875	771
3 Walk Up End	1134	1061	956	884	865	865	865	865	865	871	931	1072	936

**MONTHLY ELECTRICAL COST**

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
2 Walk Up End	\$94	\$90	\$83	\$78	\$77	\$84	\$84	\$84	\$84	\$77	\$81	\$90	\$84
3 Walk Up End	\$101	\$101	\$97	\$91	\$89	\$98	\$98	\$98	\$98	\$90	\$95	\$101	\$96

### Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Ciths	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1.0	8	10	1.5	8	0.2	0.1	28	10111	843
1 Bedroom	1.1	9	11	1.7	9	0.2	0.1	30	11122	927
2 Bedroom	2.1	17	21	3.2	17	0.3	0.1	58	21232	1769
3 Bedroom	3.5	28	35	5.3	28	0.5	0.2	97	35387	2949
4 Bedroom	4.5	36	45	6.8	36	0.7	0.2	125	45497	3791
5 Bedroom	5.5	44	55	8.3	44	0.8	0.3	152	55608	4634
6 Bedroom	6.5	52	65	9.8	52	1.0	0.3	180	65718	5477

#### Gal Each % Hot Water

Toilet Flush:	1.6	0%	5	Flushes per person per day
Shower:	10	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per person per day
Handwashing:	0.05	50%	10	Handwashings per person per day

### Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$9.88
1	1.2	\$10.63
2	2.4	\$19.60
3	3.9	\$30.82
4	5.1	\$39.84
5	6.2	\$48.47

#### Water & Sewage Rate Schedule

Base Charge:		1.5	
Energy Charge:			
First	5 CCF	\$6.80000	
12 Next	7 CCF	\$7.14000	
25 Next	13 CCF	\$8.78000	
40 Next	20 CCF	\$10.15000	
Cost Adjustment:		0	
Tax:		10%	

## **Current Utility Rate Schedules**





**INDEX OF RATE SCHEDULES**

<u>Schedule</u>	<u>Classification</u>	<u>Sheet No.</u>
	Additional Billing Charges	6.020
	Payment of Bills	6.022
RS	Residential Service	6.030
GS	General Service - Non Demand	6.050
GSD	General Service - Demand	6.080
IS	Interruptible Service	6.085
CS	Construction Service	6.290
GST	Time-of-Day General Service - Non-Demand (Optional)	6.320
GSDT	Time-of-Day General Service - Demand (Optional)	6.330
IST	Time of Day Interruptible Service (Optional)	6.340
RSVP-1	Residential Service Variable Pricing	6.560
SBF	Firm Standby And Supplemental Service	6.600
SBFT	Time-of-Day Firm Standby And Supplemental Service (Optional)	6.605
SBI	Interruptible Standby And Supplemental Service	6.700
EDR	Economic Development Rider	6.720
CISR-2	Commercial/Industrial Service Rider	6.740
LS-1	Street and Outdoor Lighting Service	6.800
LS-2	Customer Specified Lighting Service	6.830

**ISSUED BY: N. G. Tower, President**

**DATE EFFECTIVE: February 5, 2019**



**RESIDENTIAL SERVICE**

**SCHEDULE:** RS

**AVAILABLE:** Entire service area.

**APPLICABLE:** To residential consumers in individually metered private residences, apartment units, and duplex units. All energy must be for domestic purposes and should not be shared with or sold to others. In addition, energy used in commonly-owned facilities in condominium and cooperative apartment buildings will qualify for this rate schedule, subject to the following criteria:

1. 100% of the energy is used exclusively for the co-owners' benefit.
2. None of the energy is used in any endeavor which sells or rents a commodity or provides service for a fee.
3. Each point of delivery will be separately metered and billed.
4. A responsible legal entity is established as the customer to whom the Company can render its bills for said service.

Resale not permitted.

Billing charges shall be prorated for billing periods that are less than 25 days or greater than 35 days. If the billing period exceeds 35 days and the billing extension causes energy consumption, based on average daily usage, to exceed 1,000 kWh, the excess consumption will be charged at the lower monthly Energy and Demand Charge.

**LIMITATION OF SERVICE:** This schedule includes service to single phase motors rated up to 7.5 HP. Three phase service may be provided where available for motors rated 7.5 HP and over.

**MONTHLY RATE:**

**Basic Service Charge:**

\$15.12 ✓

**Energy and Demand Charge:**

First 1,000 kWh	5.141¢ per kWh	+ 3.45	= .08591
All additional kWh	6.141¢ per kWh	+ 4.45	= .10591

**MINIMUM CHARGE:** The Basic Service Charge.

**FUEL CHARGE:** See Sheet Nos. 6.020 and 6.021.

Continued to Sheet No. 6.031

**ISSUED BY:** N. G. Tower, President

**DATE EFFECTIVE:** January 1, 2019

Continued from Sheet No. 6.030

**ENERGY CONSERVATION CHARGE:** See Sheet Nos. 6.020 and 6.021.

**CAPACITY CHARGE:** See Sheet Nos. 6.020 and 6.021.

**ENVIRONMENTAL COST RECOVERY CHARGE:** See Sheet Nos. 6.020 and 6.021.

**FLORIDA GROSS RECEIPTS TAX:** See Sheet No. 6.021.

**FRANCHISE FEE CHARGE:** See Sheet No. 6.021.

**PAYMENT OF BILLS:** See Sheet No. 6.022.

ISSUED BY: J. B. Ramil, President

DATE EFFECTIVE: January 1, 1999



**ADDITIONAL BILLING CHARGES**

**TOTAL FUEL AND PURCHASED POWER COST RECOVERY CLAUSE:** The total fuel and purchased power cost recovery factor shall be applied to each kilowatt-hour delivered, and shall be computed in accordance with the formula prescribed by the Florida Public Service Commission. The following fuel recovery factors by rate schedule have been approved by the Commission:

**RECOVERY PERIOD**  
 (April 2019 through December 2019)

Rate Schedules	¢/kWh			¢/kWh	¢/kWh	¢/kWh
	Fuel			Energy Conservation	Capacity	Environmental
	Standard	Peak	Off-Peak			
RS (up to 1,000 kWh)	2.913	<i>3.0345</i>		0.321	(0.010)	0.222
RS (over 1,000 kWh)	3.913			0.321	(0.010)	0.222
RSVP-1 (P <sub>1</sub> )	3.227	<i>3.0445</i>		(2.319)	(0.010)	0.222
(P <sub>2</sub> )	3.227			(0.877)	(0.010)	0.222
(P <sub>3</sub> )	3.227			5.936	(0.010)	0.222
(P <sub>4</sub> )	3.227			34.911	(0.010)	0.222
GS, GST	3.227	3.411	3.149	0.292	(0.009)	0.221
CS	3.227			0.292	(0.009)	0.221
LS-1	3.194			0.180	(0.002)	0.217
GSD Optional						
Secondary	3.227			0.272	(0.007)	0.220
Primary	3.195			0.269	(0.007)	0.218
Subtransmission	3.162			0.267	(0.007)	0.216
Rate Schedules	¢/kWh			\$/kW	\$/kW	¢/kWh
	Fuel			Energy Conservation	Capacity	Environmental
	Standard	Peak	Off-Peak			
GSD, GSDT, SBF, SBFT						
Secondary	3.227	3.411	3.149	1.17	(0.03)	0.220
Primary	3.195	3.377	3.118	1.15	(0.03)	0.218
Subtransmission	3.162	3.343	3.086	1.14	(0.03)	0.216
IS, IST, SBI						
Primary	3.195	3.377	3.118	0.93	(0.03)	0.214
Subtransmission	3.162	3.343	3.086	0.92	(0.03)	0.212

Continued to Sheet No. 6.021

ISSUED BY: N. G. Tower, President

DATE EFFECTIVE: April 2, 2019



Continued from Sheet No. 6.020

**CONTRACT CREDIT VALUE (CCV):** This incentive is applicable to any commercial or industrial customer with interruptible loads of 500 kW or greater who qualify to participate in the company's GSLM 2 & 3 load management programs. The credit is updated annually. The 2019 and prior six years of historical CCVs per kW reduction at secondary voltage are:

Year	Secondary	Primary	Subtransmission
2019	10.23	10.13	10.03
2018	10.23	10.13	10.03
2017	9.98	9.88	9.78
2016	8.81	8.72	8.63
2015	8.14	8.06	7.98
2014	7.72	7.64	7.57
2013	6.81	6.74	6.67

Refer to Tariff sheets 3.210 and 3.230 for additional contract details.

**FUEL CHARGE:** Fuel charges are adjusted annually by the Florida Public Service Commission, normally in January.

**ENERGY CONSERVATION COST RECOVERY CLAUSE:** Energy conservation cost recovery factors recover the conservation related expenditures of the Company. The procedure for the review, approval, recovery and recording of such costs and revenues is set forth in Commission Rule 25-17.015, F.A.C. For rate schedules, RS, RSVP, GS, GST, and GSD Optional, cost recovery factors shall be applied to each kilowatt-hour delivered. For rate schedules, GSD, GSDT, IS, IST, SBF, SBFT, and SBI, cost recovery factors shall be applied on a kilowatt basis to the billing demand or supplemental billing demand and to the greater of the standby demand times 12% or the actual standby demand times 4.76%.

**CAPACITY COST RECOVERY CLAUSE:** In accordance with Commission Order No. 25773, Docket No. 910794-EQ, issued February 24, 1992, the capacity cost recovery factors shall be applied to each kilowatt-hour delivered for rate schedules, RS, RSVP, GS, GST, and GSD Optional. For rate schedules, GSD, GSDT, IS, IST, SBF, SBFT, and SBI the cost recovery factors shall be applied to each kilowatt of billing demand and supplemental billing demand and to the greater of the standby demand times 12% or the actual standby demand times 4.76%.

**ENVIRONMENTAL COST RECOVERY CLAUSE:** In accordance with Commission Order No. PSC-96-1048-FOF-EI, Docket No. 960688-EI, issued August 14, 1996, the environmental cost recovery factors shall be applied to each kilowatt-hour delivered.

Continued to Sheet No. 6.022

ISSUED BY: N. G. Tower, President

DATE EFFECTIVE: January 3, 2019



Continued from Sheet No. 6.021

**FLORIDA GROSS RECEIPTS TAX:** In accordance with Section 203.01 of the Florida Statutes, a factor of 2.5641% is applicable to electric sales charges for collection of the state gross receipts tax.

4 1/2

**FRANCHISE FEE ADJUSTMENT:** Customers taking service within franchised areas shall pay a franchise fee adjustment in the form of a percentage to be added to their bills prior to the application of any appropriate taxes. This percentage shall reflect the Customers' pro rata share of the amount the Company is required to pay under the franchise agreement with the specific governmental body in which the customer is located, plus the appropriate gross receipts taxes and regulatory assessment fees resulting from such additional revenue.

**PAYMENT OF BILLS:** Bills for service will be rendered monthly by the Company to the customer. Payment is due when the bill is rendered, and becomes delinquent twenty (20) days after mailing or delivery to the customer. Five (5) days written notice separate from any billing will be given before discontinuing service. Payment may be made at offices or authorized collecting agencies of the Company. Care will be used to have bills properly presented to the customer, but nonreceipt of the bill does not constitute release from liability for payment.

ISSUED BY: G. L. Gillette, President

DATE EFFECTIVE: January 1, 2015



## Residential Water Rates

### Rates for Tampa Customers are Tiered to Encourage Conservation

Your water is measured in cubic feet and billed monthly in ccf units. Each ccf unit is equal to 100 cubic feet, which is the same as 748 gallons. Tampa has separate rates for single-family and apartment (multi-family) residential accounts. Separate rate schedules also are in place for accounts within the City limits and for those customers outside the City.

### Minimum Monthly Charge

Your water bill is based on actual water usage or the minimum monthly charge, whichever is more. Minimum monthly charges, based on meter size are:

Meter Size	Inside City	Outside City
3/4"	\$ 1.50	\$ 1.75
1'	\$ 4.50	\$ 5.25
1 1/2"	\$ 7.50	\$ 8.75
2"	\$ 9.00	\$10.50
3"	\$16.50	\$19.25
	\$22.50	\$26.25
8"	\$37.50	\$43.75

### Single Family Residential Rates

Billing Tier	Inside City	Outside City
Tier 0 (0-5 ccf)	\$ 2.09	\$ 2.61
Tier 1 (6-13 ccf)	\$ 2.43	\$ 3.03

Tier 2 (14-26 ccf)	\$ 4.07	\$ 5.08
Tier 3 (27-46 ccf)	\$ 5.44	\$ 6.08
Tier 4 (Over 46 ccf)	\$ 6.28	\$ 7.85

**Multi-Family\* Residential Rates**

Billing Tier	Inside City	Outside City
Tier 0 (0-2 ccf)	\$ 2.09	\$ 2.61
Tier 1 (3-6 ccf)	\$ 2.43	\$ 3.03
Tier 2 (7-12 ccf)	\$ 4.07	\$ 5.08
Tier 3 (13-21 ccf)	\$ 5.44	\$ 6.08
Tier 4 (Over 21 ccf)	\$ 6.28	\$ 7.85

\*Calculations are based on number of dwelling units times the tier range value.

Questions about your utility bill may be submitted [online](#) or you may call (813) 274-8811.

Was this page helpful? Yes or No

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HOME > WASTEWATER HOME > HOW DO I

## Wastewater FAQ

### How do I apply for wastewater service?

There are several service types such as single family residence, commercial or multi-family residence. Application forms can be downloaded here:

[Multi-Family/Non-residential Utility Service Application](#)

[Single Family Residence/Duplex Utility Service Application](#)

### How do I know if I am in the city's service area?

Click on the link to determine if you are in our service area - [Service Area Map](#)

### What are capacity fees?

**Capacity fees** are assessed on a one time basis when a customer desires to connect to the sanitary sewer system. These fees pay for capital improvements associated with the Wastewater Treatment Plant and primary intercepting systems.

### How much is the monthly disposal rate?

Effective October 1, 2011, the disposal rates are as follows:

- Inside the City limits: \$4.71 / CCF
- Outside the City limits: \$5.88 / CCF

### How do I apply for an adjustment?

Please follow the instructions outlined in our [Adjustment Policy](#) document.

### How do I get reclaimed water if I have a water truck?

Please follow these instructions: "[Process for getting reclaimed water in bulk](#)"

### How do I dispose of hazardous materials?

Depending on the materials, there are several recommended ways of disposal.

Substances marked "drain" can be poured down the drain, but with plenty of water.

The exception to this rule is if you own a septic tank. The label on a substance should contain information about any possible damage it can cause to a septic tank.

Tampa Housing Authority

**Utility Allowances for The Ella at Encore**

Utility Allowance	Unit Type	2017-2018	2018-2019
<b>The Ella at Encore</b>	1 Bedroom	\$66.00	\$64.00
	2 Bedroom	\$76.00	\$73.00
	3 Bedroom	\$0.00	\$0.00
	4 Bedroom	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for The Reed at Encore

Utility Allowance	Unit Type	2017-2018	2018-2019
The Reed at Encore	1 Bedroom	\$69.00	\$67.00
	2 Bedroom	\$79.00	\$76.00
	3 Bedroom	\$0.00	\$0.00
	4 Bedroom	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

### Utility Allowances for The Trio at Encore

Utility Allowance	Unit Type	2017-2018	2018-2019
The Trio at Encore	1 Bedroom	\$83.00	\$80.00
	2 Bedroom	\$102.00	\$99.00
	3 Bedroom	\$127.00	\$124.00
	4 Bedroom	\$144.00	\$141.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for The Tempo at Encore

Utility Allowance	Unit Type	2017-2019	2018-2019
The Tempo at Encore	1 Bedroom	\$83.00	\$80.00
	2 Bedroom	\$102.00	\$99.00
	3 Bedroom	\$125.00	\$122.00
	4 Bedroom	\$143.00	\$140.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for Cedar Pointe

Utility Allowance	Unit Type	2017-2018	2018-2019
Cedar Pointe	1 Bedroom	\$85.00	\$81.00
	2 Bedroom	\$106.00	\$101.00
	3 Bedroom	\$128.00	\$124.00
	4 Bedroom	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for The Garden of South Bay

Utility Allowance	Unit Type	2017-2018	2018-2019
The Garden of South Bay	1 Bedroom	\$87.00	\$83.00
	2 Bedroom	\$113.00	\$109.00
	3 Bedroom	\$137.00	\$132.00
	4 Bedroom	\$152.00	\$147.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for Osborne Landing

Utility Allowance	Unit Type	2017-2018	2018-2019
Osborne Landing	1 Bedroom	\$0.00	\$0.00
	2 Bedroom	\$107.00	\$104.00
	3 Bedroom	\$132.00	\$128.00
	4 Bedroom	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.



Tampa Housing Authority

**Utility Allowances for The Ella at Encore**

<b>Utility Allowance</b>	<b>Unit Type</b>	<b>2017-2018</b>	<b>2018-2019</b>
<b>The Ella at Encore</b>	<b>1 Bedroom</b>	\$66.00	\$64.00
	<b>2 Bedroom</b>	\$76.00	\$73.00
	<b>3 Bedroom</b>	\$0.00	\$0.00
	<b>4 Bedroom</b>	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for The Reed at Encore

Utility Allowance	Unit Type	2017-2018	2018-2019
The Reed at Encore	1 Bedroom	\$69.00	\$67.00
	2 Bedroom	\$79.00	\$76.00
	3 Bedroom	\$0.00	\$0.00
	4 Bedroom	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for The Trio at Encore

Utility Allowance	Unit Type	2017-2018	2018-2019
The Trio at Encore	1 Bedroom	\$83.00	\$80.00
	2 Bedroom	\$102.00	\$99.00
	3 Bedroom	\$127.00	\$124.00
	4 Bedroom	\$144.00	\$141.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for The Tempo at Encore

Utility Allowance	Unit Type	2017-2019	2018-2019
The Tempo at Encore	1 Bedroom	\$83.00	\$80.00
	2 Bedroom	\$102.00	\$99.00
	3 Bedroom	\$125.00	\$122.00
	4 Bedroom	\$143.00	\$140.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

# Utility Allowances for Cedar Pointe

Utility Allowance	Unit Type	2017-2018	2018-2019
Cedar Pointe	1 Bedroom	\$85.00	\$81.00
	2 Bedroom	\$106.00	\$101.00
	3 Bedroom	\$128.00	\$124.00
	4 Bedroom	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for The Garden of South Bay

Utility Allowance	Unit Type	2017-2018	2018-2019
The Garden of South Bay	1 Bedroom	\$87.00	\$83.00
	2 Bedroom	\$113.00	\$109.00
	3 Bedroom	\$137.00	\$132.00
	4 Bedroom	\$152.00	\$147.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.

## Utility Allowances for Osborne Landing

Utility Allowance	Unit Type	2017-2018	2018-2019
Osborne Landing	1 Bedroom	\$0.00	\$0.00
	2 Bedroom	\$107.00	\$104.00
	3 Bedroom	\$132.00	\$128.00
	4 Bedroom	\$0.00	\$0.00

\*As a result of a recent property energy audit, proposed utility schedules are based on utility rates, construction material and energy efficient appliances.





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

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

Re.: Resolution Number: 2019-4143

The Board of Commissioners is requested to approve the above-referenced resolution in order to award an Indefinite Quantity Architectural & Engineering Services Contract to GLE Associates, Inc., Design Styles Architecture and Tyson & Billy Architects for Planning, Architectural and Engineering services at various developments.

**2. Who is making request:**

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: Development wide
- C. Originator: David Iloanya, Director of Real Estate Development

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

Indefinite Quantity Architectural & Engineering Services Contract including planning, over the next Thirty-Six (36) months, for up to \$500,000.00 per year.

**Narrative:**

The Housing Authority of the City of Tampa's Real Estate Development Department is seeking approval to award Indefinite Quantity Architectural & Engineering Services Contract to three A/E Firms delineated as GLE Associates, Inc., Design Styles Architecture and Tyson & Billy Architects for Planning, Architectural and Engineering services at various developments as we have done in the past. The general nature of the services to be required may include, but not limited to inspection, needs assessments, development of plans for modernization, redevelopment and correction of physical deficiencies, construction cost estimates, planning, environmental assessments, special reports preparations as well as miscellaneous activities such as procuring property appraisals, use analysis, digitization and set up of automated drawing database and computer aided design.

**Attachments (if applicable):**

1. **Resolution 2019-4143**
2. Memorandum providing further detail
3. Attachment A - Advertisements
4. Attachment B - THA Website Portal showing list of A/E Firms contacted
5. Attachment C - Bid Tabulation

**RESOLUTION NO. 2019-4143**

**RESOLUTION #2017-4143, AUTHORIZING THE PRESIDENT AND CEO TO AWARD, A 3-YEAR INDEFINITE QUANTITY A/E SERVICE CONTRACT FOR COMPREHENSIVE ARCHITECTURAL AND ENGINEERING SERVICES CONTRACT NO., FY2019-11 TO THREE A/E FIRMS IDENTIFIED AS: GLE ASSOCIATES, INC., DESIGN STYLES ARCHITECTURE AND TYSON & BILLY ARCHITECTS.**

Whereas, the Housing Authority of the City of Tampa solicited a Request For Proposal (RFP) from professional Architectural and Engineering firms to furnish a full array of comprehensive architectural and engineering services on as needed basis under a 3-year indefinite quantity contract;

Whereas, a total of thirty-four (34) firms were contacted. THA used RFPDB database to advertise its. Subsequently, five (5) firms responded to the publicly advertised Request for Proposals and three (3) firms were deemed equitable for the job. The firms of *GLE Associates, Inc., Design Styles Architecture and Tyson, and Billy Architects* were reviewed and ranked 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> respectively, as qualify for a contract award;

Whereas, the Housing Authority of the City of Tampa has conducted reference checks with several past clients of *GLE Associates, Inc., Design Styles Architecture and Tyson and Billy Architects* and found those references supportive of the professional services rendered by this firm; and,

Whereas the President and CEO of the Housing Authority of the City of Tampa, or his designee, may execute individual Task Orders under this indefinite quantity contract over a period of time limited to 3 calendar years, subject to funding availability, with an annual contract amount not to exceed \$500,000 for each of the firms.

Therefore, be it resolved that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to award a comprehensive professional architectural and engineering services contract on an indefinite quantity basis to the firms of *GLE Associates, Inc., Design Styles Architecture and Tyson, and Billy Architects* with an annual amount not to exceed \$500,000 for each of the firms.

Adopted this 20<sup>th</sup> day of July 2019.

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Susan Johnson-Velez, Chairperson

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Jerome D. Ryans, Secretary



November 20, 2019

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MEMORANDUM

**TO:** Board of Commissioners

**Through:** Leroy Moore, Sr. Vice President COO

**From:** David Iloanya, Director of Real Estate Development

**Ref: Resolution #2019-4143 Authorizing the President and CEO to award, a 3-year Indefinite Quantity Service Contracts for Comprehensive Architectural and Engineering Services with Contract No. RFP FY19-RFP-11 to GLE Associates, Inc., Design Styles Architecture and Tyson and Billy Architects.**

The Authority solicited a Request for Proposal (RFP) from professional Architectural and Engineering firms to furnish a full array of comprehensive architectural and engineering services on an as needed basis under a 3-year indefinite quantity contract.

The Request for Proposals (RFP) was publicly advertised on September 5, 2019, in the RFPDB and THA Website with a follow up contacts made to many A/E Firms, with a submission due date of October 3, 2019. Upon the due date deadline, a total five (5) firms responded to the solicitation by submitting proposals. A three (3) member panel was set up to review and rank the proposals. The Panel methodically went over the proposals, referencing the evaluation criteria set forth in the RFP, in order to ascertain review completeness. After the final round of scoring and discussion, the panel decided on a final ranking for each firm and recommendations. The firms of *GLE Associates, Inc., Design Styles Architecture, Inc., and Tyson and Billy Architects* were ranked first, second and third respectively and thereby qualified to receive a contract award. The firms have performed many public housing type A/E services that are pertinent to our structure. A subsequent review of their references and past performance history by the Authority confirmed that they are responsive firms with positive ratings. These firms have completed several projects in Florida, and other parts of the nation.

The form of contract will be an indefinite quantity HUD design services contract with a 3-year time limit for new projects, not-to-exceed an annual value of \$500,000.00. Under this type of contract, the exact nature and extent of design services will vary within these parameters and no minimum amount of services will be guaranteed. Individual Task Orders will be authorized for each assignment of work. Such Task Orders will contain a scope of work, time frame for performance and fee negotiated between THA and the A/E firm.

The Authority is requesting Board approval to authorize the President and CEO to award a comprehensive professional architectural and engineering services contract on



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an indefinite quantity basis to the firm of *GLE Associates, Inc., Design Styles Architecture and Tyson and Billy Architects.*, with an annual amount not to exceed \$500,000.00.

If you have any questions, please do not hesitate to contact David Iloanya, Director of Real Estate Development, at extension 2640 by e-mail [David.Iloanya@thafl.com](mailto:David.Iloanya@thafl.com).  
CC: Leroy Moore Senior Vice President/Chief Operating Officer.



# OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY19-RFP-11 A&E

CLOSE OUT: OCTOBER 3, 2019 @ 2PM

DATE AND TIME PROPOSALS RECEIVED

Evaluation Criteria	POINTS POSSIBLE	GLE			DESIGN STYLES			TYSON & BILLY			TORTI GALLAS			JEREL MCCANTS		
		10/3/19 @ 1:18pm			10/3/19 @ 9:15am			10/2/19 @ 11:34am			10/3/19 @ 10:30am			10/3/19 @ 12:34pm		
		SB	YD	FI	SB	YD	FI	SB	YD	FI	SB	YD	FI	SB	YD	FI
Firms Qualifications	5	5	5	5	5	5	5	4	5	5	5	5	4	3	5	
Project Team	15	15	15	15	15	14	15	15	14	15	12	14	15	10	13	10
Relevant Experience	25	25	24	25	25	25	20	15	24	25	20	23	25	17	20	10
Specific Approach	20	20	19	20	20	19	20	20	19	15	22	18	15	15	18	15
Minority Business Enterprise	10	10	9	10	10	10	10	9	10	10	10	9	10	10	10	10
References	10	10	10	10	10	10	10	10	10	10	10	10	10	10	8	5
Cost	15	13	15	15	15	15	15	8	14	15	12	13	5	6	15	15
<b>TOTAL SCORE</b>	<b>100</b>	<b>98</b>	<b>97</b>	<b>100</b>	<b>100</b>	<b>98</b>	<b>95</b>	<b>82</b>	<b>95</b>	<b>95</b>	<b>91</b>	<b>92</b>	<b>85</b>	<b>72</b>	<b>67</b>	<b>70</b>
POINTS ACCUMULATED		<b>295</b>			<b>293</b>			<b>272</b>			<b>268</b>			<b>229</b>		
RANK PLACEMENT		<b>TOP 1</b>			<b>TOP 2</b>			<b>TOP 3</b>			<b>4TH</b>			<b>5TH</b>		

 10/28/19  
Evaluator's Signature

 10/28/19  
Evaluator's Signature

 10/28/2019  
Evaluator's Signature

 10/29/19  
Contracting Officer's Signature



# Request for Proposal

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## Indefinite Quantity Architectural & Engineering Services FY19-RFP-11

Expires: Thursday, October 3rd, 2019  
Location: Florida, United States  
Issuer: Government: Municipal  
Type: RFP

Expires in 1 week  
You uploaded this RFP

Download the rfp file: [FY19-RFP-11 AE.pdf](#)

The Tampa Housing Authority is soliciting full service professional Architectural/Engineering firms to submit a proposal to the Authority for any and all architectural, engineering, planning and associated services required over the next thirty-six months (3 years) up to \$500,000.00 per contract that will bring the overall three-year contract to one point five million dollars (\$1,500,000). This is an indefinite quantity contract solicitation whereby the Tampa Housing Authority intends to select one or more firms qualified to furnish comprehensive A/E services on an as needed basis. The duration of the services to be awarded under this contract will not exceed thirty-six months and the work may be rotated among the firms selected on each firm's capacity, cost, past performance and availability at the sole discretion of the Tampa Housing Authority.

The exact nature and extent of services requested will vary and no specified minimum amount of services will be guaranteed to any one firm. The general nature of the services to be required during the three year period of the service contract may include, but not necessarily limited to, inspection of facilities, needs assessments, development of plans for modernization, redevelopment and correction of physical deficiencies, development of construction drawings, and technical specifications for construction projects, development cost estimates, review of planning documents for construct-ability, technical assistance, space planning, on-site construction contract administration, construction management, special report preparation, analysis and recommendation on hazardous material program management, planning and abatement consultation as well as miscellaneous activities such as procuring property appraisals, use analysis, digitization and set up of automated drawing database and computer aided design.

An expedient implementation will be required on all assignments and only the firms which demonstrate an ability to perform under tight schedules and who demonstrate a capability to provide comprehensive services shall be considered qualified for this project.

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## THA Commodity Codes

Vendor Code	Vendor Name	Contact	Address	Zipcode	Email	Office Phone	Office Fax	Commodity Code	Description	WC Insurance	Liability Insurance	Section 3	Active/Inactive
a000177	Hamilton Engineering & Surveying, Inc.	Jack Hamilton	3409 W. Lemon Street	Tampa, FL 33609	Kerry@hamiltonengineering.us	8132503535	8132503636	541330	Environmental Engineer	8/28/2018	8/28/2018	No	Active
a000257	GLE Associates, Inc.	Ed Smith	5405 Cypress Center Drive, Suite 110	Tampa, FL 33609	egreene@gleassociates.com	8132418350	8132418737	541330	Environmental Engineer	12/31/2019	12/31/2019	No	Active
a000569	Consulting Engineering Associates Inc.	John W. Wells, III	8365 Gunn Highway	Tampa, FL 33626	jwells@cea-engineers.com	8134480225	8134480226	541620	Consulting Environmental	9/1/2010	10/29/2011	No	Inactive
a000721	OHC Environmental Engineering	Kate Thomas	5420 Bay Center Drive, Ste. 100	Tampa, FL 33610	kthomas@ohcnet.com	8136268156	8136236702	541330	Environmental Engineer	1/8/2016	6/3/2016	No	Inactive
a000721	OHC Environmental Engineering	Kate Thomas	5420 Bay Center Drive, Ste. 100	Tampa, FL 33610	kthomas@ohcnet.com	8136268156	8136236702	541620	Consulting Environmental	1/8/2016	6/3/2016	No	Inactive
a001486	Advantage Environmental Services		Po Box 966	Wauchula, FL 33873				541330	Environmental Engineer			No	Inactive
a001486	Advantage Environmental Services		Po Box 966	Wauchula, FL 33873				541620	Consulting Environmental			No	Inactive
a003174	SI ENGINEERING, INC.	MAYUEL D. IGLESIAS	2901 W. BUSCH BLVD, SUITE 714	TAMPA, FL 33618	miglesias@sienginc.com	8139908909	8139908910	541330	Environmental Engineer			No	Inactive
a003330	Mayhew Environmental Training Associates	Anni John	P.O. Box 786	Lawrence, KS 66044	ajohn@metastatworldwide.com	7858424580	7858409000	541620	Consulting Environmental	5/16/2012	8/20/2012	No	Inactive
a003583	Elihu Brayboy, Consultant	Elihu Brayboy	144 23rd Avenue South	St. Petersburg, FL 33705		7278969234	7278246310	541620	Consulting Environmental			No	Inactive
v0000168	Elite Engineering Solutions, Inc.	Wael S. Odlet	610 W. Waters Ave., Ste G	Tampa, FL 33604	welmaster@cea-engineers.com	8135148816	8135148817	541330	Environmental Engineer	1/16/2009	9/10/2011	No	Inactive
v0000729	Enercon	Glen Hargrove	14502 N. Dale Mabry Hwy, Suite 226	Tampa, FL 33618	ghargrove@enercon.com	8139621800	8139621881	541330	Environmental Engineer	7/1/2010	7/1/2010	No	Inactive
v0001173	EMK Consultants of Florida, Inc.	Duane Hillard	7815 N. Dale Mabry Hwy, Suite 200	Tampa, FL 33614	duane@emkida.com	8139318900	8139315648	541620	Consulting Environmental			No	Inactive
v0001998	Portela & Associates Architecture	Alberto Portela Jr.	610 W. Horatio Street	Tampa, FL 33606	alberto@portelarchitects.com	8132540403	8132540639	541330	Environmental Engineer	12/19/2013	10/28/2013	No	Inactive
v0001998	Portela & Associates Architecture	Alberto Portela Jr.	610 W. Horatio Street	Tampa, FL 33606	alberto@portelarchitects.com	8132540403	8132540639	541620	Consulting Environmental	12/19/2013	10/28/2013	No	Inactive
v0002118	Award Engineering, Inc.	Yasmeen Teniker	7804 N. Florida Avenue	Tampa, FL 33604	awardengineering@yahoo.com	8132284393	8132273909	541330	Environmental Engineer			No	Inactive
v0002143	Bravido Consultants, Inc.	Victor Alas	1061 Mallard Center Commons, Suite 204	Mallard, FL 32751	4078311888	4078311888	541620	Consulting Environmental			No	Inactive	
v0002208	RAPID RESPONSE BIODECON, INC.	PATRICIA ABNEY	6860 GULFPORT BLVD, SUITE 357	ST. PETERSBURG, FL 33707	info@rapidresponsebiodecon.com	7276381689	866577424	541330	Environmental Engineer			No	Inactive
v0002208	RAPID RESPONSE BIODECON, INC.	PATRICIA ABNEY	6860 GULFPORT BLVD, SUITE 357	ST. PETERSBURG, FL 33707	info@rapidresponsebiodecon.com	7276381689	866577424	541620	Consulting Environmental			No	Inactive
v0002223	Tosser Engineering, Inc.	Bruce A. Tosser	209 S. Glen Arven Avenue	Temple Terrace, FL 33617	bosser@earthlink.net	8128883578	8139885661	541330	Environmental Engineer			No	Inactive
v0002335	Life Changing Consultants	Helen Neal-AB	9309 N. Florida Avenue	Tampa, FL 33612		8132702436	8134609454	541620	Consulting Environmental			No	Inactive
v0002716	Commercial Building Consultants, LLC	Scott W. Prunt	990 N. Semoran Boulevard	Orlando, FL 32807	sprunt@commercialbuildingconsultants.com	4074475881	4078430006	541620	Consulting Environmental	9/1/2011	9/1/2011	No	Inactive
v0002862	Integrated Security Consultants, Inc.	Kenneth Stewart	1711 West Kennedy Blvd., Suite 200	Tampa, FL 33606	KStewart@ISCSecurity.com	8138177288	8885023060	541620	Consulting Environmental	10/21/2015	4/8/2015	No	Inactive
v0002896	Meryman Environmental, Inc.	Dr. C. Dale Meryman	10408 Bloomingdale Ave	Riverview, FL 33578	meryman@merymanenvironmental.com	8136268955	8136236613	541330	Environmental Engineer	1/1/2010	10/13/2009	No	Inactive
v0003293	Murphy Larocca Consulting Group, Inc.	John N. Larocca	101 E. Kennedy Boulevard, Ste. 3020	Tampa, FL 33602	john.larocca@murphylarocca.com	81322689702	81322689617	541620	Consulting Environmental		4/1/2011	No	Inactive
v0003316	Alliance International Engineering Group	Limberly Simpson	610 House Wren Circle	Palm Harbor, FL 34683	aleg2008@yahoo.com	7277873723	7277858963	541620	Consulting Environmental			No	Inactive
v0003788	Environmental Monitoring Systems	Michael Knight	3864 Leads Avenue	Charleston, SC 29405	michael@emsales.net	8002933003	8667245702	541380	Environmental Testing Supplies			No	Inactive
v0004250	Richard Engineering, Inc.	Mark & Kelly Richter	2007 W. Reynolds Street	Flare City, FL 33563	richard@engineer.com	8137548148	8137520512	541620	Consulting Environmental			No	Inactive
v0004765	HSA Engineers & Scientists	Kim Lamroux	4019 East Fowler Avenue	Tampa, FL 33617	kimlamroux@hsa-erw.com;twabergo@hsa-erw	8139713882	8139711862	541330	Environmental Engineer	12/31/2013	9/30/2012	No	Inactive
v0004765	HSA Engineers & Scientists	Kim Lamroux	4019 East Fowler Avenue	Tampa, FL 33617	kimlamroux@hsa-erw.com;twabergo@hsa-erw	8139713882	8139711862	541620	Consulting Environmental	12/31/2013	9/30/2012	No	Inactive
v0004828	Enercon Services, Inc.	Brian Hauck	12906 Tampa Oaks Boulevard, Ste. 131	Temple Terrace, FL 33637	bhauck@enercon.com	8139621800	8139621881	541330	Environmental Engineer	7/1/2018	7/1/2018	No	Active
v0004828	Enercon Services, Inc.	Brian Hauck	12906 Tampa Oaks Boulevard, Ste. 131	Temple Terrace, FL 33637	bhauck@enercon.com	8139621800	8139621881	541620	Consulting Environmental	7/1/2018	7/1/2018	No	Active
v0004869	Environmental Consulting & Technology	Bradley Pekas	1408 N. Westshore Boulevard, Ste 115	Tampa, FL 33607	bpekas@ectrc.com	8132899338	8132899388	541330	Environmental Engineer	1/1/2014	1/1/2014	No	Inactive
v0004886	Hyatt Survey Services	Patricia Hyatt	11007 8th Avenue, East	Brandon, FL 34212	pat@hyattlabinc.net	9417484693	8417441643	541620	Consulting Environmental	12/10/2013	12/10/2013	No	Inactive
v0005071	Test Lab, Inc.	Mark Cornwell	4112 W. Osborne Avenue	Tampa, FL 33614	mail@testlabinc.net	8138727821	8138721876	541330	Environmental Engineer	1/1/2013	3/1/2013	No	Inactive
v0005071	Test Lab, Inc.	Mark Cornwell	4112 W. Osborne Avenue	Tampa, FL 33614	mail@testlabinc.net	8138727821	8138721876	541380	Environmental Testing Supplies	1/1/2013	3/1/2013	No	Inactive
v0005072	Solutech Inc.	Robert Maschue	5841 Corporate Way Ste. 102	West Palm Beach, FL 33407	rmaschue@bellouth.net	5616882904	5616882908	541330	Environmental Engineer	11/17/2011	11/17/2011	No	Inactive
v0005072	Solutech Inc.	Robert Maschue	5841 Corporate Way Ste. 102	West Palm Beach, FL 33407	rmaschue@bellouth.net	5616882904	5616882908	541380	Environmental Testing Supplies	11/17/2011	11/17/2011	No	Inactive
v0005471	Bay to Bay Balancing, Inc.	Don Stevens	14819 N. 12th Street	Lutz, FL 33549-3508	msuzhamilton@bay2bay.net	8138714545	8138714329	541330	Environmental Engineer	6/1/2014	6/1/2014	No	Inactive
v0008388	Environmental Products of Florida Corp	Jim Spink	2525 Clarence Road	Apopka, FL 32703	jspink@epofc.com	4077980004	4077980013	541380	Environmental Testing Supplies	7/1/2017	1/8/2014	No	Inactive
v0009093	RHC and Associates, Inc.	Joseph Robinson	PO Box 4905	Tampa, FL 33677	jrobin19@tampabay.rr.com	8132540907	8132540744	541330	Environmental Engineer		7/28/2017	No	Active
v0009093	RHC and Associates, Inc.	Joseph Robinson	PO Box 4905	Tampa, FL 33677	jrobin19@tampabay.rr.com	8132540907	8132540744	541620	Consulting Environmental		7/28/2017	No	Active
v0009766	Maser Consulting, P.A.	David Ferraro	331 Newman Springs Road, Suite 203	Red Bank, NJ 07701	dferraro@maserconsulting.com	8132071061	8132811090	541330	Environmental Engineer	3/1/2017	3/1/2017	No	Active
v0010217	Terracon Consultants					8132210050	8132210051	541380	Environmental Testing Supplies			No	Inactive
v0010217	Terracon Consultants					8132210050	8132210051	541620	Consulting Environmental			No	Inactive
v0011505	Whitewam Organics LLC	David Whitewam	7409 N Highland Avenue	Tampa, FL 33604	whitewamorganics@gmail.com	8132153876		541620	Consulting Environmental		12/12/2020	No	Active
v0011638	Universal Engineering Sciences, Inc.	Meagan Gorzalez	9802 Palm River Road	Tampa, FL 33619	mgorzalez@universalengineering.com	8137408506		541330	Environmental Engineer	1/1/2018	1/1/2018	No	Active
v0011638	Universal Engineering Sciences, Inc.	Meagan Gorzalez	9802 Palm River Road	Tampa, FL 33619	mgorzalez@universalengineering.com	8137408506		541620	Consulting Environmental	1/1/2018	1/1/2018	No	Active
v0012173	Cardno, Inc.	Kevin Lord	380 Park Plaza Blvd., Suite 200	Clearwater, FL 33759	leads@cardno.com	7275313505		541620	Consulting Environmental	1/1/2020	1/1/2020	No	Active

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THA Commodity Codes

Vendor Code	Vendor Name	Contact	Address	Zipcode	Email	Phone	Fax	Commodity Code	Description	WC Insurance	Liability Insurance	Section 3	Active/Inactive
a000569	Consulting Engineering Associates Inc	John W. Wells, III	8365 Gurn Highway	Tampa, FL 33626	jvwells@cea-engineers.com	8134480225	8134480226	541330	Engineering	9/1/2010	10/29/2011	No	Inactive 1
a000821	BOCC Aging Services	Tommy Denton	P.O. Box 1110	Tampa, FL 33601		8133071027	8132725200	541330	Engineering			No	Inactive 1
a001918	Advanced Engineered Systems, Inc	Gordon Thomas	5810 Breckenridge Parkway Suite C	Tampa, FL 33610	gthomas@advancedengineeredsystems.com	8136217131	8136218894	541330	Engineering	5/9/2020	5/9/2020	No	Active 1
a003174	SI ENGINEERING, INC.	MANUEL D. IGLESIAS,	2801 W. BUSCH BLVD, SUITE 714	TAMPA, FL 33618	miglesias@sienginc.com	8139908909	8139908910	541330	Engineering			No	Inactive 1
a003552	Dore & Associates Contracting, Inc.	Arthur M. Dore	900 Harry S. Truman Pkwy	Bay City, MI 48706	dore@concoatic.net	9896846358	9896846653	541330	Engineering	4/30/2012	4/30/2012	No	Inactive 1
a003570	AACHEN Construction & Engineering Servic	Linda K. Hill	1821 36th Street SE	Ruskv, FL 33570	lindahill56@gmail.com	8139442038	8135675818	541330	Engineering		10/2/2007	No	Inactive 1
v0000168	Elite Engineering Solutions, Inc.	Wael S. Odih	610 W. Waters Ave., Ste G	Tampa, FL 33604	webmaster@ees-engineers.com	8135148816	8135148817	541330	Engineering	1/16/2009	9/10/2011	No	Inactive 1
v0001420	Robert J. Lence Architect, Inc.	Robert Lence	3818 Gurn Hwy, Suite 102	Tampa, FL 33618	robertjlence@aol.com	8139631066	8139631168	541330	Engineering		5/22/2011	No	Inactive 1
v0001483	Master Consulting Engineers, Inc.	Erin O'Brien	5523 W. Cypress St, Suite 200	Tampa, FL 33607		8132873600	8132873622	541330	Engineering	2/16/2008	1/6/2009	No	Inactive 1
v0002109	US Best Repair Services, Inc.					8887502378	7144808961	541330	Engineering			No	Inactive 1
v0002223	Tosler Engineering, Inc.	Bruce A. Tosler	209 S. Glen Arven Avenue	Temple Terrace, FL 33617	btosler@sarthink.net	8139883578	8139885661	541330	Engineering			No	Inactive 1
v0002433	Johnson Controls Fire Protection	Lindsey Garrett	Dept CH 10320	PALATKA, IL 60055	lindsey.garrett@jcd.com	7706649505	7706631490	541330	Engineering	10/1/2020	10/1/2020	No	Active 1
v0002491	Heidt and Associates, Inc.	Alfonso A. Belkacsa	1602 N 15th Street	Tampa, FL 33606	abelkacsa@heidtinc.com	8132535311	8132532478	541330	Engineering			No	Inactive 1
v0002583	Security Engineers Inc.	Marion Harris	13542 N. Florida Ave, Suite 211	Tampa, FL 33607	mharris@securityengineersinc.com	8138701241	8138701407	541330	Engineering	1/1/2017	1/1/2017	No	Active 1
v0002620	Acousti Engineering Company of Florida	Chas Younglove	6704 N. 54th Street	Tampa, FL 33610	chasyounglove@acousti.com	8136200718	8136284310	541330	Engineering			No	Inactive 1
v0002666	Palm Engineering, Inc.	Gardner Bayless	491 79th Avenue NE	St. Petersburg, FL 33702	gbayless1@tampabay.fl.com	7274556414	7275224440	541330	Engineering		4/9/2011	No	Inactive 1
v0002755	David Barber Architecture, LLC					8138683242	8135148537	541330	Engineering			No	Inactive 1
v0003101	Hammond & Associates	Eric Hammond	720 East Fletcher Avenue #205	Tampa, FL 33512	totaham@bellsouth.net	8139103570	9543277154	541330	Engineering			No	Inactive 1
v0003552	Jeri McCants Architecture Inc	Jeri McCants	2114 West Walnut Street	Tampa, FL 33607	jeri@mccants.com	8134314975		541330	Engineering	2/22/2019	2/22/2019	No	Active 1
v0003666	Howard & Associates Architects	Gloria Franklin	3300 Henderson Boulevard, Ste. 202	Tampa, FL 33609	gloria.franklin@h&a-architects.com	8138728881	8138779367	541330	Engineering	9/10/2010	9/10/2010	No	Inactive 1
v0003743	Township Group, Inc.	Ruben Channamemoorn	3238 Cullendale Dr.	Tampa, FL 33618	townshippgroup99@msn.com	8135083666	9139687294	541330	Engineering	2/18/2012	3/2/2012	No	Inactive 1
v0004152	BRIC Restoration Specialist	John Crist or Steve	231 Douglas Road E., Ste. 1	Oldsmar, FL 34677	jcrist@bricrestoration.com	8138554481	8138553171	541330	Engineering	3/4/2011	3/4/2012	No	Inactive 1
v0004250	Richter Engineering, Inc.	Mark & Kelly Richter	2007 W. Reynolds Street	Plant City, FL 33563	richter@enginesr.com	8137584148	8137520512	541330	Engineering			No	Inactive 1
v0004571	ROJO Architecture, LLC	Robert Gleason	5701 E. Hillsborough Avenue, Ste 1130	Tampa, FL 33610	rob@rojarchitecture.com.	8136305308	8136305518	541330	Engineering	3/19/2015		No	Inactive 1
v0004761	JWR Contracting, LLC	Chuck Jumeau	P.O. Box 13983	Tampa, FL 33681	cjumeau@jwrcontracting.com	8138353262		541330	Engineering	1/10/2012	1/10/2012	No	Inactive 1
v0004765	HSA Engineers & Scientists	Kim Lamroue	4019 East Fowler Avenue	Tampa, FL 33617	kimlamroue@hse-env.com; lamberg@hse-env	8139713882	8139711862	541330	Engineering	12/31/2013	9/30/2012	No	Inactive 1
v0004793	Cumby & Fair, Inc.	William Whiteley	2483 Enterprise Road	Clearwater, FL 33763	twwhiteley@cumbyfair.com	7277978982	7277918752	541330	Engineering	3/16/2011	3/16/2011	No	Inactive 1
v0004828	Enercon Services, Inc.	Brian Huck	12906 Tampa Oaks Boulevard, Ste. 131	Temple Terrace, FL 33637	bhuck@enercon.com	8139621800	8139621801	541330	Engineering	7/1/2018	7/1/2018	No	Active 1
v0004829	Wolf Consulting, Inc.	Dan Wolf	107 Dunbar Avenue, Suite A	Oldsmar, FL 34677	dowolf@wolfconsultingusa.com	8138545474	8138544499	541330	Engineering	2/18/2013	4/25/2012	No	Inactive 1
v0004845	Precision Building Components, Inc.	John Munoz	8613 Wila Largo Drive	Tampa, FL 33614	joym@pbctampa.com	8138908221	8138908222	541330	Engineering		6/4/2013	No	Inactive 1
v0005047	David Spence Inc.	David Spence	6810 Bishops Points Way	ReverView, FL 33578	david@dscontractor.com	8133219710	8137419083	541330	Engineering	12/31/2011	6/30/2011	No	Inactive 1
v0005071	Test Lab, Inc.	Mark Cornwell	4112 W. Osborne Avenue	Tampa, FL 33614	mark@testlabinc.net	8138727821	8138721876	541330	Engineering	1/1/2013	3/1/2013	No	Inactive 1
v0005303	AZI Technologies, Inc.	Larry Schmalz	10220 Harney Road NE	Thorntonassa, FL 33992	larry@azitechnologies.com	8132488558	8132488656	541330	Engineering	10/27/2011	8/10/2011	No	Inactive 1
v0007210	Voltar Consulting Engineers, Inc.	Julius Davis	220 West 7th Avenue, Ste 210	Tampa, FL 33602	julius.davis@voltarengineers.com	8888919713	8132278751	541330	Engineering	6/19/2020	6/19/2020	No	Active 1
v0007249	Ivy Group Consultants, Inc.	Robert Blitzer	3950 3rd Street North	St. Petersburg, FL 33703	rbitzer@the-ivy-group.com	7278953363	7278223634	541330	Engineering	10/1/2020	10/1/2020	No	Active 1
v0007835	Design Freedom, Inc.	Cathy Sweet	2160 Victoria Drive	Clearwater, FL 33763	architect@designfreedominc.com	7277893223		541330	Engineering		8/8/2013	No	Inactive 1
v0008199	Southeastern Surveying & Mapping Corp.	Charles Arnett	3941 68th Ave. North	Pristias Park, FL 33781	carnett@smc.us	7275256945	7275221403	541330	Engineering	6/25/2014	4/24/2014	No	Inactive 1
v0008204	Sierra Construction	Jen Whitlock	912 W. Martin Luther King Jr. Blvd.	Tampa, FL 33603	jwhitlock@sierraconstruction.com	8132286661	8132253328	541330	Engineering	1/1/2014	7/15/2013	No	Inactive 1
v0008308	Vickstrom Engineering Services, Inc.	Daniel Vickstrom	505 20th Avenue NE	St. Petersburg, FL 33704	daniel@vickstromeng.com	7278940404		541330	Engineering	1/28/2018	1/28/2018	No	Active 1
v0008615	RDG Design and Builders, Inc.	Rafael A. Blanco	16019 Sharewood Drive	Tampa, FL 33618	RDGDesignBuilders@hotmail.com	8139618660	8139614521	541330	Engineering	5/3/2014	9/19/2017	No	Inactive 1
v0009289	SYLLA International, Inc.	Chelka Sylla	615 Lizon Avenue	Tampa, FL 33606	sylla055@gmail.com	8135277570	8134894310	541330	Engineering		12/30/2017	No	Active 1
v0009561	Albert Flores, Inc.	Albert Flores	1030 Druid Drive	Maitland, FL 32751	alflores013@gmail.com	4076164582		541330	Engineering			No	Inactive 1
v0009946	Clampett Industries, LLC	Jeffrey Fox	222 Schilling Circle Suite 275	Hunt Valley, MD 21031	jfox@empcorp.com	8007300660	4107856220	541330	Engineering	9/3/2015	9/3/2015	No	Inactive 1
v0010326	Global Sanchez, INC	Makelin Segal	3825 Henderson Blvd, Ste. 103	Tampa, FL 3629	mariebzng@global-sanchez.com	8132810001	8132819041	541330	Engineering	11/18/2017	3/12/2018	No	Active 1
v0010406	Design Styles Architecture, Inc	Kaira McNeal	1708 East Columbus Drive	Tampa, FL 33605	kairam@snalkidsa.com	8132416700	8132473757	541330	Engineering	9/11/2019	11/1/2019	No	Active 1
v0011424	The Holmes Agency	Louianne Patenaude	721 11th Street North	St Petersburg, FL 33705	lou@tholmesagency.com	7273680881		541330	Engineering		10/28/2017	No	Active 1
v0011638	Universal Engineering Sciences, Inc.	Meagen Gonzalez	9802 Palm River Road	Tampa, FL 33619	mgonzalez@universalengineering.com	8137408506		541330	Engineering	1/1/2018	1/1/2018	No	Active 1
v0011987	ORR Engineering, Inc	Kim Strickland	202 Davis Drive Suite 103	Lakeland, FL 33813	kim@orrengineering.com	8636670500		541330	Engineering	1/1/2018	1/1/1900	No	Active 1
v0012173	Cardno, Inc.	Kevin Lord	380 Park Plaza Blvd., Suite 300	Clearwater, FL 33759	keats@cardno.com	7275313805		541330	Engineering	1/1/2020	1/1/2020	No	Active 1



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

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

Re.: Resolution Number: 2019-4144

The Board of Commissioners is requested to approve the above-referenced resolution in order to award Tampa Electric Company and People’s Gas System, a division of Tampa Electric Company and its successors and assign a non-exclusive easement for the installation, maintenance and repair of natural gas and electric power lines facilities over, under and in a parcel of land owned by Tampa Housing Authority.

**2. Who is making request:**

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: Encore Job Training Facility
- C. Originator: David Iloanya, Director of Real Estate Development

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

**Two Dollars (\$2.00) for value consideration**

**Narrative:**

The reconstruction of the new Job Training Facility will require the provision of a new gas and electric power supply lines within the area for TECO to gain easement for connection to the development. Given the construction of the Training Facility, Tampa Electric Company (TECO) request nonexclusive utility easement relating to gas and electrical power supply lines, for the need for electrical and gas utility line connections as shown in the Plumbing Gas Piping and Electrical Plans as attached – to connect a new 1-1/2” gas line pipe to existing gas line piping as well as electrical power conduit in the area where the facility is being constructed. The new Training Facility under construction needs the services of gas and electric supply lines connected for utility access.

**Attachments (if applicable):**

- 1. Grant of Non-Exclusive Easement
- 2. Exhibit “A” Electrical Power supply line easement and location sketch
- 3. Exhibit “B” Gas utility supply line easement and location sketch

**RESOLUTION NO. 2019-4144**

**A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO AWARD A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF NATURAL GAS AND ELECTRIC SUPPLY LIN FACILITIES OVER, UNDER AND IN PARTIAL OF LAND OWNED BY TAMPA HOUSING AUTHORITY.**

**Whereas**, The Housing Authority of the City of Tampa has effectively proceeded with the construction of a 7,500sf new Job Training Facility on a site located at 7<sup>th</sup> Avenue and Taliaferro Street as part of the Encore CNI grant implementation;

**Whereas**, the new development will require access to utility electrical and gas power supply lines that are made available by Peoples Gas System - A Division of Tampa Electric Company (TECO), as part of the overall development activities;

**Whereas**, Tampa Electric Company (TECO) made the request, seeking for easement as delineated in the attached documents;

**Whereas**, this is a new development that would need for electrical and gas utility line connections as shown in the Plumbing Gas Piping and Electrical Plans as attached – to connect a new 1-1/2” gas line pipe to existing gas line piping as well as electrical power conduit in the area;

**Whereas**, TAMPA HOUSING AUTHORITY DEVELOPMENT CORP., Florida not for profit corporation (the "Grantor") whose address is 530I West Cypress Street, Tampa FL 33607, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, a Florida corporation (the "Grantee") whose principal address is P. O. Box 2562, Tampa, Florida 3360 I, and to its successors and assigns, a non-exclusive perpetual easement (the "Easement") for the installation, maintenance and repair of natural gas and electric power supply facilities (the "Facilities"), over, under and upon a portion of the parcel of land owned by the Grantor described on Exhibit "A" attached hereto (the "Grantor's Parcel");

**Whereas**, the width of the Easement (the "Easement Area") shall be ten (10) feet lying five (5) feet on each side of the centerline of the Facilities as installed. The approximate location of the Easement Area is shown on the drawing attached hereto as Exhibit "B" and Exhibit C.

**Whereas**, Grantee's use of the Easement shall at all times be in compliance with all Federal, State and local laws, regulations, ordinances and statutes

Therefore, be it resolved that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to execute easement authorization as delineated in the easement agreement as attached.

**ADOPTED THIS 20<sup>TH</sup> DAY OF NOVEMBER 2019**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary



M E M O R A N D U M

November 20, 2019

BOARD OF COMMISSIONERS

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice-Chair

Ben Dacheballi

Billi Johnson-Griffin

Bemetra Salter Liggins

Jerome D. Ryans  
President/CEO

5301 West Cypress Street  
Tampa, Florida 33607

P. O. Box 4766  
Tampa, Florida 33677

OFFICE: (813) 341-9101

[www.thafl.com](http://www.thafl.com)

**TO:** Board of Commissioners

**THROUGH:** Jerome Ryans, President/CEO  
Leroy Moore, Sr. VP/Chief Operating Officer

**FROM:** David Iloanya, Director of Modernization & Construction Services

**SUBJECT:** Resolution No. 2019-4144 – Authorizing the President/CEO to award a non-exclusive easement for the installation, maintenance and repair of natural gas and electric supply line facilities over, under and a partial of land owned by Tampa Housing Authority.

The Tampa Housing Authority engaged with a General Contractor, Strickland Construction, Inc., through the award of IFB with Contractor NO: FY18-IFB-05 in the amount \$1,748,882.00 for the construction of a 7,500sf new Job Training Facility as part of Choice Neighborhoods Initiatives (CNI) grant, now under construction at 7<sup>th</sup> Avenue and Taliaferro Street.

Given the construction of the Training Facility, Tampa Electric Company (TECO) request nonexclusive utility easement relating to gas and electrical supply lines, for the need for electrical and gas utility line connections as shown in the Plumbing Gas Piping and Electrical Plans as attached – to connect a new 1-1/2” gas line pipe to existing gas line piping as well as electrical power conduit in the area where the facility is being constructed. The new Training Facility under construction needs the services of gas and electric supply lines connected for utility access.

Given the aforementioned circumstances, the Board of Commissioners is requested to approve the above-referenced resolution in order to award Tampa Electric Company and PEOPLE’S GAS SYSTEM a division of Tampa Electric Company and to its successors and assigned a non-exclusive easement for the installation, maintenance and repair of natural gas and electric supply lines facilities over, under and a partial of land owned by Tampa Housing Authority.

West River Development Group (WRDG), LP., Florida not for profit corporation (the "Grantor") whose address is 530 I West Cypress Street, Tampa FL 33607, in consideration of the sum of TWO DOLLAR (\$2.00) total and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, a Florida corporation (the "Grantee") whose principal address is P. O. Box 2562, Tampa, Florida 33601 I, and to its successors and assigns, a non-exclusive perpetual easement (the "Easement") for the installation, maintenance and repair of natural gas facilities (the "Facilities"), over, under and upon a portion of the parcel of land owned by the Grantor described on Exhibit "A" attached hereto (the "Grantor's Parcel"). The width of the Easement (the "Easement Area") shall be ten (10) feet lying five (5) feet on each side of the centerline of the Facilities as installed. The approximate location of the Easement Area is shown on the drawing attached hereto as Exhibit B and Exhibit C.

SEC. 13 TWP. 29 S. RGE. 18 E. FOLIO  
NO. 191728-0000  
W.R. NO. CSA 2184979  
PREPARED BY  
AND RETURN TO:  
Ashley Sanford  
Tampa Electric Company  
P.O. Box 111  
Tampa, FL 33601

## EASEMENT

**KNOW ALL MEN BY THESE PRESENTS, That HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a body corporate and politic organized under Chapter 421 of the Florida Statutes, herein called Grantor, in consideration of One Dollar and other valuable considerations paid to Grantor by TAMPA ELECTRIC COMPANY, a Florida corporation, P.O. Box 111, Tampa, Florida 33601, herein called Company, receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual non-exclusive easement over and the right to enter upon the land in Hillsborough County, Florida, described as follows:**

See Exhibit "A" attached hereto and by reference made a part hereof (the "Easement Area")

together with the right of ingress and egress to and from the Easement Area, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, replacing on and removing from the Easement Area, installations described as follows:

Aboveground and underground lines of wires, cables, data transmission and communication facilities, supporting structures and necessary appurtenances.

The aforesaid rights and privileges granted shall include the right and privilege to trim or remove any and all trees or shrubs upon the Easement Area, and the Company shall also have the right and privilege to trim or remove any and all trees or shrubs upon the Grantor's lands adjacent to the Easement Area, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

Company agrees to release this easement at such time as Grantor provides to Company a specific legal description of the Easement Area and grants to Company a replacement easement containing the specific location of the electrical facilities contemplated herein.

The Grantor may use the Easement Area for any purpose which will not interfere or conflict in any manner with the use of the same by the Company for the purposes enumerated above and which will not endanger any person or property, except that in no event shall any improvement or structure be installed or constructed in the Easement Area. The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, wherever the context so admits or requires.

C19-42

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed in due form required by law, this

\_\_\_\_\_ day of \_\_\_\_\_, 2019.

**GRANTOR:**  
**HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA,**  
a body corporate and politic organized under Chapter 421 of the  
Florida Statues

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print name

**SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:**  
**WITNESSES TO EXECUTION BY GRANTOR:**

**(CORPORATE SEAL)**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or Type Name

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019  
by \_\_\_\_\_ as \_\_\_\_\_ of HOUSING AUTHORITY OF THE CITY OF TAMPA .,  
a body corporate and politic organized under Chapter 421 of the Florida Statues, on behalf of said corporation, who is personally  
known to me or has produced \_\_\_\_\_ as identification.  
(Type of identification)

Witness my hand and official seal the date aforesaid.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_ at Large

\_\_\_\_\_  
Notary: Print or Type Name

\_\_\_\_\_  
My Commission Expires

Exhibit "A"

**Strips of land 15.00 feet wide lying 7.50 feet on each side of the centerline of powerlines as constructed or to be constructed on the following described parcel of land that is not improved with any buildings:**

**Lot 1, Block 3, LYKES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.**

**and**

**The North 41 feet of Lot 2, Block 3, LYKES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.**

**and**

**The South 28 feet of Lot 2, and the North 31 feet of Lot 3, Block 3, LYKES SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.**

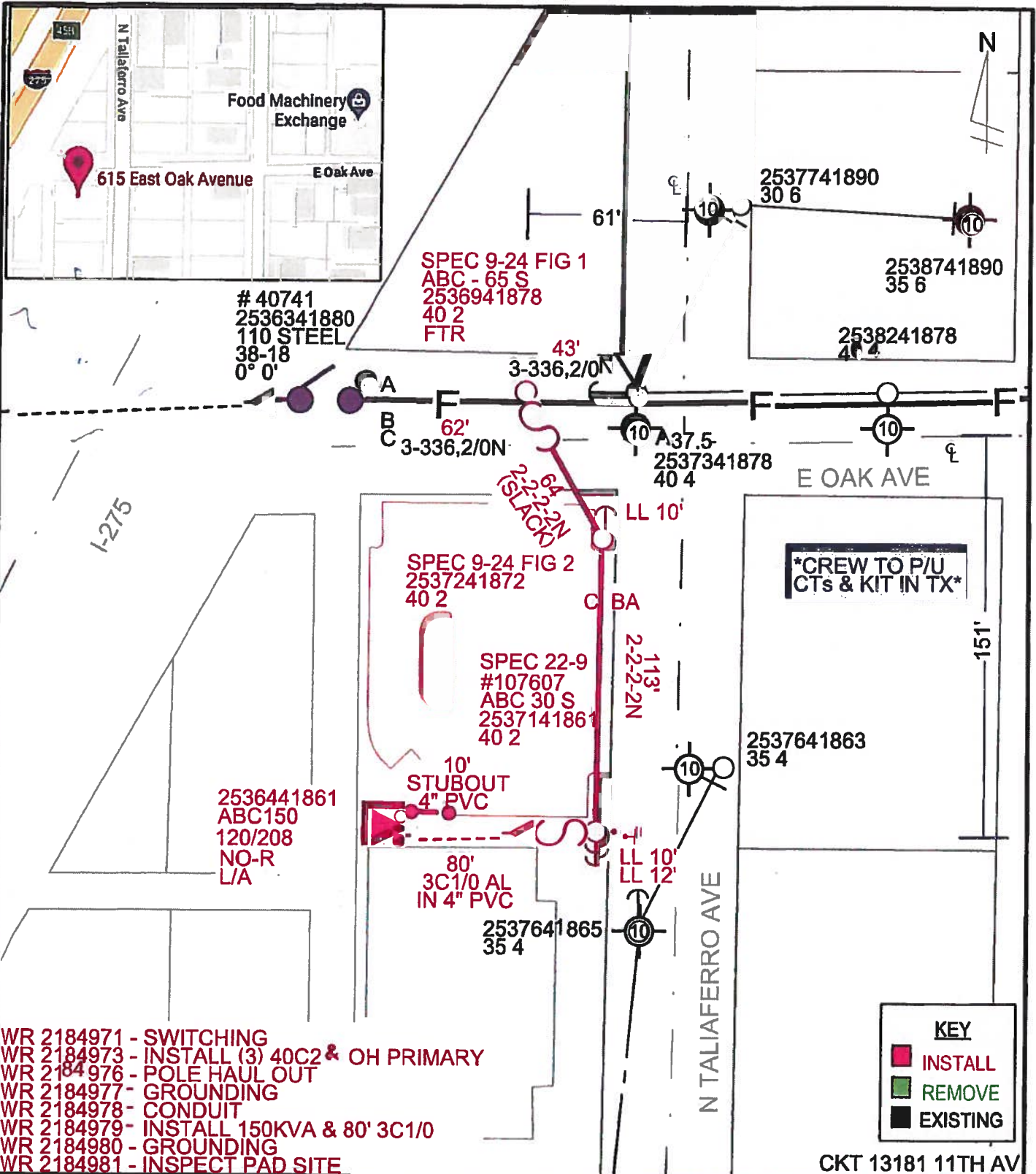
**and**

**The East 33¼ feet of Lot 4 and the East 33¼ feet of the South 38 feet of Lot 3, Block 3, LYKES SUBDIVISION as per map or plat thereof recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.**

**and**

**The West 66⅔ feet of Lot 4 and the West 66⅔ feet of the South 38 feet of Lot 3, Block 3, LYKES SUBDIVISION as per the map or plat thereof as recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida**





**KEY**

- INSTALL
- REMOVE
- EXISTING

THIS MAP IS NOT TO SCALE. THE MAP IS A SCHEMATIC REPRESENTATION AND SHALL NOT BE RELIED UPON FOR ACCURATE LOCATIONS OF UNDERGROUND OR OVERHEAD FACILITIES. THE INFORMATION ON THIS MAP MAY NOT REFLECT THE CURRENT LOCATION OF UNDERGROUND FACILITIES OR INCLUDE ALL UNDERGROUND FACILITIES. NO WARRANTY OR GUARANTEE IS MADE OR IMPLIED BY THE COMPANY FOR ANY PARTICULAR PURPOSE. USE OF THIS MAP IS AT THE RISK OF THE RECIPIENT WHO ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, INJURY, OR DEATH THAT MAY OCCUR AS A RESULT OF ANY EXCAVATION OR DEMOLITION. CALL SUNSHINE ONE (813) 979-1000 FOR FULL BUSINESS DAYS PRIOR TO EXCAVATION. FLORIDA STATUTES, BEFORE AND DURING ANY EXCAVATION OR DEMOLITION. CALL SUNSHINE ONE

WR: 2184971  
 TAMPA  
 ELECTRIC  
 ATECO ENERGY COMPANY

615 E. OAK AVE.  
 TAMPA, FL 33602

THIS WORK ORDER HAS BEEN DESIGNED  
 IN COMPLIANCE WITH TAMPA ELECTRIC  
 CO. CONSTRUCTION STANDARDS AND/OR  
 THE NATIONAL ELECTRICAL SAFETY CODE:

DDT: MIKE LAUNIKITIS      DATE: 08/16/2019  
 LFET: \_\_\_\_\_

Parcel No. A-13-29-18-4XY-000003-00001.0

Prepared by  
And Return to: Gail Hand  
Real Estate Department  
Peoples Gas System  
702 N. Franklin Street  
Tampa, FL 33602

Space Reserved for Clerk

**GRANT OF NON-EXCLUSIVE UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS that Housing Authority of the City of Tampa, a Florida limited partnership (the "Grantor") whose address is 5301 West Cypress Street, Tampa FL 33607, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, a Florida corporation (the "Grantee") whose principal address is P. O. Box 2562, Tampa, Florida 33607. I, and to its successors and assigns, a non-exclusive perpetual utility easement (the "Easement") for the installation, maintenance and repair of natural gas facilities (the "Facilities"), over, under and upon a portion of the parcel of land owned by the Grantor described on Exhibit "A" attached hereto (the "Grantor's Parcel").

The width of the Easement (the "Easement Area") shall be ten (10) feet lying five (5) feet on each side of the centerline of the Facilities as installed. The approximate location of the Easement Area is shown on the drawing attached hereto as Exhibit "B".

1. Use: Grantee's use of the Easement shall at all times be in compliance with all Federal, State and local laws, regulations, ordinances and statutes.

2. Repair by Grantee: Grantee shall promptly repair any damage to the Easement and the Easement Area, or any other property not owned by Grantee, caused by Grantee exercising its rights under this agreement including without limitation, landscaping, ground cover, planting, roadways, driveways, sidewalks, and parking areas. In the event that Grantee, its employees, agents or contractors cause damage to the Easement or the Easement Area in the exercise of the privilege granted herein, Grantee agrees to restore the Easement Area so damaged to its original condition and grade. Notwithstanding the foregoing, Grantor reserves the right to install minor landscaping, irrigation and/or fencing within the Easement Area provided that it does or will not directly interfere with the Grantee's Facilities; Grantor further acknowledges that under the "Underground Facility Damage Prevention and Safety Act" (F.S.8556), that Grantor is obligated to notify "Sunshine State One-Call of Florida, Inc." of its intent to engage in excavation or demolition prior to commencing any work and that this notification system shall provide member operations an opportunity to identify and locate if applicable, their underground facilities prior to said excavation or demolition. In the event Grantor fails to notify as set forth above, Grantor may be held responsible for costs and expenses incurred due to damage of Grantee's Facilities.

3. Relocation: The Grantee agrees upon the request of Grantor to relocate its Facilities, over, under and upon subject parcel at the expense of Grantor with the vacated portion of this Easement being released and conveyed back to Grantor and the site of the relocated Facilities being conveyed and included in this Easement grant as though it had been included ab initio.

4. Entire Agreement: This Grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Grant of Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Grant of Easement shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Non-Exclusive Easement this \_\_\_20th\_\_\_ day of November , 2019\_\_\_.

Signed, Sealed and Delivered  
in the presence of:

**GRANTOR:**

**HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA**, a  
body corporate and politic organized under Chapter 421 of the Florida Statutes  
20th day November 2019

By: \_\_\_\_\_

Jerome D. Ryans, President/ CEO

Print Name: \_\_\_\_\_

Jerome D. Ryans, President/CEO

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ FLORIDA

COUNTY OF \_\_\_\_\_ HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20th day of November 2019 by Jerome D. Ryans as President of Housing Authority of the City of Tampa., a body corporate and politic organized under chapter 421 of the Florida Statutes

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Print Name  
Commission Expires:

## EXHIBIT B-GAS

### Legal Description:

Lot 1, Block 3, LYKES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.

and

The North 41 feet of Lot 2, Block 3, LYKES SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.

and

The South 28 feet of Lot 2, and the North 31 feet of Lot 3, Block 3, LYKES SUBDIVISION, according to the map or plat thereof recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.

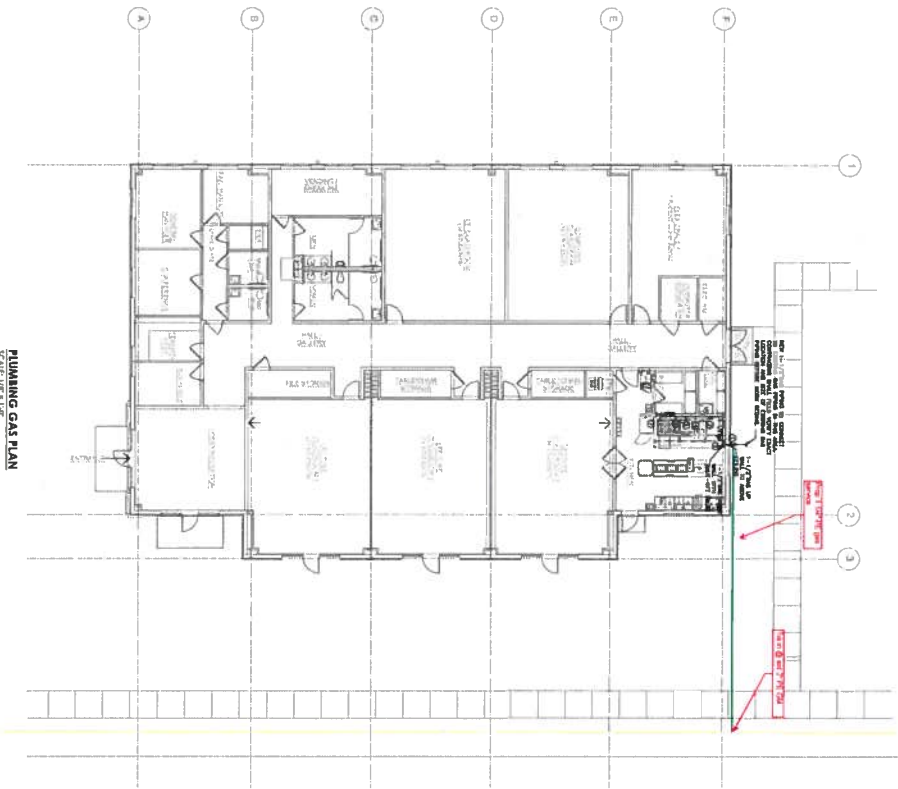
and

The East  $33\frac{1}{2}$  feet of Lot 4 and the East  $33\frac{1}{2}$  feet of the South 38 feet of Lot 3, Block 3, LYKES SUBDIVISION as per map or plat thereof recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida.

and

The West  $66\frac{2}{3}$  feet of Lot 4 and the West  $66\frac{2}{3}$  feet of the South 38 feet of Lot 3, Block 3, LYKES SUBDIVISION as per the map or plat thereof as recorded in Plat Book 1, Page 35 of the public records of Hillsborough County, Florida

- PLUMBING GAS PLAN NOTES:**
1. SEE 1, 1/2" AND 1" GAS PIPING IN SECTION AND OTHER DRAWINGS FOR CONNECTIONS TO EXISTING GAS PIPING.
  2. 1-1/2" GAS PIPING SHALL BE 40% STEEL PIPE AND 60% COPPER PIPE.
  3. 1" GAS PIPING SHALL BE 40% STEEL PIPE AND 60% COPPER PIPE.
  4. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE.
  5. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE.
  6. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE.
  7. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE.
  8. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE.
  9. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE.
  10. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE.
- GENERAL NOTES:**
1. REFER TO GENERAL CONTRACTING PLAN FOR EXISTING CONDITIONS.



PLUMBING GAS PLAN  
SCALE: 1/8" = 1'-0"



P-12	NO.	DATE	BY	CHKD.	APP.

PLUMBING  
GAS PIPING  
PLAN

COOPER JOHNSON SMITH  
ARCHITECTS INC  
1115 WEST PARKWAY DRIVE, SUITE 100, FAYETTEVILLE, AR 72701  
TEL: 479-781-1111 FAX: 479-781-1112

Community Job Training Center  
at ENCORE

100% Revised  
Construction  
Drawings



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

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

Re.: Resolution Number: 2019-4145

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

**Approve Payment Standards for the Housing Choice Voucher Program**

**2. Who is making request:**

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

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

**Narrative:**

The Small Area Fair Market Rents are released every year by HUD. THA must adopt payment standards within 90-110 % of the Small Area Fair Market Rents. The SMFRs increased for most bedroom sizes and zip codes. The agency will adopt the FMRs at 100-105% of the proposed rates

**Attachments (if applicable):**

h:\rgilmore\forms\resolutionsummarysheetform.doc

## RESOLUTION 2019-4145

### **A RESOLUTION APPROVING THE REVISION OF THE PAYMENT STANDARDS AS A DIRECT RESULT OF HUD'S IMPLEMENTATION OF THE SMALL AREA FAIR MARKET RENTS FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM**

**WHEREAS**, HUD Regulation 24 CFR Part 982.503 allows the Housing Authority to adjust the payment standard schedule so that families can continue to afford to lease units with assistance under the Housing Choice Voucher Program; and

**WHEREAS**, HUD Regulation 24 CFR Part 982.503 allows the Housing Authority to adopt a maximum payment standard between 90- 110 percent of the published Fair Market Rent effective for the specific unit (bedroom) size; and

**WHEREAS**, HUD's Office of Public and Indian Housing (PIH) posted [Notice PIH 2018-01](#) on January 17<sup>TH</sup>, 2018 providing guidance regarding the provisions of the Small Area Fair Market Rent (Small Area FMR or SAFMR) rule. Public housing agencies (PHAs) in 24 metropolitan areas that are required to use SAFMRs are now expected to implement SAFMRs by January 1<sup>st</sup>, 2020;

**WHEREAS**, in the Housing Choice Voucher (HCV) program, subsidy levels are based on Fair Market Rents (FMRs) that are set for each metropolitan area (or non-metropolitan county) and vary by unit size (number of bedrooms). Public Housing Agencies (PHAs) generally have only a limited ability to adjust the maximum subsidy level to reflect differences in rent levels between neighborhoods within their jurisdiction. Rents tend to be higher in certain neighborhoods than others, and neighborhoods with higher rents tend to have better access to amenities that provide opportunity. For this reason, using a single metropolitan-wide standard as the basis for setting the maximum subsidy available to HCV holders makes it difficult for them to access housing located in areas of opportunity. The Small Area Fair Market Rent (SAFMR) demonstration was developed to evaluate if more local rents (at the ZIP Code) could provide an effective means for HCV holders to move into higher-opportunity areas without significantly raising overall subsidy costs;

**WHEREAS**, the metropolitan areas identified to use ZIP code-based FMRs are those metropolitan areas with both significant voucher concentration challenges and market conditions where establishing FMRs by ZIP code areas has the potential to significantly increase opportunities for voucher families. The use of SAFMRs is expected to give HCV tenants access to areas of high opportunity and lower poverty areas by providing a subsidy that is adequate to cover rents in those areas, thereby reducing the number of voucher families that reside in areas of high poverty concentration. Tampa was one of the 25 metropolitan cities selected as a mandatory implementation;



WHEREAS, the current payment standards effective November 1<sup>st</sup>, 2019 are as follows:

ZIP Code	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
<a href="#">33509</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33510</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33511</a>	<u>\$1,090</u>	\$1,150	\$1,410	\$1,840	\$2,250	\$2,588
<a href="#">33527</a>	\$850	\$890	\$1,090	\$1,420	\$1,740	\$2,001
<a href="#">33534</a>	\$880	\$930	\$1,140	\$1,490	\$1,820	\$2,093
<a href="#">33547</a>	<u>\$1,400</u>	\$1,470	\$1,810	\$2,360	\$2,890	\$3,324
<a href="#">33548</a>	\$900	\$940	\$1,160	\$1,510	\$1,850	\$2,128
<a href="#">33549</a>	\$1,000	\$1,050	\$1,290	\$1,680	\$2,060	\$2,369
<a href="#">33550</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33556</a>	<u>\$1,120</u>	\$1,180	\$1,450	\$1,890	\$2,310	\$2,657
<a href="#">33558</a>	\$910	\$950	\$1,170	\$1,530	\$1,870	\$2,151
<a href="#">33559</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33568</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33569</a>	<u>\$1,220</u>	\$1,280	\$1,570	\$2,050	\$2,510	\$2,887
<a href="#">33570</a>	\$810	\$850	\$1,040	\$1,360	\$1,660	\$1,909
<a href="#">33572</a>	<u>\$1,400</u>	\$1,470	\$1,810	\$2,360	\$2,890	\$3,324
<a href="#">33573</a>	<u>\$1,230</u>	\$1,290	\$1,590	\$2,080	\$2,540	\$2,921
<a href="#">33578</a>	<u>\$1,010</u>	\$1,060	\$1,300	\$1,700	\$2,070	\$2,381
<a href="#">33579</a>	<u>\$1,400</u>	\$1,470	\$1,810	\$2,360	\$2,890	\$3,324
<a href="#">33583</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33584</a>	\$980	\$1,030	\$1,270	\$1,660	\$2,030	\$2,335
<a href="#">33587</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33592</a>	\$720	\$803	\$930	\$1,210	\$1,480	\$1,702
<a href="#">33594</a>	<u>\$1,200</u>	\$1,260	\$1,550	\$2,020	\$2,470	\$2,841
<a href="#">33596</a>	<u>\$1,400</u>	\$1,470	\$1,810	\$2,360	\$2,890	\$3,324
<a href="#">33598</a>	\$759	\$814	\$1,001	\$1,250	\$1,530	\$1,760
<a href="#">33601</a>	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
<a href="#">33602</a>	<u>\$1,400</u>	\$1,470	\$1,810	\$2,360	\$2,890	\$3,324
<a href="#">33603</a>	\$870	\$910	\$1,120	\$1,460	\$1,680	\$1,932
<a href="#">33604</a>	\$880	\$920	\$1,130	\$1,480	\$1,800	\$2,070
<a href="#">33605</a>	\$780	\$820	\$1,010	\$1,331	\$1,610	\$1,852
<a href="#">33606</a>	<u>\$1,220</u>	\$1,280	\$1,570	\$2,050	\$2,510	\$2,887
<a href="#">33607</a>	<u>\$1,080</u>	\$1,130	\$1,390	\$1,820	\$2,220	\$2,553

33609	\$1,050	\$1,100	\$1,350	\$1,760	\$2,150	\$2,473
33610	\$840	\$880	\$1,080	\$1,410	\$1,657	\$1,906
33611	\$1,070	\$1,120	\$1,380	\$1,800	\$2,200	\$2,530
33612	\$810	\$850	\$1,045	\$1,375	\$1,660	\$1,909
33613	\$850	\$890	\$1,090	\$1,420	\$1,740	\$2,001
33614	\$950	\$990	\$1,220	\$1,590	\$1,950	\$2,243
33615	\$1,020	\$1,070	\$1,310	\$1,710	\$2,090	\$2,404
33616	\$1,050	\$1,100	\$1,350	\$1,760	\$2,150	\$2,473
33617	\$910	\$950	\$1,170	\$1,530	\$1,870	\$2,151
33618	\$1,030	\$1,080	\$1,330	\$1,740	\$2,120	\$2,438
33619	\$920	\$960	\$1,180	\$1,540	\$1,880	\$2,162
33620	\$860	\$930	\$1,150	\$1,510	\$1,820	\$2,093
33621	\$1,400	\$1,470	\$1,810	\$2,360	\$2,890	\$3,324
33622	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
33624	\$1,050	\$1,100	\$1,350	\$1,760	\$2,150	\$2,473
33625	\$1,120	\$1,170	\$1,440	\$1,880	\$2,300	\$2,645
33626	\$1,270	\$1,330	\$1,640	\$2,140	\$2,620	\$3,013
33629	\$1,060	\$1,110	\$1,370	\$1,790	\$2,190	\$2,519
33634	\$1,080	\$1,130	\$1,390	\$1,820	\$2,220	\$2,553
33635	\$1,170	\$1,230	\$1,510	\$1,970	\$2,410	\$2,772
33637	\$980	\$1,020	\$1,260	\$1,650	\$2,010	\$2,312
33647	\$1,120	\$1,170	\$1,440	\$1,880	\$2,300	\$2,645
33680	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
33682	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
33684	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254
33687	\$950	\$1,000	\$1,230	\$1,610	\$1,960	\$2,254

WHEREAS, to assist families in securing units, the Payment Standard schedule will be established as follows:

**NOW THEREFORE BE IT RESOLVED THAT:**

**THE BOARD OF COMMISSIONERS** of the Housing Authority of the City of Tampa hereby approves the adjustment of the payment standards effective November 1<sup>st</sup>, 2019.

**ADOPTED THIS 20<sup>th</sup> Day of November 2019**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary



90-110%	THA Five Bedroom	Proposed PS	SAFMR Five Bedroom	90-110%															
100%	\$1,834	\$2,001	\$2,001	100%	Dover														
100%	\$1,645	\$1,702	\$1,702	100%	Thonotsassa														
100%	\$1,834	\$1,852	\$1,852	100%	Tampa														
100%	\$1,834	\$1,909	\$1,909	100%	Ruskin														
100%	\$1,656	\$1,760	\$1,760	100%	Wimauma														
100%	\$1,909	\$2,093	\$2,093	100%	Gibson Lutz														
100%	\$1,932	\$2,128	\$2,128	100%	Lutz														
100%	\$1,906	\$1,909	\$1,909	100%	Tampa														
102%	\$1,906	\$1,906	\$1,875	102%	Tampa														
100%	\$1,932	\$1,932	\$1,932	100%	Tampa														
100%	\$1,944	\$2,070	\$2,070	100%	Tampa														
100%	\$1,906	\$2,001	\$2,001	100%	Tampa														
100%	\$2,082	\$2,254	\$2,254	100%	Lutz														
100%	\$2,185	\$2,369	\$2,369	100%	Lutz														
100%	\$2,024	\$2,162	\$2,162	100%	Progress Village														
100%	\$2,082	\$2,254	\$2,254	100%	Brandon														
100%	\$2,001	\$2,151	\$2,151	100%	Lutz														
100%	\$2,024	\$2,151	\$2,151	100%	Temple Terrace														
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,243	\$2,243	100%	Egypt lake														
103%	\$2,093	\$2,093	\$2,024	103%															
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,312	\$2,312	100%	Temple Terrace														
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,093	\$2,254	\$2,254	100%	Egypt lake														
100%	\$2,093	\$2,254	\$2,254	100%															
100%	\$2,162	\$2,335	\$2,335	100%	Seffner														
100%	\$2,220	\$2,473	\$2,473	100%	Tampa (South)														
100%	\$2,220	\$2,381	\$2,381	100%	Riverview														
100%	\$2,300	\$2,553	\$2,553	100%	Tampa														
100%	\$2,312	\$2,473	\$2,473	100%	Tampa														
100%	\$2,208	\$2,404	\$2,404	100%	Town n Country														
100%	\$2,254	\$2,438	\$2,438	100%	Carrollwood														
100%	\$2,312	\$2,553	\$2,553	100%	Town n Country														
100%	\$2,335	\$2,473	\$2,473	100%	Carrollton														
100%	\$2,312	\$2,519	\$2,519	100%	Tampa (South)														
100%	\$2,553	\$2,921	\$2,921	100%	Sun City														
100%	\$2,496	\$2,772	\$2,772	100%	Town n Country														
100%	\$2,369	\$2,530	\$2,530	100%	Tampa(south)														
100%	\$2,404	\$2,588	\$2,588	100%	Bloomingtondale														
100%	\$2,473	\$2,645	\$2,645	100%	Citrus Park														
100%	\$2,496	\$2,645	\$2,645	100%	Pebble Creek														
100%	\$2,553	\$2,657	\$2,657	100%	Odessa														
100%	\$2,645	\$2,887	\$2,887	100%	Tampa														
100%	\$2,714	\$2,841	\$2,841	100%	Valrico/Brandon														
100%	\$2,818	\$3,013	\$3,013	100%	Oldsmar														
100%	\$2,749	\$2,887	\$2,887	100%	West/Kays														
100%	\$3,094	\$3,324	\$3,324	100%	Riverview														
100%	\$3,094	\$3,324	\$3,324	100%	Riverview														
100%	\$3,094	\$3,324	\$3,324	100%	Lithia														
100%	\$3,094	\$3,324	\$3,324	100%	Apollo Beach														
100%	\$3,094	\$3,324	\$3,324	100%	Bloomingtondale														
100%	\$3,094	\$3,324	\$3,324	100%	Tampa														
100%	\$3,094	\$3,324	\$3,324	100%	MaDill area														

**TAMPA HOUSING AUTHORITY  
RESOLUTION SUMMARY SHEET**

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

Re.: Resolution Number: 2019-4146

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

Adopting the addition of a non-fraternization policy to the Personnel Policies and Procedures.

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**2. Who is making request:**

Entity: Human Resources Department

Project: Policy & Procedures Update

Originator: Kenneth C. Christie

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

None

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**4. Narrative:**

It has become prudent to update the personnel policies and procedures regarding romantic relationships amongst THA employees and affiliates. The policy documents are currently silent on this issue.

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**Attachments (if applicable):**

Resolution, Policy Statement.

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RESOLUTION 2019-4146

A RESOLUTION APPROVING THE ADOPTION OF  
A NON-FRATERNIZATION POLICY

WHEREAS, the Tampa Housing Authority maintains a manual of all employee policies and procedures; and any addition of a new policy must be formally adopted by the THA Board of Commissioners;

WHEREAS, the current policies and procedures are silent on the matter of romantic relations involving THA employees and other THA employees, members of the THA Board of Commissioners, employees of THA affiliates, vendors, contractors, independent contractors, and other business partners;

WHEREAS such relationships may appear unprofessional, disrupt the workflow, cause confusion, feelings of unfairness, bias, or preference; be uncomfortable for other employees, or otherwise adversely affect the THA work environment and culture;

WHEREAS, even a consensual romantic or sexual relationship between THA employees and subjects of this resolution has the potential to constitute sexual harassment and can create a hostile work environment, in violation of THA's Discriminatory and Sexual Harassment Policy;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the adoption of this policy: WORKPLACE NON-FRATERNIZATION / DATING POLICY.

ADOPTED THIS 20th Day of November 2019

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Chairperson

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Secretary

## **Policy No.**

*Effective Date:*

### **XXX. WORKPLACE NON-FRATERNIZATION/DATING POLICY**

#### **I. PURPOSE**

Our Non-Fraternization policy outlines our guidelines on employees forming personal relationships with each other, residents, members of THA's Board of Commissioners, employees of THA affiliates, vendors, contractors, independent contractors, and other business partners. The policy is in place to protect employees and THA from conflicts of interest, misunderstandings, or appearance of favoritism or impropriety, and to protect our employees, residents and associates from unlawful sexual harassment.

#### **II. SCOPE**

- a. This policy applies to all regular positions, full-time and part-time, exempt, and non-exempt.
- b. This policy applies to all our employees regardless of gender or sexual orientation.
- c. For the purposes of this policy, "dating" includes consensual romantic relationships and sexual relations. Non-consensual relationships constitute sexual harassment and is explicitly prohibited.

#### **III. POLICY**

- A. Dating, romantic involvement, physical intimacy between employees is prohibited where one of the parties is in a direct or indirect supervisory relationship to the other.
- B. Anyone employed in a managerial or supervisory role needs to heed the fact that personal relationships with employees who report to them may be perceived as favoritism, misuse of authority, or potentially, sexual harassment. Such relationship is prohibited.
- C. Where there is no direct or indirect managerial or supervisory role, employees may be reassigned or terminated from employment if a potential conflict arises due to a relationship. If a relationship is established after employment, it is the obligation of the employees to disclose this information to the Director of Human Resources.
- D. Employees are prohibited from dating, romantic involvement, physical intimacy with residents.

The Tampa Housing Authority discourages dating amongst employees. Employees who are involved in a relationship restricted and/or prohibited by this policy will be subject to disciplinary action up to and including discharge.





**TAMPA HOUSING AUTHORITY  
RESOLUTION SUMMARY SHEET**

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

Re.: Resolution Number: 2019-4147

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

Adopting the addition of a Flex-Time policy to the Personnel Policies and Procedures.

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**2. Who is making request:**

Entity: Human Resources Department

Project: Policy & Procedures Update

Originator: Kenneth C. Christie

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

None

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**4. Narrative:**

An ad-hoc committee was established to address the issue raised at the Strategic Planning sessions relevant to flexible work-hours. The committee confirmed that Flex-time, as it directly decreases stress by allowing our employees to better manage life's demands, also stands to benefit the Agency as a whole with increased productivity and decreased absenteeism. With these benefits in mind, the committee sought to identify standard operating procedures and guidelines that would ensure appropriate implementation of the policy company-wide.

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**Attachments (if applicable):**

Resolution, Policy Statement.

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RESOLUTION 2019-4147

A RESOLUTION APPROVING THE ADOPTION OF A FLEX-TIME POLICY

WHEREAS, the Tampa Housing Authority (THA) maintains a manual of all employee policies and procedures; and any addition of a new policy must be formally adopted by the THA Board of Commissioners;

WHEREAS, the current policies and procedures indicate that the THA does not have Flex-Time or Flex-Hours, but allows Department Directors to use their discretion, and the THA is desirous of establishing a standard operating procedure to accommodate staff in equal fashion;

WHEREAS, the THA formed a committee to examine the variables involved in the agency's use of Flex-Time; and that committee met, reviewed and discussed policy options, with the stated goal that above all else, flexible hours must be used to address the needs of the agency and the community THA serves;

WHEREAS, the THA Flex-Time Committee recommends, and the Human Resources Department concurs, that the Agency should move forward in formalizing guidelines for the use of Flex-Time;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the adoption of this policy: FLEX-TIME

ADOPTED THIS 20th Day of November 2019

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Chairperson

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Secretary

*Policy No.*

*Effective Date:*

### **XXX. FLEX TIME**

#### **PURPOSE**

To provide guidelines to administer the use of flexible work hours outside the standard 8:00 AM – 5:00 PM agency hours of operation.

#### **I. SCOPE**

This policy applies to non-exempt employees.

#### **II. POLICY**

Regular, full-time employees who have completed at least six months of employment and are not on any disciplinary probation are eligible for flextime. Flextime is permitted only when departments have adequate standard-time coverage, and no more than 50% of each department's staff may be approved for flextime at the same time.

#### **III. PROCEDURES**

The operating days and hours of The Tampa Housing Authority are Monday through Friday, 8:00 a.m. to 5:00 p.m. All employees are expected to be at work during these hours unless approval is granted for a flexible work schedule (flextime).

Flextime at The Tampa Housing Authority is a work schedule with time of arrival and departure that differs from the standard operating hours by not more than two hours.

Supervisors approve flextime on a case-by-case basis. Full-time employees who have completed at least six months of employment and are not on any disciplinary probation are eligible for flextime. The employee must first discuss possible flextime arrangements with his/her supervisor and then submit a written request using the Flextime Request Form. The Director will approve or deny the flextime request based on staffing needs, the employee's job duties, the employee's work record and the employee's ability to temporarily or permanently return to a standard work schedule when needed.

Exempt employees must depart from any flextime schedule to perform their jobs.

Nonexempt employees may be asked to work overtime regardless of a flextime schedule.

**A flextime arrangement may be suspended or cancelled at any time at the discretion of the department Director.**



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

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

**Re: FY2019-4148**

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Boulevard Tower 1 Equity, construction loans, and rental assistance demonstration closings.

**2. Requestor:**

- A. **Department:** Real Estate Development
- B. **Project:** Boulevard Tower 1
- C. **Originator:** Leroy Moore

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

Purchase price: NA

**Narrative:**

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Boulevard Tower 1 Equity, construction loans, and rental assistance demonstration closings.

**Attachments (if applicable):**

Resolution Summary Sheet  
Memorandum  
Resolution  
Attachments:

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M E M O R A N D U M

Date: November 13, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4148**  
**RESOLUTIONS APPROVING THE BOULEVARD TOWER 1 EQUITY,**  
**CONSTRUCTION LOANS, AND RENTAL ASSISTANCE**  
**DEMONSTRATION CLOSINGS**

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This Resolution is necessary to authorize the President/CEO of Housing Authority of the City of Tampa (THA) to finalize negotiations and execute any and all documents required for the financial closing of the Boulevard at West River Tower 1.

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

## **RESOLUTION 2019-4148**

### **RESOLUTIONS APPROVING THE BOULEVARD TOWER 1 EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS**

RESOLVED that the actions of the Housing Authority of the City of Tampa, Florida (“THA”) in forming Tampa Housing Authority Development Corp., a Florida not for profit (“THADC”), which is the sole member and manager of THA T3A, LLC, a Florida limited liability company (the “General Partner”), which is the sole general partner of WRDG T3A, LP, a Florida limited partnership (the “Partnership”), which is the owner of Boulevard Tower 1 (the “Development”), and entering into the Limited Partnership Agreement of the Partnership, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the actions of THA in entering into the Limited Liability Company Operating Agreement of WRDG T3A Developer, LLC and any amendments thereto are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the equity closing and with respect to the admission to the Partnership of RUDG West River T3A, LLC, a Florida limited liability company, as Class B Limited Partner (the “Class B Limited Partner”); Bank of America, N.A., a national banking association, as Investor Limited Partner (the “Investor Limited Partner”); Banc of America CDC Special Holding Company, Inc., a North Carolina corporation, as Special Limited Partner (the “Special Limited Partner”); and in substantial accordance with the terms of the Amended and Restated Agreement of Limited Partnership, the Development Agreement, the Right of First Refusal Agreement, the Purchase Option Agreement, the Memorandum of Right of First Refusal Agreement and Purchase Option Agreement, the Guaranty Agreement (THA), the Partnership Management Agreement, the General Partner Closing Certificate, and such other documents as contemplated thereby (collectively, the “Equity Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the BANK OF AMERICA, N.A., a national banking association (“BOA”) mortgage construction loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Intercreditor Agreement; the Construction Loan Agreement; the Promissory Note; the Mortgage, Assignment of Rents, Security Agreement and Fixture Filing; the Guaranty Agreement; the Environmental Indemnity Agreement; the Assignment of Management Agreement and Subordination of Management Agreement and Fees; the Investor Equity Assignment and Security Agreement; the Collateral Assignment and Pledge of General Partner Interests and Security Agreement; the Collateral Assignment and Pledge of Developer Fees and Security Agreement; the Assignment of Contracts; the Contractor’s Consent and Agreement; the Architect’s Consent, Agreement and Certificate; the Engineer’s Consent, Agreement and Certificate; the Assignment of Housing Assistance Payments Agreement; the Consent to Assignment of HAP Contract as Security for Financing; the Insurance Anti-Coercion Statement for Real or Personal Property; the Budget Certification; the General Partner’s Affidavit; the Subordination Agreement (THA RAP); the

Subordination Agreement (CDBG); and such other documents as contemplated thereby (collectively, the “Construction Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

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

RESOLVED that the forms, terms, and provisions of the documents in connection with the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida (the “City”), mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the CDBG Funding Agreement; the Promissory Note; the CDBG Funds Mortgage; and such other documents as contemplated thereby (collectively, the “CDBG Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the SunTrust Bank, a Georgia banking corporation (“SunTrust”), mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Delivery Assurance Note; the Subordinate Delivery Assurance Multifamily Mortgage, and Security Agreement; the Commitment Fee Note; the Guaranty; and such other documents as contemplated thereby (collectively, the “SunTrust Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that, also in connection with the Development, the Contract for Purchase and Sale of Real Property and any amendments thereto, the Assignment, the Easement Agreement, the Contribution and Indemnity Agreement, the Special Warranty Deed, the Property Management Agreement, the Rental Conversion Commitment and any amendments thereto, the Rental Assistance Demonstration Use Agreement, the PBV Housing Assistance Payments Contract, the Partial Release of Property from Declarations of Trust, the Certification and Assurances, the Consolidated Owner Certification, the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 1 / BOA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 1 / THA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 1 / City], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 1 / SunTrust], the Certification of PHA, the Certification of Project Owner, the Certificate of WRDG T3A, LP, the Certificate of WRDG T3A, LLC, the Certificate of Tampa Housing Authority Development Corp., the Certificate of Housing Authority of the City of Tampa, Florida, and any and all other security agreements, guaranties, indemnities, financing statements, notices, requests, demands, directions, consents,



approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in connection with the transactions referenced herein (collectively, the “Other Documents”), are hereby in each and every respect approved, ratified, and confirmed; and it is further

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

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

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

RESOLVED that the Class B Limited Partner, the Investor Limited Partner, the Special Limited Partner, BOA, the City, and SunTrust, and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any Officer with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as Officers in any certificates signed by any Officer continue to hold office until actual receipt of a certificate from the President/CEO of THA to the contrary.

**CERTIFICATE OF COMPLIANCE**

This is to certify that the THA’s Board of Commissioners has approved and adopted this Resolution 2019-4148 dated November 20, 2019.

\_\_\_\_\_  
Jerome D. Ryans, Secretary

\_\_\_\_\_  
Susan Johnson-Velez, Chairperson

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

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

**Re: FY2019-4149**

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Boulevard Tower 2 equity, construction loans, and rental assistance demonstration closings.

**2. Requestor:**

- A. **Department:** Real Estate Development
- B. **Project:** Boulevard Tower 2
- C. **Originator:** Leroy Moore

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

Purchase price: NA

**Narrative:**

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Boulevard Tower 2 equity, construction loans, and rental assistance demonstration closings

**Attachments (if applicable):**

Resolution Summary Sheet  
Memorandum  
Resolution  
Attachments:

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M E M O R A N D U M

Date: November 13, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4149**  
**RESOLUTIONS APPROVING THE BOULEVARD TOWER 2 EQUITY,**  
**CONSTRUCTION LOANS, AND RENTAL ASSISTANCE**  
**DEMONSTRATION CLOSINGS**

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This Resolution is necessary to authorize the President/CEO of Housing Authority of the City of Tampa (THA) to finalize negotiations and execute any and all documents required for the financial closing of the Boulevard at West River Tower 2.

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

**RESOLUTION 2019-4149**

**RESOLUTIONS APPROVING THE BOULEVARD TOWER 2  
EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE  
DEMONSTRATION CLOSINGS**

RESOLVED that the actions of the Housing Authority of the City of Tampa, Florida (“THA”) in forming Tampa Housing Authority Development Corp., a Florida not for profit (“THADC”), which is the sole member and manager of THA T3C, LLC, a Florida limited liability company (the “General Partner”), which is the sole general partner of WRDG T3C, LP, a Florida limited partnership (the “Partnership”), which is the owner of Boulevard Tower 2 (the “Development”), and entering into the Limited Partnership Agreement of the Partnership, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the actions of THA in entering into the Limited Liability Company Operating Agreement of WRDG T3C Developer, LLC and any amendments thereto are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the equity closing and with respect to the admission to the Partnership of RUDG West River T3C, LLC, a Florida limited liability company, as Class B Limited Partner (the “Class B Limited Partner”); Bank of America, N.A., a national banking association, as Investor Limited Partner (the “Investor Limited Partner”); Banc of America CDC Special Holding Company, Inc., a North Carolina corporation, as Special Limited Partner (the “Special Limited Partner”); and in substantial accordance with the terms of the Amended and Restated Agreement of Limited Partnership, the Development Agreement, the Right of First Refusal Agreement, the Purchase Option Agreement, the Memorandum of Right of First Refusal Agreement and Purchase Option Agreement, the Guaranty Agreement (THA), the Partnership Management Agreement, the General Partner Closing Certificate, and such other documents as contemplated thereby (collectively, the “Equity Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the mortgage construction loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Funding Loan Agreement; the Funding Loan Note (Governmental Note); the Construction Disbursement Agreement; the Project Loan Agreement; the Promissory Note; the Mortgage, Assignment of Rents, Security Agreement and Fixture Filing; the Guaranty Agreement; the Assignment of Contracts, Plans and Specification; the Assignment of Management Agreement and Subordination of Management Agreement and Fees; the Collateral Assignment of General Construction Contract, Subcontracts, Plans and Specifications, and Permits; the Collateral assignment of Architect’s Contract, Subcontracts, Plans and Specifications, and Permits; the Security Agreement (Assignment of Membership Interest, Capital Contributions, and Tax Credits Proceeds); the Architect’s Consent and Certificate; the Engineer Consent and Certificate; the Contractor’s Consent and Certificate; the Environmental Indemnification and Release Agreement; the Construction Phase Financing Agreement; the Land Use Restriction Agreement; the Subordination Agreements; and such other documents as contemplated thereby (collectively, the “Project Loan

Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the Florida Housing Finance Corporation (“Florida Housing”) State Apartment Incentive Loan Program mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Construction Loan Agreement; the Land Use Restriction Agreement; the Promissory Note; the Mortgage and Security Agreement; the Collateral Assignment of Construction Contract and Permits; the Assignment of Leases, Rents and Contract Rights; the Assignment of Management and Service Contracts; the Assignment of Permits, Agreements, Approvals, Fees and Deposits; the Compliance Monitoring and Servicing Agreement; the Completion and Operating Deficit Guaranty; the Continuing, Absolute and Unconditional Guaranty of Recourse Obligations; the Environmental Indemnity Agreement; the Further Assurance Agreement; the Adverse Change Certificate of Borrower; the Affidavit of No Liens and Possession; the Anti-Coercion Statement; the Assignment of Architect Agreement and Architect Plans and Specifications; the Assignment of Engineer’s Agreement and Engineer Plans and Specifications; the Business Purposes Affidavit; the Consent to Assignment of Construction Contract; the Flood Insurance Information and Insurance Acknowledgment; the Subordination Agreements; and such other documents as contemplated thereby (collectively, the “SAIL Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

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

RESOLVED that the forms, terms, and provisions of the documents in connection with the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida (the “City”), mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the HOME Funds Agreement; the Promissory Note; the HOME Funds Mortgage; and such other documents as contemplated thereby (collectively, the “HOME Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the SunTrust Bank, a Georgia banking corporation (“SunTrust”), mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Delivery Assurance Note; the Subordinate Delivery Assurance Multifamily Mortgage, and Security Agreement; the Commitment Fee Note; the Guaranty; and such other documents as contemplated thereby

(collectively, the “SunTrust Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that, also in connection with the Development, the Contract for Purchase and Sale of Real Property and any amendments thereto, the Assignment, the Easement Agreement, the Contribution and Indemnity Agreement, the Special Warranty Deed, the Property Management Agreement, the Rental Conversion Commitment and any amendments thereto, the Rental Assistance Demonstration Use Agreement, the PBV Housing Assistance Payments Contract, the Partial Release of Property from Declarations of Trust, the Certification and Assurances, the Consolidated Owner Certification, the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 2 / BOA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 2 / Florida Housing], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 2 / THA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 2 / City], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 2 / SunTrust], the Certification of PHA, the Certification of Project Owner, the Certificate of WRDG T3C, LP, the Certificate of WRDG T3C, LLC, the Certificate of Tampa Housing Authority Development Corp., the Certificate of Housing Authority of the City of Tampa, Florida, and any and all other security agreements, guaranties, indemnities, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in connection with the transactions referenced herein (collectively, the “Other Documents”), are hereby in each and every respect approved, ratified, and confirmed; and it is further

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

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

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

RESOLVED that the Class B Limited Partner, the Investor Limited Partner, the Special Limited Partner, Bank of America, N.A., a national banking association, Florida Housing, the City, and SunTrust, and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any Officer with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as Officers in any certificates signed by any Officer continue to hold office until actual receipt of a certificate from the President/CEO of THA to the contrary.

### **CERTIFICATE OF COMPLIANCE**

This is to certify that the THA's Board of Commissioners has approved and adopted this Resolution 2019-4149 dated November 20, 2019.

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Jerome D. Ryans, Secretary

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Susan Johnson-Velez, Chairperson



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

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

**Re: FY2019-4150**

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Boulevard Tower 3 equity, construction loans, and rental assistance demonstration closings.

**2. Requestor:**

- A. **Department:** Real Estate Development
- B. **Project:** The Boulevard Tower 3
- C. **Originator:** Leroy Moore

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

Purchase price: N/A

**Narrative:**

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa to approve the Boulevard Tower 3 equity, construction loans, and rental assistance demonstration closings.

**Attachments (if applicable):**

Resolution Summary Sheet  
Memorandum  
Resolution  
Attachments:

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M E M O R A N D U M

Date: November 13, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2019-4150**  
**RESOLUTIONS APPROVING THE BOULEVARD TOWER 3 EQUITY,**  
**CONSTRUCTION LOANS, AND RENTAL ASSISTANCE**  
**DEMONSTRATION CLOSINGS**

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This Resolution is necessary to authorize the President/CEO of Housing Authority of the City of Tampa (THA) to finalize negotiations and execute any and all documents required for the financial closing of the Boulevard at West River Tower 3.

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

**RESOLUTION 2019-4150**

**RESOLUTIONS APPROVING THE BOULEVARD TOWER 3  
EQUITY, CONSTRUCTION LOANS, AND RENTAL ASSISTANCE  
DEMONSTRATION CLOSINGS**

RESOLVED that the actions of the Housing Authority of the City of Tampa, Florida (“THA”) in forming Tampa Housing Authority Development Corp., a Florida not for profit (“THADC”), which is the sole member and manager of THA T3B, LLC, a Florida limited liability company (the “General Partner”), which is the sole general partner of WRDG T3B, LP, a Florida limited partnership (the “Partnership”), which is the owner of Boulevard Tower 3 (the “Development”), and entering into the Limited Partnership Agreement of the Partnership, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the actions of THA in entering into the Limited Liability Company Operating Agreement of WRDG T3B Developer, LLC and any amendments thereto are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the equity closing and with respect to the admission to the Partnership of RUDG West River T3B, LLC, a Florida limited liability company, as Class B Limited Partner (the “Class B Limited Partner”); Bank of America, N.A., a national banking association, as Investor Limited Partner (the “Investor Limited Partner”); Banc of America CDC Special Holding Company, Inc., a North Carolina corporation, as Special Limited Partner (the “Special Limited Partner”); and in substantial accordance with the terms of the Amended and Restated Agreement of Limited Partnership, the Development Agreement, the Right of First Refusal Agreement, the Purchase Option Agreement, the Memorandum of Right of First Refusal Agreement and Purchase Option Agreement, the Guaranty Agreement (THA), the Partnership Management Agreement, the General Partner Closing Certificate, and such other documents as contemplated thereby (collectively, the “Equity Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the BANK OF AMERICA, N.A., a national banking association (“BOA”) mortgage construction loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Intercreditor Agreement; the Construction Loan Agreement; the Promissory Note; the Mortgage, Assignment of Rents, Security Agreement and Fixture Filing; the Guaranty Agreement; the Environmental Indemnity Agreement; the Assignment of Management Agreement and Subordination of Management Agreement and Fees; the Investor Equity Assignment and Security Agreement; the Collateral Assignment and Pledge of General Partner Interests and Security Agreement; the Collateral Assignment and Pledge of Developer Fees and Security Agreement; the Assignment of Contracts; the Contractor’s Consent and Agreement; the Architect’s Consent, Agreement and Certificate; the Engineer’s Consent, Agreement and Certificate; the Assignment of Housing Assistance Payments Agreement; the Consent to Assignment of HAP Contract as Security for Financing; the Insurance Anti-Coercion Statement for Real or Personal Property; the Budget Certification; the General Partner’s Affidavit; the Subordination Agreement (THA); the

Subordination Agreement (HOME); and such other documents as contemplated thereby (collectively, the “Construction Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

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

RESOLVED that the forms, terms, and provisions of the documents in connection with the City of Tampa, a municipal corporation organized and existing under the laws of the State of Florida (the “City”), mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the HOME Funds Agreement; the Promissory Note; the HOME Funds Mortgage; and such other documents as contemplated thereby (collectively, the “HOME Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the SunTrust Bank, a Georgia banking corporation (“SunTrust”), mortgage loan closing are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Delivery Assurance Note; the Subordinate Delivery Assurance Multifamily Mortgage, and Security Agreement; the Commitment Fee Note; the Guaranty; and such other documents as contemplated thereby (collectively, the “SunTrust Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that, also in connection with the Development, the Contract for Purchase and Sale of Real Property and any amendments thereto, the Assignment, the Easement Agreement, the Contribution and Indemnity Agreement, the Special Warranty Deed, the Property Management Agreement, the Rental Conversion Commitment and any amendments thereto, the Rental Assistance Demonstration Use Agreement, the PBV Housing Assistance Payments Contract, the Partial Release of Property from Declarations of Trust, the Certification and Assurances, the Consolidated Owner Certification, the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 3 / BOA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 3 / THA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 3 / City], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 3 / SunTrust], the Certification of PHA, the Certification of Project Owner, the Certificate of WRDG T3B, LP, the Certificate of WRDG T3B, LLC, the Certificate of Tampa Housing Authority Development Corp., the Certificate of Housing Authority of the City of Tampa, Florida, and any and all other security agreements, guaranties, indemnities, financing statements, notices, requests, demands, directions, consents,

approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in connection with the transactions referenced herein (collectively, the “Other Documents”), are hereby in each and every respect approved, ratified, and confirmed; and it is further

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

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

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

RESOLVED that the Class B Limited Partner, the Investor Limited Partner, the Special Limited Partner, BOA, the City, and SunTrust, and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any Officer with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as Officers in any certificates signed by any Officer continue to hold office until actual receipt of a certificate from the President/CEO of THA to the contrary.

**CERTIFICATE OF COMPLIANCE**

This is to certify that the THA’s Board of Commissioners has approved and adopted this Resolution 2019-4150 dated November 20, 2019.

\_\_\_\_\_  
Jerome D. Ryans, Secretary

\_\_\_\_\_  
Susan Johnson-Velez, Chairperson

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

Regular Full-Time Employees	182
Temporary Full-Time Employees	26
Temporary Part-Time Employees	7
<b>Total Employees</b>	<b>215</b>

***GENDER***

Male	83
Female	132
<b>Total Employees</b>	<b>215</b>

***ETHNIC ORIGIN***

African American	117
Caucasian	29
Hispanic	60
Other	9

<b>Total Employees</b>	<b>215</b>
<b>Residents Employment</b>	<b>(11) = 5.1%</b>

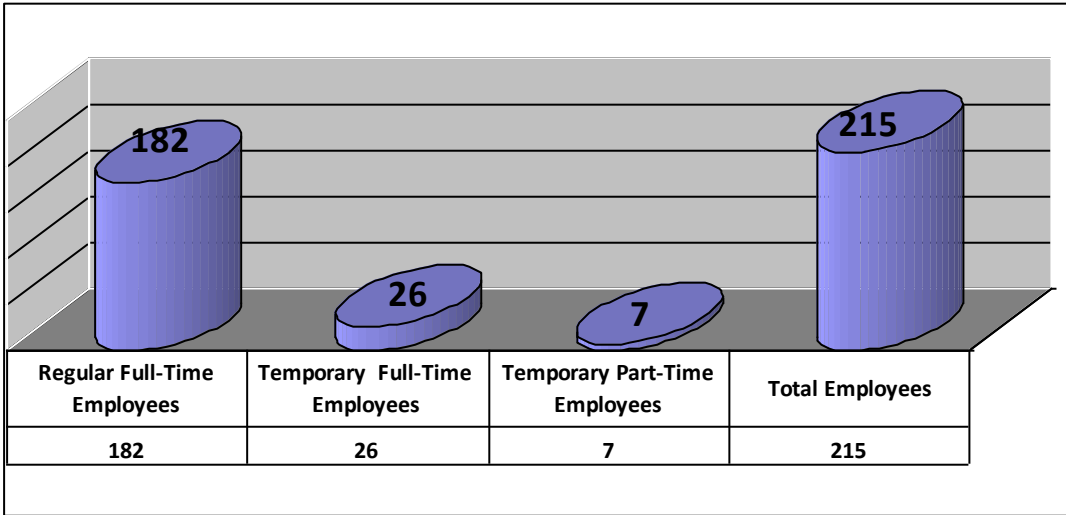
	<b>October</b>	<b>FY19</b>
<b>NEW HIRES</b>	3	22
<b>PROMOTIONS</b>	0	7
<b>TERMINATIONS</b>	0	3
<b>RESIGNATIONS</b>	2	20
<b>RETIREMENTS</b>	1	1

**DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE**

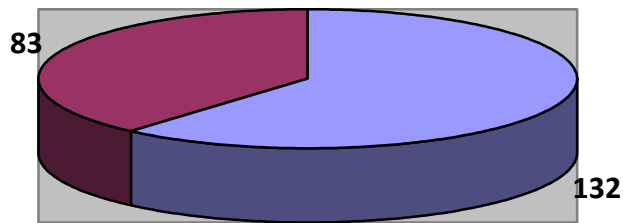
<b>DEPARTMENT</b>	<b>PROPERTY</b>	<b>TITLE</b>	<b>D-O-H</b>
<b><u>Assisted Housing</u></b>			
	Section 8	FSS Counselor	10/28/19
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<b><u>Program &amp; Property Svcs.</u></b>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	C. Blythe Andrews	Sustainability Ambassador Coach	7/29/19
<b><u>Asset Management</u></b>			
	Section 8	Property Associate	7/24/06
<b>TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS</b>			<b>11</b>



# TOTAL STAFFING

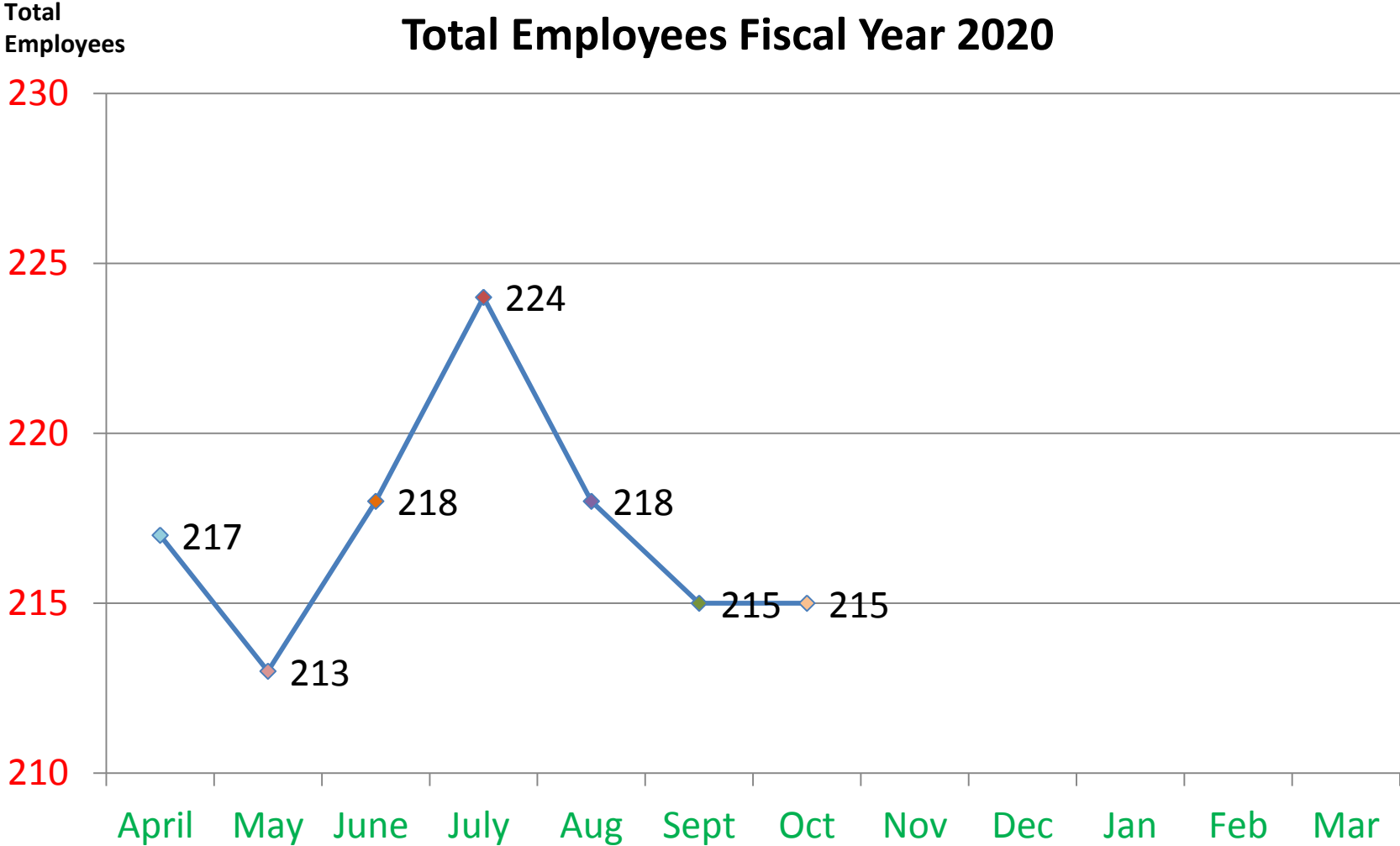


# GENDER



Female Male

# Total Employees at Tampa Housing Fiscal Year 2020



# NOVEMBER EMPLOYEE OF THE MONTH

## *ADMINISTRATION*



**Yasmin Dilbert**

The Real Estate Development department selected Yasmin Dilbert as the employee of the month for November.

Yasmin joined Tampa Housing Authority in 2001 as a Project Manager with the Real Estate Development section. On assuming her post, Yasmin wasted no time in familiarizing herself with the tenants of construction and project management in the public housing domain.

The bestowal of this honor on Ms. Dilbert owes to her dependability, her comprehensive grasp of all facets of her duties, and the exemplary professionalism with which she executes her assignments. Her extraordinary qualities are evident in the steadfastness with which she serves those members of our broad community who are most in need of help. Her empathy is exemplified in the impressive track record she has established for assisting the most vulnerable of our targeted community to make the transition from homelessness to habitation.

Yasmin is a well-rounded and impressive employee who realizes that her position comes with onerous responsibilities and significant challenges. Her role entails being a catalyst for the transformation of people's circumstances and lives. Yasmin approaches each work assignment with a positive, upbeat attitude. She displays a gritty spirit, always willing to stay the course until any issues are satisfactorily addressed.

# NOVEMBER EMPLOYEE OF THE MONTH

## *PROPERTY*



**Jose Guzman**

The Facilities Department selected Measurement and Verification Field Technician, Jose Guzman for Employee of the Month.

Jose Guzman has been employed with THA for fifteen years, and a member of the Measurement & Verification team for eleven of those years. He is very personable and has a skill set which includes plumbing, electrical, and HVAC.

He is constantly working, always on time, and has a hunger to learn new things. He is an excellent problem solver and often relied on to trouble shoot obstacles. He makes good decisions and has a positive effect of people working with him. His helpfulness and ability to make others better makes him an important asset to the Tampa Housing Authority.

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

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

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	89%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative <b>(CNI)</b>	\$30,000,000	N/A
YouthBuild <b>(YB)</b>	\$1,075,472	16%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services <b>(FLNET)</b>	\$191,724	6%
Village Link-Up	\$143,774	85%
Oaks at Riverview Community Center <b>(ORCC)</b>	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	48%
Jobs Plus Initiative <b>(JPI)</b>	\$2,500,000	48%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	45%

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

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

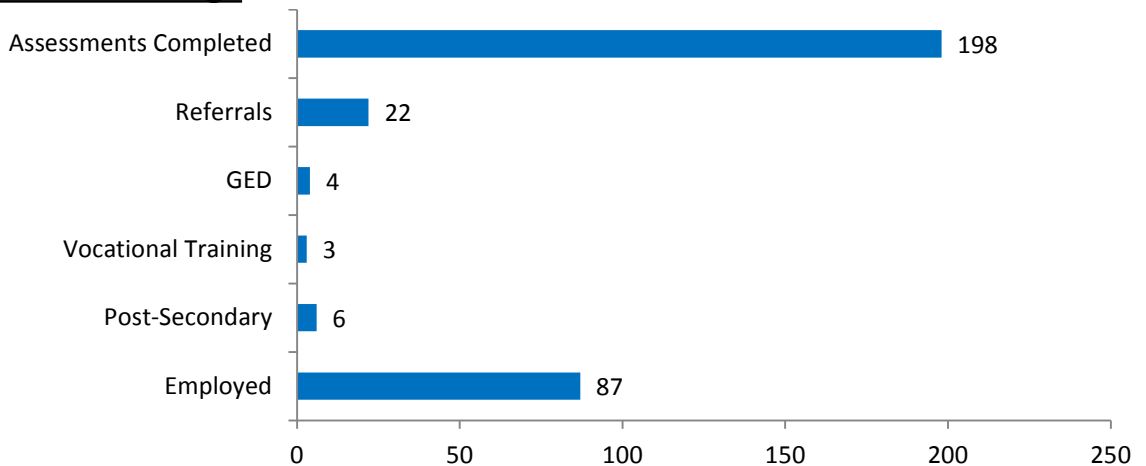
Grant Period: March 24<sup>th</sup>, 2016 – March 31<sup>st</sup>, 2020

Grant Amount: \$682,560.00

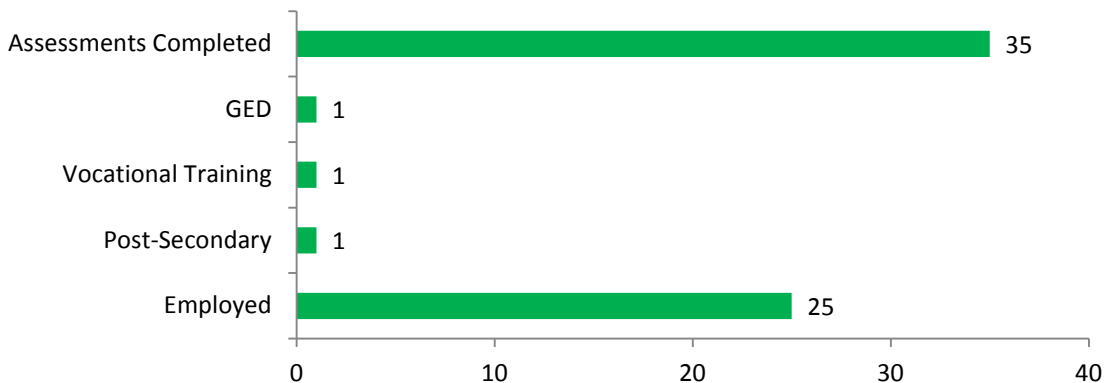
Completion Rate: 89%

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

**Robles Park Village**



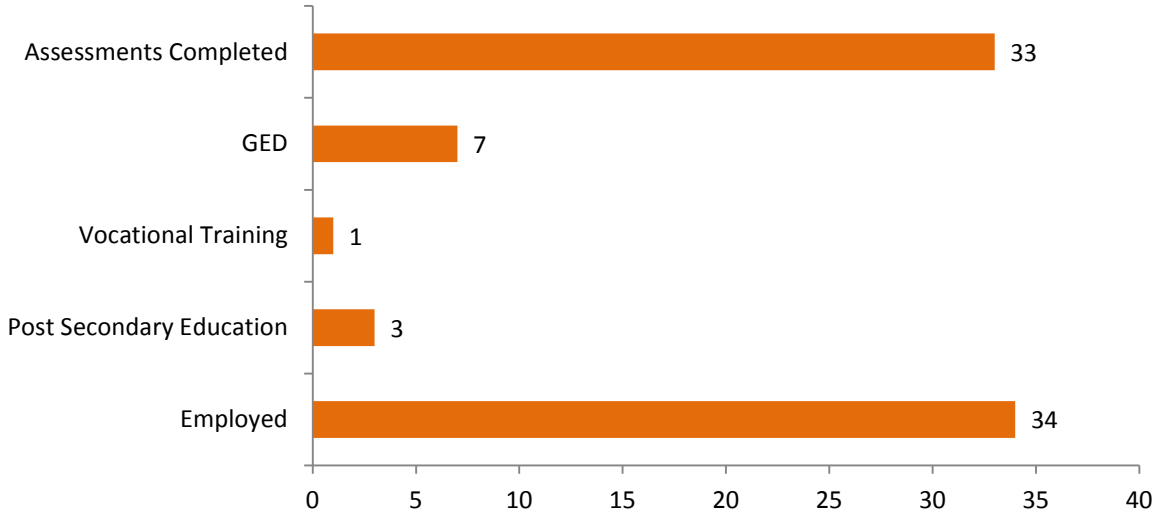
**Arbors at Padgett Estates**



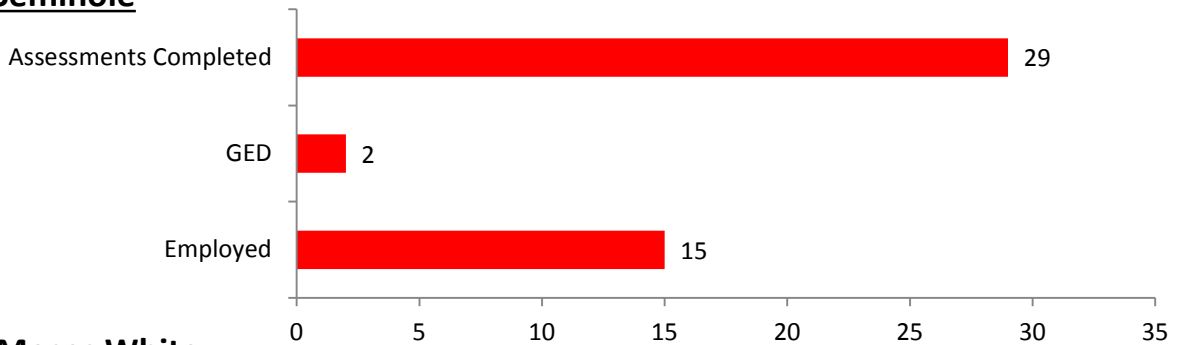
**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
OCTOBER 2019**

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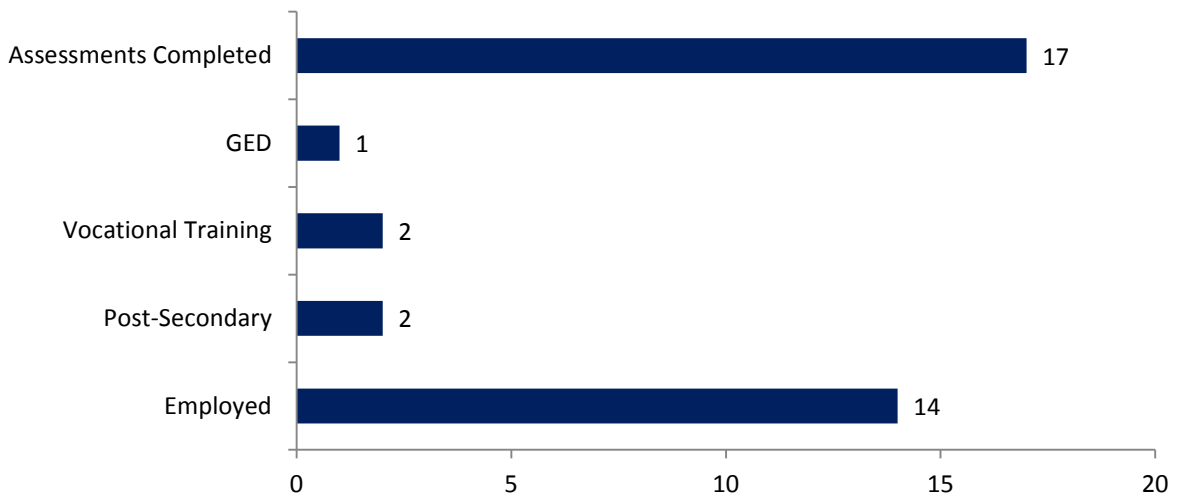
**C. Blythe Andrews**



**Seminole**



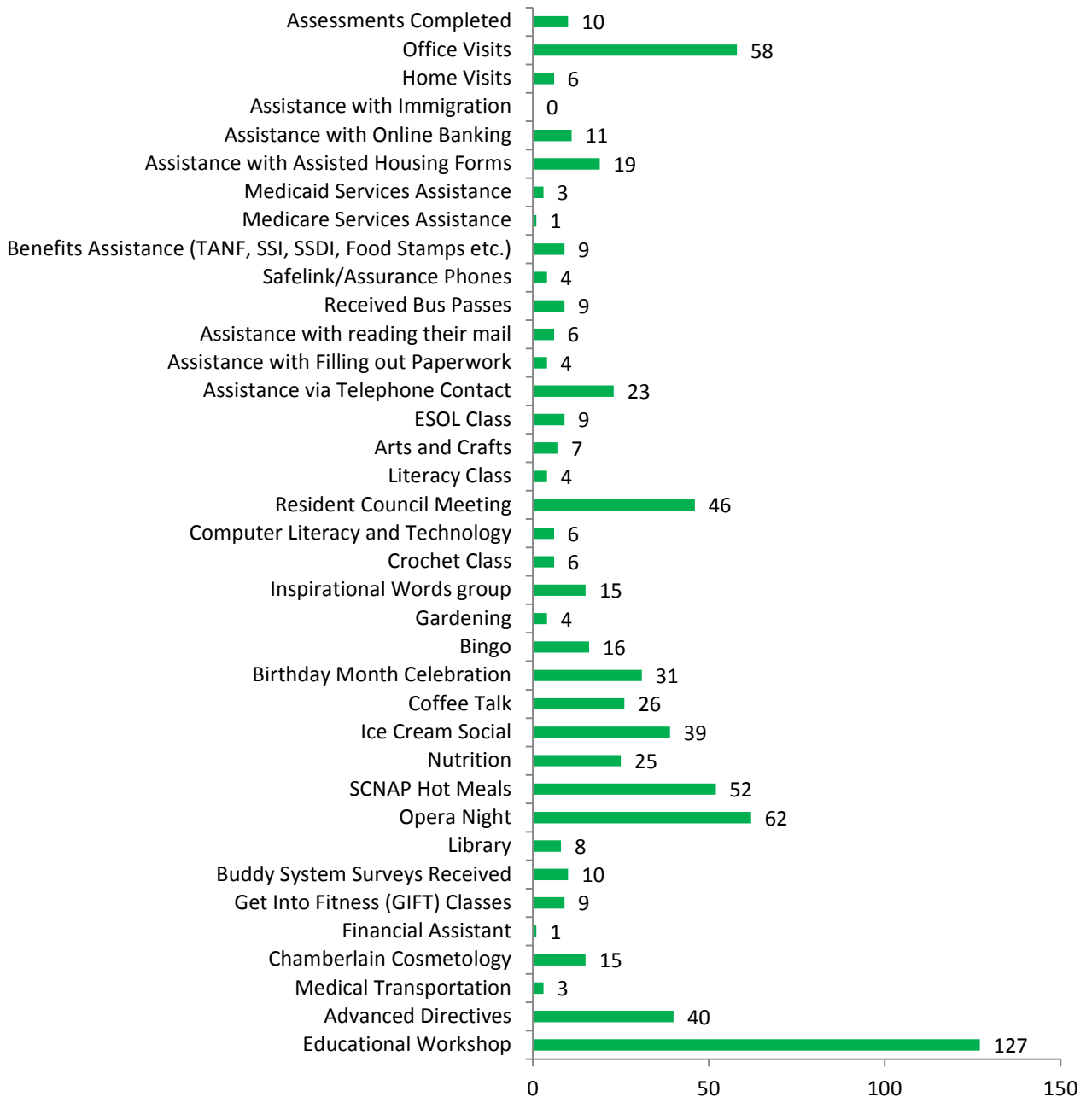
**Moses White**



## ELDERLY SERVICES OCTOBER 2019

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

### Monthly Activities and Resident Participation JL Young - 466 Residents





# COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM OCTOBER 2019

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

## Choice Neighborhood Initiative (CNI)

### Participant Enrollment

625 Participants Enrolled

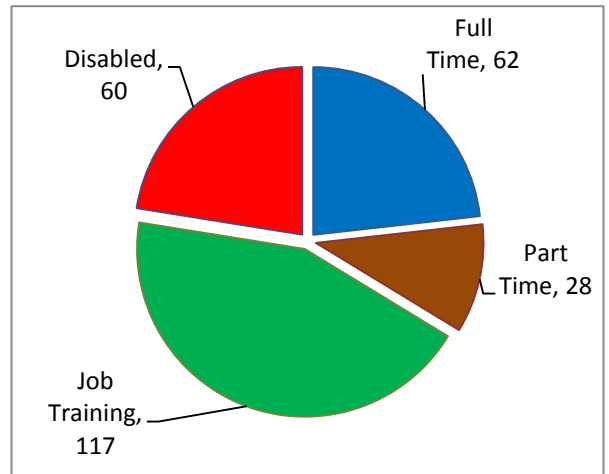
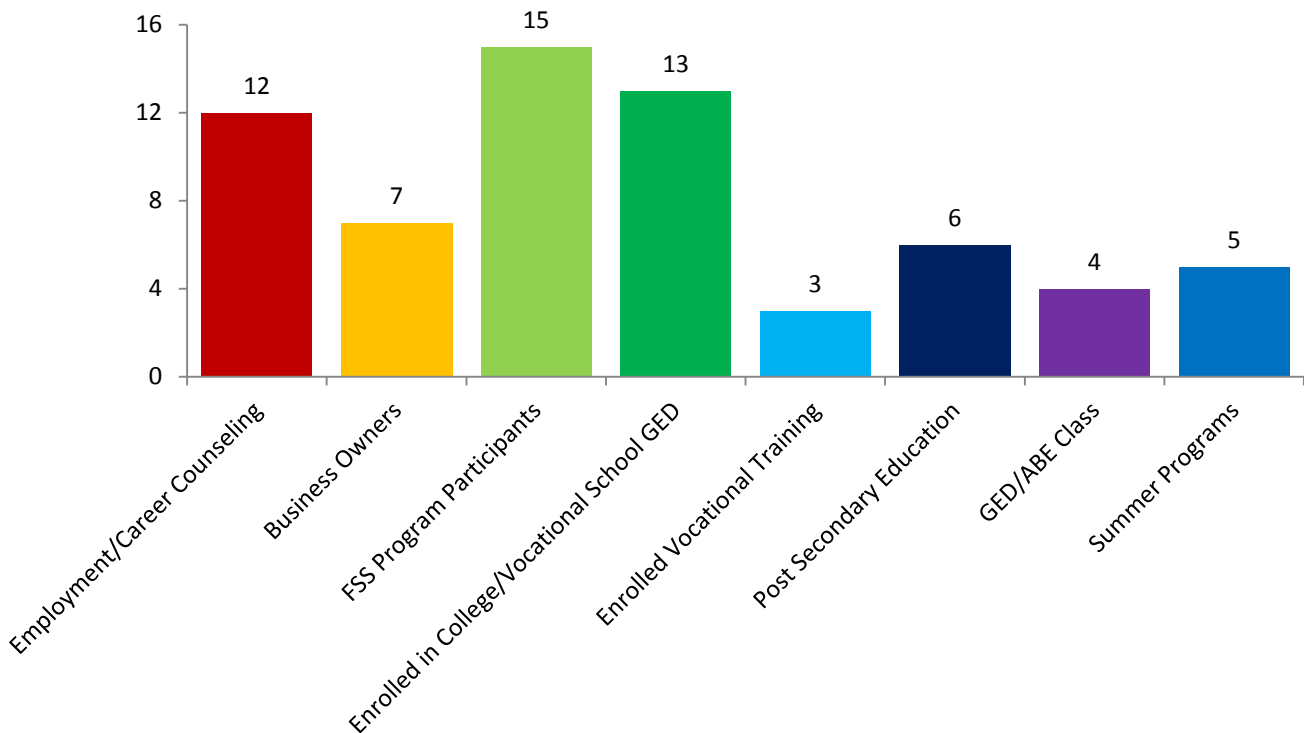
170 Active Families

Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (913)

- Ella – 121
- Reed – 200
- Trio – 245
- Tempo – 347

### Participant Services

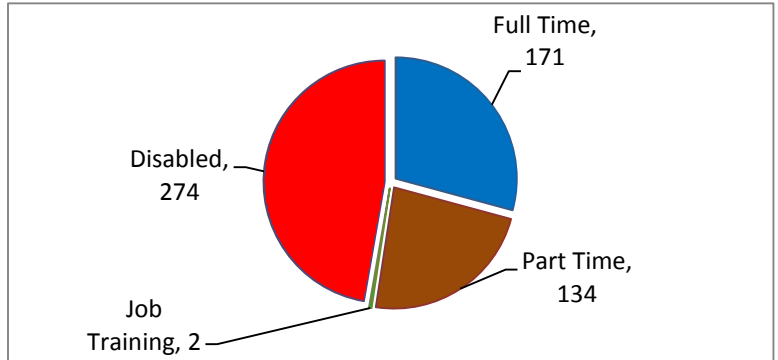


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM  
OCTOBER 2019**

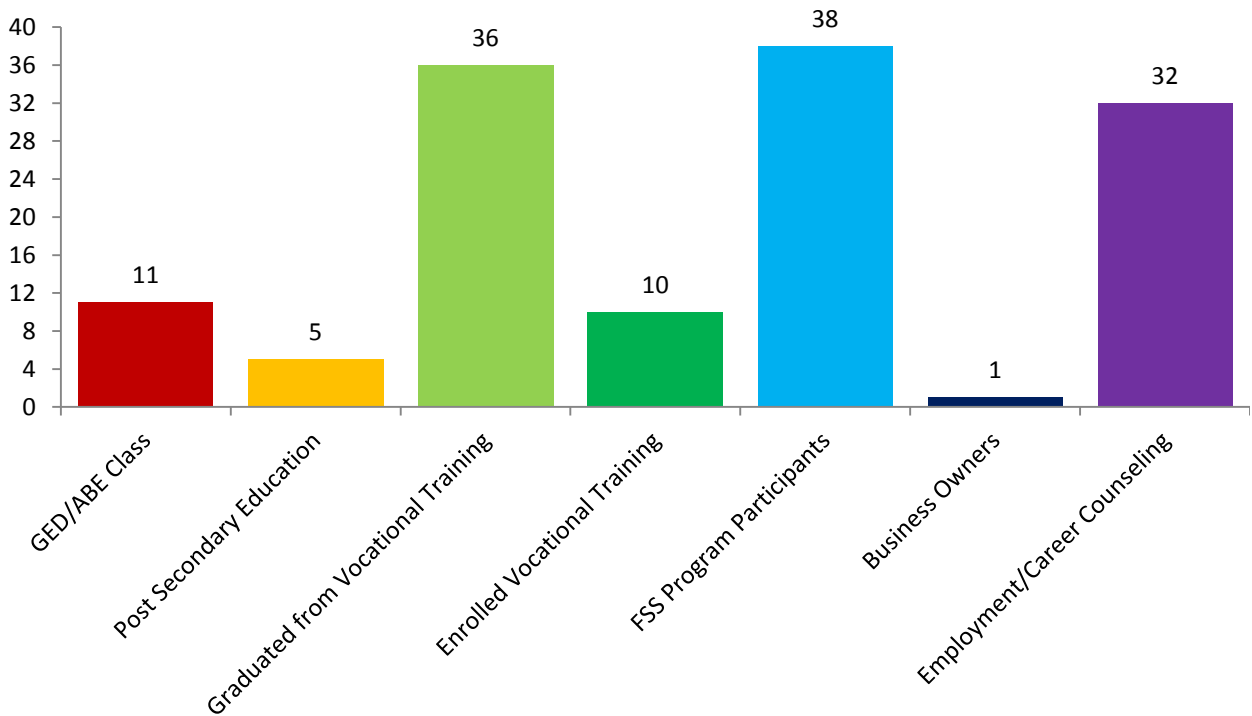
**West River Initiative**

**Participant Enrollment**

1676 Participants Enrolled  
658 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 OCTOBER 2019

Grant Period: February 1, 2019 – May 31, 2022  
Grant Amount: \$1,075,472  
Completion Rate: 16%

## **Program Description:**

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	16				
GED/H.S Attainments	75%					
Literacy and Numeracy Gains	65%	6 Students				
Attainment of Degree/ Certification	85%	NCCER – 12				
Placements Employment/ Secondary Education	74%	3				
Additional Certifications:		OSHA 12 Forklift 5				

## **Monthly Highlights:**

- THA YB Began and completed its 2<sup>nd</sup> Mental Toughness session for cohort 2
- THA YB received the CSET Curriculum Funding of \$5,000
- AmeriCorps Matt Clerico conducted a site visit
- THA YB Program Manager Applied for a new YB USA Mentorship grant
- S. Rogers began C.N.A Training
- W. Mitchell Jr. and Justin Cornier earned employment from DPR Construction
- V. Hopps began Phlebotomy certification class
- W. Gano and M. Winbush earned employment.

## **Upcoming Events:**

- New cohort will begin working with Habitat for Humanities in January
- New cohort will begin building another bathroom at the YB site since we currently only have one bathroom for all students and staff
- Planning a college tour for the new cohort to take place in the fall

**Location: Hillsborough County**

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

Grant Amount: \$191,724

Completion Rate: 6%

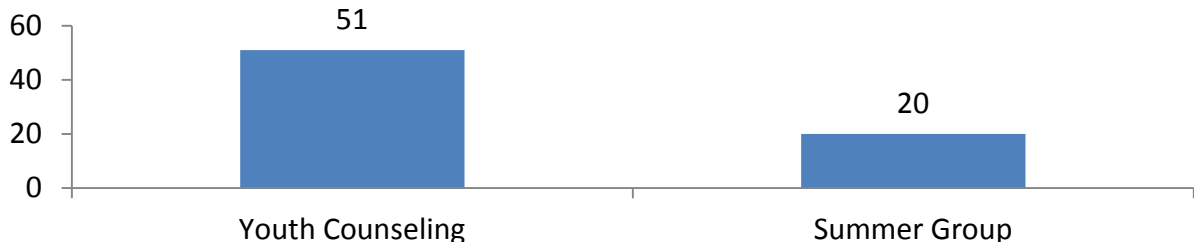
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

- Seventy-one (71) active cases in 2019-2020 Fiscal Year.



**Monthly Highlights:**

- October 4 – Facilitated Youthbuild Anger Management group
- October 8 – Case Staffing Committee
- October 8 – USF Rehab & Mental Health Counseling Intern Recruitment Fair
- October 17 – Burney Elementary Outreach Meeting
- October 25 – USF Immigration & Policy: Effects on the Well-Being of Young People, Families & Communities (Ybor City)

**Upcoming Events:**

- Planning Group Sessions at Plant City HS, Community Charter School
- November 8<sup>th</sup>, 22<sup>nd</sup>, and 29<sup>th</sup> - Facilitating Youthbuild Anger Management Class
- November 12 – Case Staffing Committee
- November 15 – DJJ Juvenile Justice Advisory Board Meeting
- November 18 – Professional Learning Community Meeting – Ferrell Preparatory
- November 27 – 7<sup>th</sup> Annual Fall Parent Workshop – 10am – 1pm – ORCC

**Location: Robles Park Village**

Grant Period: October 1<sup>st</sup>, 2019 – September 30<sup>th</sup>, 2020

Grant Amount: \$137,345

Completion Rate: 0%

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

**Empowerment Evaluation Matrix/Work Plan Outcomes**

Enroll at least 50 Families

At least **80%** of a minimum of 50 families have improved family wellbeing

At least **85%** of a minimum of 50 families have increased social supports

At least **85%** of a minimum of 50 families have increased concrete supports

At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school

**Monthly Highlights:**

- October 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup> – Children's Board Afterschool Reading Crew – (4) youth enrolled
- October 9<sup>th</sup> – "Communication Strategies & Mindfulness" Parent Workshop facilitated by Free 4 Ever International, Inc.
- October 16<sup>th</sup> – Children's Board Quarter 4 Site Visit
- October 23<sup>rd</sup> - "Communication Strategies & Mindfulness" Parent Workshop facilitated by Free 4 Ever International, Inc.
- October 23<sup>rd</sup> – Children's Board ASO Supervisor Meeting

**Upcoming Events:**

- November 4<sup>th</sup> – Last Children's Board Afterschool Reading Crew session
- November 13<sup>th</sup> – "How To Talk So Kids Will Listen" Parent Workshop facilitated by Free 4 Ever International, Inc.
- November 15<sup>th</sup> – Submittal of FY2019 Expenditure Reimbursement
- November 21<sup>st</sup> – "Parent Advocacy" Parent Workshop facilitated by Project Link, Inc.

## OAKS AT RIVERVIEW COMMUNITY CENTER OCTOBER 2019

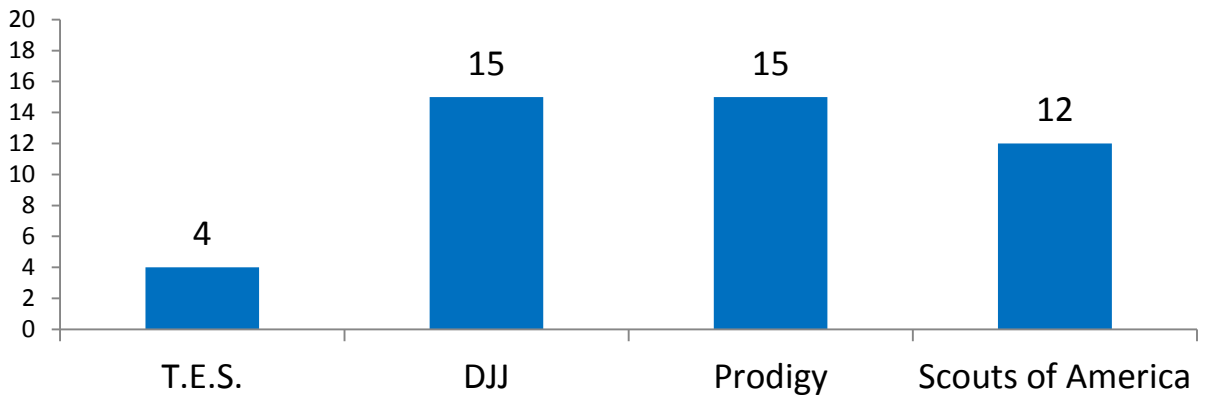
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The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes: tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose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

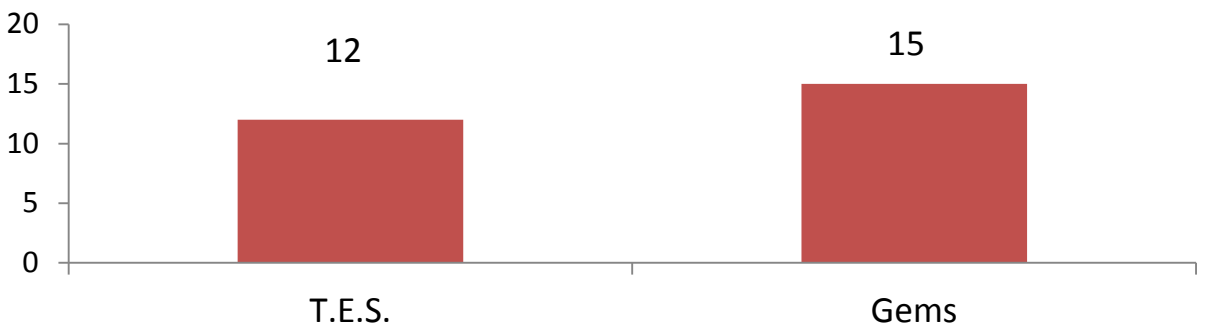
### **Oaks at Riverview Community Center Participation – Total Attendance – 121**

Average Daily Participation - 67 (53 Elementary, 14 Middle/High School)

#### **Elementary Afterschool Programs - 102**



#### **Middle/High School Programs - 19**



## Summer/After School Services Program OCTOBER 2019

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**Location: Oaks at Riverview Community Center**

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

Grant Amount: \$61,377

Completion Rate: 72%

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

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

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

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



## OCTOBER 2019

**Location: Oaks at Riverview Community Center**

Grant Period: October 1<sup>st</sup>, 2018 – September 30<sup>th</sup>, 2019

Grant Amount: \$60,000

Completion Rate: 48%

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

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

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

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

Month	Number of Students Enrolled during Month
May	17
June	17
July	43
August	78
September	4
October	15
<b>Total (Unduplicated)</b>	<b>86</b>





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

	Registered	10/1	10/7	10/14	10/21	10/28
Robles	73	22	17	15	20	25
ORCC	20	13	12	13	13	13
Belmont Phase III	12				8	10
Belmont Phase I and II	15					15

Each group meets weekly at their respective location. Some locations are being restarted with the new school year.

### Trips Overview

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

- Merit Badge Academy – November 2
- Scouts Day at the Bucs – Dec 8
- Activity Day at Camp Brorein – Dec 14

### Highlights

- This month the Scout Units had regular meetings. The big trip was Spook-o-ree. The Cub Scouts had a great day and some of the older scouts helped with the program staff for the event. We started meetings at Belmont Heights and are working on starting the Seminole area locations.

### Looking Forward

- We are planning our fall court of honor and pack meeting to give out awards
- We will be expanding our weekly meetings to the other determined sites

# JOBS PLUS INITIATIVE

## OCTOBER 2019

**Location: Robles Park Village**

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

Grant Amount: \$2,500,000

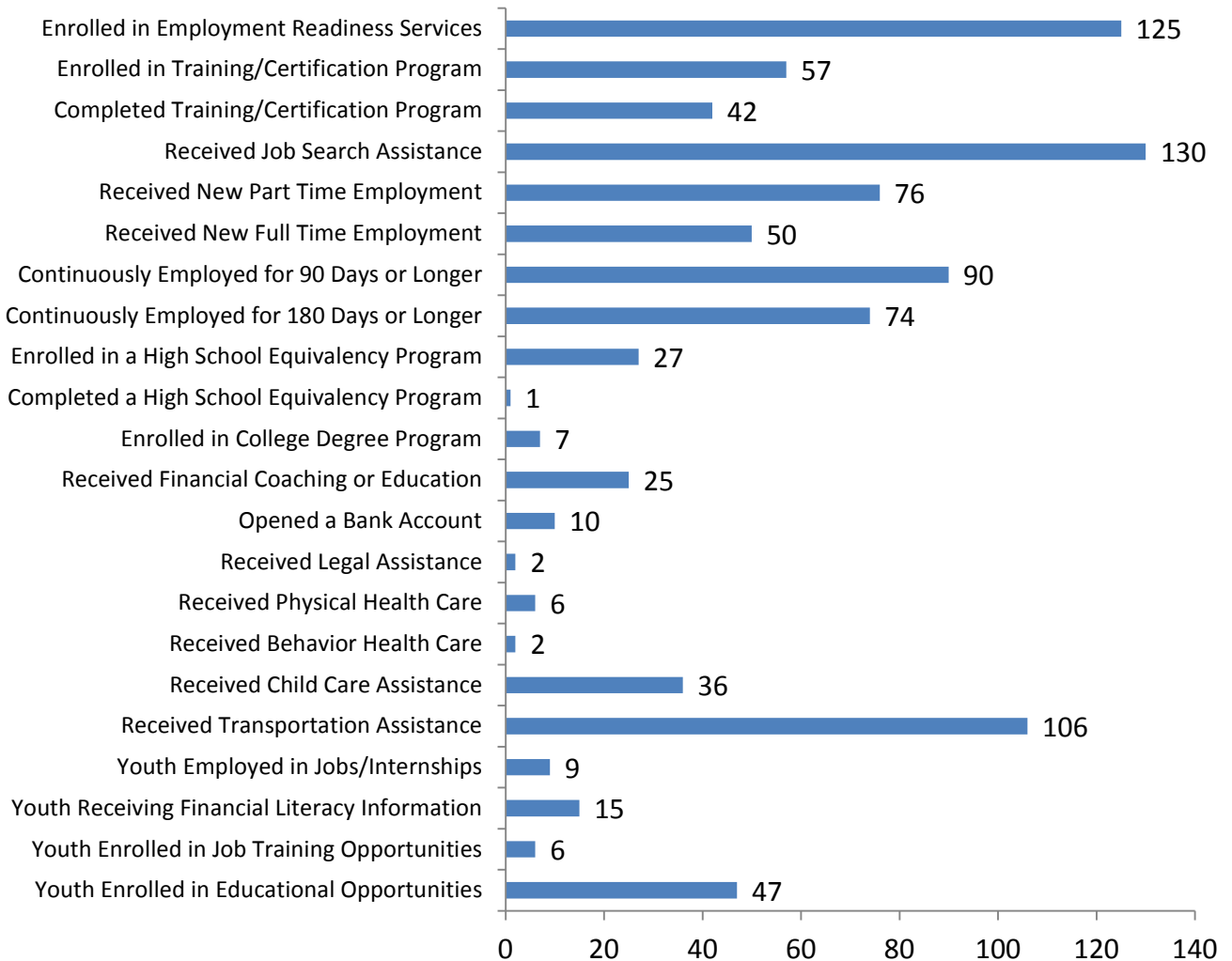
Completion Rate: 48%

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**

- 288 Adult Participants enrolled since the beginning of the Program (429 Work-able Residents on the Property)
- 78 14-17 year old Youths are participating in the JPI Program (82 youth on the Property)

### **Participant Services**



**JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)  
OCTOBER 2019**

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**Job Developer recently resigned, currently reviewing applicants to fill position.**

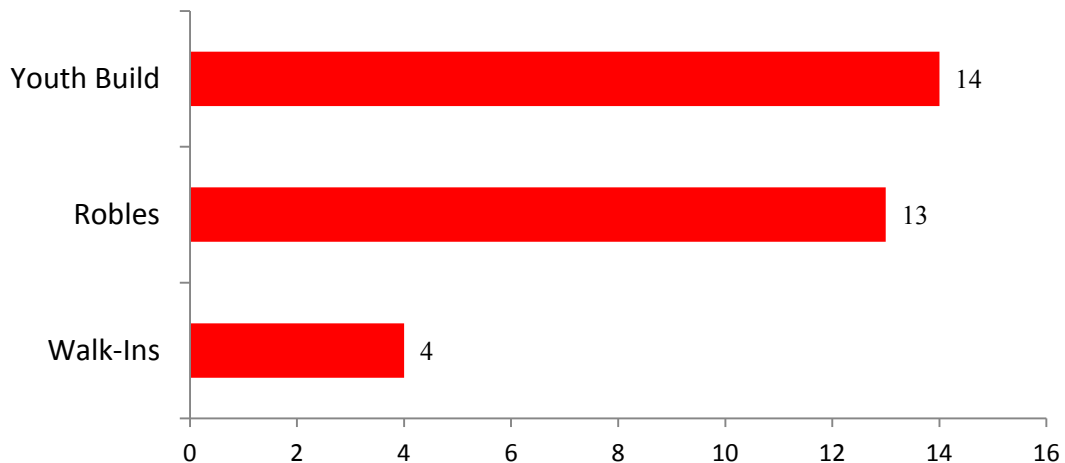
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

**Job Development Workshop Attendance**



**CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)  
OCTOBER 2019**

**Homeownership Program currently in planning stage for reorganization.**

**Homebuyer Education**

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

**Pre-Purchase, Credit and Budget Counseling**

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

**Foreclosure Intervention and Default Counseling**

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

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27	14	19	19	28	20	20	14	0	0			161
FTHB* Graduates	21	7	14	19	26	14	13	10	0	0			124
FTHB* Counseling	16	16	21	25	22	25	25	27	0	0			161
Foreclosure Counseling	0	0	0	0	0	0	0	0	0	0			0
Total Clients Served	16	16	21	25	22	25	25	27	0	0			161
FTHB New Clients	16	16	21	25	22	25	25	27	0	0			161
Foreclosure New Clients	0	0	0	0	0	0	0	0	0	0			0
Total New Clients	16	16	21	25	22	25	25	27	0	0			161
Non-Section 8 Purchased Home	2	0	0	0	0	0	0	3	1	0			7
Public Housing FTHB Attendees	0	0	0	1	2	2	0	1	0	0			6
Section 8 FTHB Attendees	2	0	0	2	2	1	2	1	0	0			10
Outreach and Distribution	30	36	45	56	60	70	47	56	37	0			435



Johnson Control's Foundation  
Sustainability Ambassadors Grant Program  
Grant Period: January 31<sup>st</sup>, 2017 – December 31<sup>st</sup>, 2019  
Grant Amount: \$50,000  
Completion Rate: 45%

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October 2019

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

➤ On October 10<sup>th</sup>, Sustainability Ambassadors and residents visited the Florida Aquarium to learn the state's water story of "Begins Underground".

- Residents obtained information on where our water comes from and how efficient Florida's underground aquifer system.
- Ambassadors also enjoyed learning about the many different aquatic species that mutually benefit from better stewardship of water.
- Being able to touch the stingrays, corals and other aquatic organisms provided an opportunity to connect on how behaviors affect so many other populations.

➤ Water Conservation Workshops were held on Oct. 9<sup>th</sup> at Squire Villas and Oct. 23<sup>rd</sup> at Osborne Landing with City of Tampa Water Department. Ambassadors and residents learned about water consumption, leaks, and saving money.



## **Geraldine Barnes Award Winner: Reva Iman**

### **Community Service, Personal Development, and Exceptional Volunteerism**

Reva has been a resident of Robles Park Village since 2013. Since this time, Reva has acted in the capacity of a resident, Council President, and an employee.

As Robles Park Village Resident Council President, Reva has built ongoing relationships within the community that has been able to improve the well-being of neighboring residents.

Reva has:

- Organized and lead an annual breakfast and lunch program throughout the summer in partnership with the Hillsborough County Meal Program.
- Organized summer program activities in partnership with Tampa Heights Civic Association.
- Created support groups for girls
- Organized after school programs
- Organized life skills programs for both youth and parents
- Continual community youth activities such as holiday festivities, clothing giveaway and food items.



## **Geraldine Barnes Award Winner: Reva Iman**

As a resident, Reva has enrolled in the Jobs Plus Program since June 2017. Since enrollment, Reva has not only maintained the role of Robles Park Village Resident Council President but made personal and professional milestones.

To date Reva has:

- Participated in the “Getting Ahead” life skill training program provided by City Plan
- Enrolled and completed the United Way Financial Coaching program.
- Enrolled at Hillsborough Community College

As an employee, Reva has continued to display ongoing acts of humanitarian services in the community and is an important member of the JPI team.

- Reva first began as a Community Coach and recruited a mass number of Robles Park’s population for the JPI program
- Advocated on many residents behalf
- Aided Property Management in strategies to lessen crime on the property
- Has worked earnestly as a Job Coach to ensure that residents who are not employed find stable and suitable employment opportunities.

Nominators Name: Natisha Salmon

Occupation: ROSS Service Coordinator

# Tampa Opera at JL Young October 22<sup>nd</sup>, 2019





# Memorandum



**TO:** Board of Commissioners  
**FM:** Susi Begazo-McGourty, SVP / CFO  
**CC:** Jerome D. Ryans, President / CEO  
**DATE:** November 12, 2019  
**RE:** Financial Reporting for the Month of October 2019

## Financial Highlights

October 31, 2019

### Rental Assistance Demonstration (RAD)

#### For the Seven Months Ended October 31, 2019

- As of October 31, 2019, the RAD properties with a March 31<sup>st</sup> fiscal year end generated net cash from operations in the amount of \$414,373 after deducting the Operating Reserves in the amount of \$422,312; PPS, Youth, and Resident Enrichment funding in the amount of \$474,927; Transfers to the Corporate Overhead in the amount of \$272,862, and Replacement Reserves of \$521,105.
- The total RAD rents and other revenues budgeted for this period year to date was \$6,423,393 with actual revenues earned of \$6,552,961. This \$129,568 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$4,447,383 which represents \$136,194, or 3.1%, less than YTD budgeted expenses. This amount includes \$92,421 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.
- The above expenses include \$38,170 and \$6,220 in surveying and relocation costs, respectively, at Robles Park, LLC, related to Zion Cemetery. A total of \$90,000 has been budgeted for relocation costs for affected residents.

### Assisted Housing (AH)

#### For the Seven Months Ended October 31, 2019

- We have updated our report format for the Assisted Housing program this month. This updated version includes both the Voucher and Administration pieces of the program whereas previous versions only included the Administration portion of the program.
- The Voucher utilization for October 31, 2019, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue is \$5,274,494 and YTD Voucher Revenue is \$49,112,437 which represents a total positive variance of \$759,436. YTD operating expenditures are \$4,077,411 which represents a positive variance of \$51,927 compared to the YTD budget. The YTD net income was \$318,416.

## **Business Activities**

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

#### **For the Six Months Ended September 30, 2019**

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds and was 93.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was (\$12,736).
- Operating Cash Balance was \$110,836.
- Replacement Reserves Cash Balance was \$96,786.

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

#### **For the Seven Months Ended October 31, 2019**

- Consists of two phases: Phase 1 operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 94.0% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$126,752 for both phases combined.
- Replacement Reserve for both phases combined was \$228,500.

## **Blended Components**

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

#### **For the Seven Months Ended October 31, 2019**

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance Based Contract Administration (“PBCA”). The contract includes the administration of approximately 460 contract properties covering approximately 40,900 assisted housing units. NTHDC earns administrative fees for managing the Section 8 Housing Vouchers throughout the State of Florida.

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was (\$1,665,686).
- This loss is primarily attributable to a \$1.25 million acquisition payment funded by NTHDC for the Tempo and \$1 million in member loans for West River developments which were not originally budgeted.

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

### **For the Nine Months Ended September 30, 2019**

- MRDC's communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 98.4% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,332,659.
- Operating Cash Balance was \$4,746,173.
- Replacement Reserves Cash Balance was \$378,726.

## **Related Entities**

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

#### **For the Nine Months Ended September 30, 2019**

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 99.4% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$133,579.
- Operating Cash Balance was \$123,702.
- Replacement Reserve Cash Balance was \$322,481.

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

#### **For the Nine Months Ended September 30, 2019**

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 94.3% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$115,402.
- Operating Cash Balance was \$358,893.
- Replacement Reserve Cash Balance was \$218,273.

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

#### **For the Nine Months Ended September 30, 2019**

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 96.8% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$258,873.
- Operating Cash Balance was \$519,785.
- Replacement Reserve Cash Balance was \$193,772.

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

#### **For the Nine Months Ended September 30, 2019**

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 100% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$246,646.
- Operating Cash Balance was \$895,595.
- Replacement Reserve Cash Balance has not yet been established.

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

#### **For the Nine Months Ended September 30, 2019**

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 96.8% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(182,750).
- A total of \$2,449,286 has been collected related to a construction defect settlement fiscal year to date of which \$2,288,078 has been used to perform repairs on the property.
- Operating Cash Balance was \$1,431,880.
- Replacement Reserves Cash Balance was \$326,726.

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

#### **For the Ten Months Ended October 31, 2019**

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida and was 95.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$44,642.

**Tampa Housing Authority**  
 RAD Properties Summary      1,073 Units  
 For the Seven Months Ended October 31, 2019

Occupancy Percentage: 95.9%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	7 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 363,231	\$ 328,257	\$ 329,317	\$ 279,972	\$ 185,764	\$ 1,486,541	\$ 1,203,430	\$ 283,111	\$ 2,063,024	\$ 198
HAP Payments	2,273,911	778,285	620,929	699,321	599,217	4,971,663	5,219,963	(248,300)	8,948,508	\$ 662
Other Revenue	46,773	13,445	11,762	11,608	11,169	94,757	-	94,757	-	\$ 13
<b>Total Revenue</b>	<b>\$ 2,683,914</b>	<b>\$ 1,119,987</b>	<b>\$ 962,009</b>	<b>\$ 990,901</b>	<b>\$ 796,150</b>	<b>\$ 6,552,961</b>	<b>\$ 6,423,393</b>	<b>\$ 129,568</b>	<b>\$ 11,011,532</b>	<b>\$ 872</b>
Admin Salaries / Benefits	266,250	108,443	90,489	109,382	79,370	653,934	655,626	1,693	1,123,931	\$ 87
Administrative Expenses	122,464	47,606	28,638	30,708	15,278	244,694	315,571	70,877	540,979	\$ 33
Management Fees	218,510	87,445	72,918	76,026	61,111	516,010	516,010	-	884,589	\$ 69
Tenant Services Salary / Benefits	15,100	3,926	14,629	13,265	8,232	55,153	45,622	(9,531)	78,208	\$ 7
Tenant Service Expenses	25,903	7,780	5,685	4,883	3,270	47,521	36,895	(10,626)	63,249	\$ 6
Utilities	155,021	41,450	100,730	53,224	51,879	402,304	437,309	35,005	785,396	\$ 54
Maintenance Salary / Benefits	453,608	177,585	128,096	125,152	87,891	972,332	958,598	(13,734)	1,643,310	\$ 129
Maintenance Expenses	121,409	51,349	89,082	45,250	34,097	341,186	346,284	5,098	593,630	\$ 45
Contracted Maintenance Services	275,951	134,049	122,088	101,463	69,790	703,340	735,873	32,533	1,264,858	\$ 94
Protective Services Salary and Benefits	19,421	7,912	7,192	7,194	5,035	46,754	48,344	1,590	82,875	\$ 6
Protective Service Expenses	35,956	-	-	-	-	35,956	120,000	84,044	120,000	\$ 5
General Expenses	116,737	64,649	56,645	45,617	51,805	335,453	329,439	(6,015)	568,463	\$ 45
Bad Debt	70,872	-	8,978	6,101	6,470	92,421	35,089	(57,332)	60,153	\$ 12
Other Expenses	-	326	-	-	-	326	2,917	2,591	5,000	\$ 0
<b>Total Expenses</b>	<b>\$ 1,897,201</b>	<b>\$ 732,520</b>	<b>\$ 725,168</b>	<b>\$ 618,267</b>	<b>\$ 474,227</b>	<b>\$ 4,447,383</b>	<b>\$ 4,583,577</b>	<b>\$ 136,194</b>	<b>\$ 7,814,641</b>	<b>\$ 592</b>
<b>Net Operating Income</b>	<b>\$ 786,713</b>	<b>\$ 387,468</b>	<b>\$ 236,841</b>	<b>\$ 372,634</b>	<b>\$ 321,923</b>	<b>\$ 2,105,578</b>	<b>\$ 1,839,816</b>	<b>\$ 265,762</b>	<b>\$ 3,196,891</b>	<b>\$ 280</b>
Operating Reserves	173,720	71,397	68,931	62,471	45,793	422,312	422,311	-	723,962	\$ 56
Transfer to Corporate Overhead	109,857	48,571	42,977	41,959	29,499	272,862	272,862	-	467,763	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	28,042	10,270	10,393	10,147	7,134	65,984	65,984	-	113,116	\$ 9
Oaks at Riverview Youth Programs	102,744	42,074	39,285	38,355	26,965	249,421	249,421	-	427,578	\$ 33
Funding of PPS Salaries	67,793	24,828	25,125	24,530	17,246	159,522	159,522	-	273,466	\$ 21
Replacement Reserves	317,157	61,791	53,506	52,240	36,410	521,105	521,105	-	893,323	\$ 69
<b>Total Other Out Flows</b>	<b>\$ 799,313</b>	<b>\$ 258,931</b>	<b>\$ 240,216</b>	<b>\$ 229,702</b>	<b>\$ 163,046</b>	<b>\$ 1,691,205</b>	<b>\$ 1,691,205</b>	<b>\$ -</b>	<b>\$ 2,899,208</b>	<b>\$ 225</b>
<b>Net Cash From Operations</b>	<b>\$ (12,600)</b>	<b>\$ 128,537</b>	<b>\$ (3,375)</b>	<b>\$ 142,932</b>	<b>\$ 158,877</b>	<b>\$ 414,373</b>	<b>\$ 148,611</b>	<b>\$ 265,762</b>	<b>\$ 297,683</b>	<b>\$ 55</b>

# Tampa Housing Authority

Robles Park, LLC

432 Units

For the Seven Months Ended October 31, 2019

Occupancy Percentage: 92.7%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 49,706	\$ 35,969	\$ 13,737	\$ 363,231	\$ 251,783	\$ 111,448	\$ 431,628	\$ 120
HAP Payments	303,134	350,408	(47,274)	2,273,911	2,452,857	(178,946)	4,204,897	\$ 752
Other Revenue	18,984	-	-	46,773	-	46,773	-	\$ 15
<b>Total Revenue</b>	<b>\$ 371,824</b>	<b>\$ 386,377</b>	<b>\$ (14,553)</b>	<b>\$ 2,683,914</b>	<b>\$ 2,704,640</b>	<b>\$ (20,725)</b>	<b>\$ 4,636,525</b>	<b>\$ 888</b>
Admin Salaries / Benefits	35,848	38,240	2,392	266,250	267,677	1,426	458,874	\$ 88
Administrative Expenses*	55,951	16,768	(39,183)	122,464	117,379	(5,085)	201,221	\$ 40
Management Fees	31,216	31,216	-	218,510	218,510	-	374,589	\$ 72
Tenant Services Salary / Benefits	2,261	749	(1,513)	15,100	5,240	(9,860)	8,983	\$ 5
Tenant Service Expenses**	7,897	2,105	(5,791)	25,903	14,737	(11,166)	25,264	\$ 9
Utilities	15,661	17,269	1,608	155,021	120,882	(34,138)	226,621	\$ 51
Maintenance Salary / Benefits	64,998	61,027	(3,971)	453,608	427,186	(26,422)	732,319	\$ 150
Maintenance Expenses	14,787	16,222	1,435	121,409	113,553	(7,855)	194,663	\$ 40
Contracted Maintenance Services	20,066	33,746	13,680	259,859	236,220	(23,639)	404,949	\$ 86
Protective Services Salary and Benefits	2,901	2,993	93	19,421	20,953	1,533	35,919	\$ 6
Protective Service Expenses	16,092	-	(16,092)	52,048	120,000	67,952	120,000	\$ 17
General Expenses	17,563	14,368	(3,195)	116,737	99,739	(16,999)	172,063	\$ 39
Bad Debt	(1,420)	6,209	7,629	70,872	43,463	(27,409)	74,508	\$ 23
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 283,819</b>	<b>\$ 240,911</b>	<b>\$ (42,908)</b>	<b>\$ 1,897,201</b>	<b>\$ 1,805,540</b>	<b>\$ (91,661)</b>	<b>\$ 3,029,973</b>	<b>\$ 627</b>
<b>Net Operating Income</b>	<b>\$ 88,006</b>	<b>\$ 145,466</b>	<b>\$ (57,460)</b>	<b>\$ 786,713</b>	<b>\$ 899,099</b>	<b>\$ (112,386)</b>	<b>\$ 1,606,552</b>	<b>\$ 260</b>
Operating Reserves	24,817	24,817	-	173,720	173,720	-	297,806	\$ 57
Transfer to Corporate Overhead	15,694	15,694	-	109,857	109,857	-	188,326	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	4,006	4,006	-	28,042	28,042	-	48,072	\$ 9
Oaks at Riverview Youth Programs	14,678	14,678	-	102,744	102,744	-	176,132	\$ 34
Funding of PPS Salaries	9,685	9,685	-	67,793	67,793	-	116,217	\$ 22
Replacement Reserves	45,308	45,308	-	317,157	317,157	-	543,698	\$ 105
<b>Total Other Out Flows</b>	<b>\$ 114,188</b>	<b>\$ 114,188</b>	<b>\$ -</b>	<b>\$ 799,313</b>	<b>\$ 799,313</b>	<b>\$ -</b>	<b>\$ 1,370,251</b>	<b>\$ 264</b>
<b>Net Cash From Operations</b>	<b>\$ (26,182)</b>	<b>\$ 31,278</b>	<b>\$ (57,460)</b>	<b>\$ (12,600)</b>	<b>\$ 99,786</b>	<b>\$ (112,386)</b>	<b>\$ 236,302</b>	<b>\$ (4)</b>

\*Includes Surveying Costs of \$38,170 related to Zion Cemetery

\*\*Includes Relocation Costs of \$6,220 related to Zion Cemetery

# Tampa Housing Authority

Arbors Estates, LLC

191 Units

For the Seven Months Ended October 31, 2019

Occupancy Percentage: 96.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 49,039	\$ 36,190	\$ 12,849	\$ 328,257	\$ 253,327	\$ 74,931	\$ 434,274	\$ 246
HAP Payments	111,671	119,963	(8,292)	778,285	839,741	(61,456)	1,439,556	\$ 582
Other Revenue	854	-	-	13,445	-	13,445	-	\$ 10
<b>Total Revenue</b>	<b>\$ 161,564</b>	<b>\$ 156,153</b>	<b>\$ 4,557</b>	<b>\$ 1,119,987</b>	<b>\$ 1,093,068</b>	<b>\$ 26,920</b>	<b>\$ 1,873,830</b>	<b>\$ 838</b>
Admin Salaries / Benefits	16,669	14,494	(2,175)	108,443	101,455	(6,988)	173,923	\$ 81
Administrative Expenses	10,057	8,706	(1,351)	47,606	60,945	13,339	104,477	\$ 36
Management Fees	12,492	12,492	-	87,445	87,445	-	149,906	\$ 65
Tenant Services Salary / Benefits	520	491	(29)	3,926	3,440	(486)	5,897	\$ 3
Tenant Service Expenses	1,534	973	(562)	7,780	6,808	(972)	11,670	\$ 6
Utilities	9,861	7,950	(1,911)	41,450	55,649	14,200	101,449	\$ 31
Maintenance Salary / Benefits	28,199	25,633	(2,566)	177,585	179,430	1,844	307,594	\$ 133
Maintenance Expenses	8,612	10,790	2,178	51,349	75,527	24,178	129,475	\$ 38
Contracted Maintenance Services	28,995	19,242	(9,754)	134,049	135,166	1,118	235,075	\$ 100
Protective Services Salary and Benefits	1,182	1,133	(49)	7,912	7,929	17	13,593	\$ 14
General Expenses	10,062	9,599	(463)	64,649	66,501	1,852	114,760	\$ 48
Bad Debt	-	2,583	2,583	-	18,083	18,083	31000	\$ -
Other Expenses	-	417	417	326	2,917	2,591	5,000	\$ 0
<b>Total Expenses</b>	<b>\$ 128,184</b>	<b>\$ 114,501</b>	<b>\$ (13,683)</b>	<b>\$ 732,520</b>	<b>\$ 801,295</b>	<b>\$ 68,775</b>	<b>\$ 1,383,818</b>	<b>\$ 548</b>
<b>Net Operating Income</b>	<b>\$ 33,379</b>	<b>\$ 41,651</b>	<b>\$ (9,126)</b>	<b>\$ 387,468</b>	<b>\$ 291,773</b>	<b>\$ 95,695</b>	<b>\$ 490,012</b>	<b>\$ 290</b>
Operating Reserves	10,200	10,200	-	71,397	71,397	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	48,571	48,571	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	10,270	10,270	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	42,074	42,074	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	24,828	24,828	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	61,791	61,791	-	105,928	\$ 46
<b>Total Other Out Flows</b>	<b>\$ 36,990</b>	<b>\$ 36,990</b>	<b>\$ -</b>	<b>\$ 258,931</b>	<b>\$ 258,931</b>	<b>\$ -</b>	<b>\$ 443,881</b>	<b>\$ 194</b>
<b>Net Cash From Operations</b>	<b>\$ (3,611)</b>	<b>\$ 4,661</b>	<b>\$ (9,126)</b>	<b>\$ 128,537</b>	<b>\$ 32,842</b>	<b>\$ 95,695</b>	<b>\$ 46,131</b>	<b>\$ 96</b>

# Tampa Housing Authority

Seminole Park Apartments, LLC

169 Units

For the Seven Months Ended October 31, 2019

Occupancy Percentage: 94.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 47,973	\$ 39,892	\$ 8,082	\$ 329,317	\$ 279,242	\$ 50,076	\$ 478,700	\$ 278
HAP Payments	84,519	90,319	(5,800)	620,929	632,235	(11,306)	1,083,832	\$ 525
Other Revenue	456	-	456	11,762	-	11,762	-	\$ 10
<b>Total Revenue</b>	<b>\$ 132,948</b>	<b>\$ 130,211</b>	<b>\$ 2,737</b>	<b>\$ 962,009</b>	<b>\$ 911,477</b>	<b>\$ 50,532</b>	<b>\$ 1,562,532</b>	<b>\$ 813</b>
Admin Salaries / Benefits	12,633	13,205	572	90,489	92,436	1,948	158,462	\$ 76
Administrative Expenses	8,857	6,116	(2,741)	28,638	42,812	14,175	73,393	\$ 24
Management Fees	10,417	10,417	-	72,918	72,918	-	125,002	\$ 62
Tenant Services Salary / Benefits	2,191	2,138	(54)	14,629	14,965	336	25,655	\$ 12
Tenant Service Expenses	472	824	352	5,685	5,765	80	9,883	\$ 5
Utilities	17,279	19,642	2,363	100,730	137,497	36,766	235,708	\$ 85
Maintenance Salary / Benefits	17,921	18,622	701	128,096	130,354	2,258	223,464	\$ 108
Maintenance Expenses	16,981	10,034	(6,947)	89,082	70,237	(18,844)	120,407	\$ 75
Contracted Maintenance Services	24,161	21,314	(2,847)	122,088	149,197	27,109	255,767	\$ 103
Protective Services Salary and Benefits	1,074	1,030	(45)	7,192	7,208	16	12,356	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	8,634	6,660	(1,974)	56,645	46,223	(10,422)	79,684	\$ 48
Bad Debt	-	542	542	8,978	3,792	(5,186)	6,500	\$ 8
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 120,620</b>	<b>\$ 110,543</b>	<b>\$ (10,077)</b>	<b>\$ 725,168</b>	<b>\$ 773,405</b>	<b>\$ 48,237</b>	<b>\$ 1,326,281</b>	<b>\$ 613</b>
<b>Net Operating Income</b>	<b>\$ 12,328</b>	<b>\$ 19,668</b>	<b>\$ (7,340)</b>	<b>\$ 236,841</b>	<b>\$ 138,072</b>	<b>\$ 98,769</b>	<b>\$ 236,251</b>	<b>\$ 200</b>
Operating Reserves	9,847	9,847	-	68,931	68,931	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	42,977	42,977	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,485	1,485	-	10,393	10,393	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	39,285	39,285	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	25,125	25,125	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	53,506	53,506	-	91,725	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 34,317</b>	<b>\$ 34,317</b>	<b>\$ -</b>	<b>\$ 240,216</b>	<b>\$ 240,216</b>	<b>\$ -</b>	<b>\$ 411,798</b>	<b>\$ 203</b>
<b>Net Cash From Operations</b>	<b>\$ (21,988)</b>	<b>\$ (14,649)</b>	<b>\$ (7,340)</b>	<b>\$ (3,375)</b>	<b>\$ (102,144)</b>	<b>\$ 98,769</b>	<b>\$ (175,548)</b>	<b>\$ (3)</b>



# Tampa Housing Authority

Shimberg Estates, LLC

165 Units

For the Seven Months Ended October 31, 2019

<b>Occupancy Percentage: 96.4%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 36,710	\$ 34,728	\$ 1,982	\$ 279,972	\$ 243,093	\$ 36,880	\$ 416,731	\$ 242
HAP Payments	98,170	101,033	(2,863)	699,321	707,228	(7,907)	1,212,391	\$ 605
Other Revenue	708	-	708	11,608	-	11,608	-	\$ 10
<b>Total Revenue</b>	<b>\$ 135,588</b>	<b>\$ 135,760</b>	<b>\$ (172)</b>	<b>\$ 990,901</b>	<b>\$ 950,321</b>	<b>\$ 40,580</b>	<b>\$ 1,629,122</b>	<b>\$ 858</b>
Admin Salaries / Benefits	15,056	16,162	1,106	109,382	113,136	3,753	193,947	\$ 95
Administrative Expenses	9,202	7,077	(2,124)	30,708	49,539	18,831	84,924	\$ 27
Management Fees	10,861	10,861	-	76,026	76,026	-	130,330	\$ 66
Tenant Services Salary / Benefits	1,987	1,937	(50)	13,265	13,560	294	23,245	\$ 11
Tenant Service Expenses	1,381	804	(577)	4,883	5,629	745	9,649	\$ 4
Utilities	8,097	10,608	2,511	53,224	74,258	21,034	133,646	\$ 46
Maintenance Salary / Benefits	17,921	18,791	870	125,152	131,535	6,383	225,489	\$ 108
Maintenance Expenses	12,791	6,901	(5,890)	45,250	48,306	3,056	82,810	\$ 39
Contracted Maintenance Services	22,099	18,058	(4,041)	101,463	126,405	24,942	216,694	\$ 88
Protective Services and Benefits	1,074	1,030	(45)	7,194	7,208	14	12,357	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	6,887	5,883	(1,004)	45,617	40,840	(4,777)	70,935	\$ 39
Bad Debt	-	911	911	6,101	6,375	274	10,928	\$ 5
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 107,355</b>	<b>\$ 99,023</b>	<b>\$ (8,332)</b>	<b>\$ 618,267</b>	<b>\$ 692,816</b>	<b>\$ 74,549</b>	<b>\$ 1,194,954</b>	<b>\$ 535</b>
<b>Net Operating Income</b>	<b>\$ 28,233</b>	<b>\$ 36,737</b>	<b>\$ (8,505)</b>	<b>\$ 372,634</b>	<b>\$ 257,505</b>	<b>\$ 115,129</b>	<b>\$ 434,167</b>	<b>\$ 323</b>
Operating Reserves	8,924	8,924	-	62,471	62,471	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	41,959	41,959	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	10,147	10,147	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	38,355	38,355	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	24,530	24,530	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	52,240	52,240	-	89,555	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 32,815</b>	<b>\$ 32,815</b>	<b>\$ -</b>	<b>\$ 229,702</b>	<b>\$ 229,702</b>	<b>\$ -</b>	<b>\$ 393,776</b>	<b>\$ 199</b>
<b>Net Cash From Operations</b>	<b>\$ (4,582)</b>	<b>\$ 3,923</b>	<b>\$ (8,505)</b>	<b>\$ 142,932</b>	<b>\$ 27,802</b>	<b>\$ 115,129</b>	<b>\$ 40,392</b>	<b>\$ 124</b>

# Tampa Housing Authority

Scruggs Manor, LLC

116 Units

For the Seven Months Ended October 31, 2019

<b>Occupancy Percentage: 99.1%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 26,898	\$ 25,141	\$ 1,757	\$ 185,764	\$ 175,986	\$ 9,777	\$ 301,691	\$ 229
HAP Payments	85,998	83,986	2,012	599,217	587,902	11,315	1,007,832	\$ 738
Other Revenue	1,108	-	1,108	11,169	-	11,169	-	\$ 14
<b>Total Revenue</b>	<b>\$114,004</b>	<b>\$109,127</b>	<b>\$ 4,877</b>	<b>\$796,150</b>	<b>\$763,888</b>	<b>\$32,261</b>	<b>\$1,309,523</b>	<b>\$ 980</b>
Admin Salaries / Benefits	10,999	11,560	561	79,370	80,922	1,553	138,724	\$ 98
Administrative Expenses	4,046	6,414	2,367	15,278	44,896	29,617	76,964	\$ 19
Management Fees	8,730	8,730	-	61,111	61,111	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,233	1,202	(31)	8,232	8,417	185	14,429	\$ 10
Tenant Service Expenses	760	565	(195)	3,270	3,957	687	6,783	\$ 4
Utilities	7,982	7,003	(979)	51,879	49,022	(2,857)	87,972	\$ 64
Maintenance Salary / Benefits	12,587	12,870	284	87,891	90,093	2,202	154,445	\$ 108
Maintenance Expenses	6,574	5,523	(1,051)	34,097	38,660	4,564	66,275	\$ 42
Contracted Maintenance Services	14,722	12,698	(2,025)	69,790	88,884	19,095	152,373	\$ 86
Protective Services and Benefits	752	721	(31)	5,035	5,046	11	8,650	\$ 6
General Expenses	18,163	4,929	(13,234)	51,805	34,263	(17,543)	59,238	\$ 64
Bad Debt	-	750	750	6,470	5,250	(1,220)	9,000	\$ 8
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 86,549</b>	<b>\$ 72,966</b>	<b>\$ (13,583)</b>	<b>\$ 474,227</b>	<b>\$ 510,521</b>	<b>\$ 36,294</b>	<b>\$ 879,614</b>	<b>\$ 584</b>
<b>Net Operating Income</b>	<b>\$ 27,455</b>	<b>\$ 36,161</b>	<b>\$ (8,706)</b>	<b>\$ 321,923</b>	<b>\$ 253,367</b>	<b>\$ 68,555</b>	<b>\$ 429,909</b>	<b>\$ 396</b>
Operating Reserves	6,542	6,542	-	45,793	45,793	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	29,499	29,499	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	7,134	7,134	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	26,965	26,965	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	17,246	17,246	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	36,410	36,410	-	62,417	\$ 45
<b>Total Other Out Flows</b>	<b>\$ 23,292</b>	<b>\$ 23,292</b>	<b>\$ -</b>	<b>\$ 163,046</b>	<b>\$ 163,046</b>	<b>\$ -</b>	<b>\$ 279,507</b>	<b>\$ 201</b>
<b>Net Cash From Operations</b>	<b>\$ 4,163</b>	<b>\$ 12,869</b>	<b>\$ (8,706)</b>	<b>\$ 158,877</b>	<b>\$ 90,322</b>	<b>\$ 68,555</b>	<b>\$ 150,402</b>	<b>\$ 196</b>

# Tampa Housing Authority

JL Young Apartments, Inc.                      449 Units

For the Ten Months Ended October 31, 2019

Occupancy Percentage: 98.0%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 108,391	\$ 95,334	\$ 13,057	\$ 1,075,947	\$ 953,342	\$ 13	\$ 1,144,011	\$ 240
HAP Payments	208,904	210,664	(1,760)	2,081,064	2,069,669	(137)	2,490,998	\$ 463
Other Revenue	1,112.30	-	1,112	18,996	-	18,996	-	\$ 4
<b>Total Revenue</b>	<b>\$ 318,408</b>	<b>\$ 305,999</b>	<b>\$ 12,409</b>	<b>\$ 3,176,007</b>	<b>\$ 3,176,007</b>	<b>\$ 16,023</b>	<b>\$ 3,635,009</b>	<b>\$ 707</b>
Admin Salaries / Benefits	33,550	34,808	1,258	292,050	348,076	56,027	417,691	\$ 65
Administrative Expenses	14,489	13,892	(598)	96,454	138,916	42,462	166,700	\$ 21
Management Fees	24,233	24,233	-	242,334	242,334	-	290,801	\$ 54
Tenant Services Salary / Benefits	6,882	6,866	(16)	64,700	68,663	3,963	82,395	\$ 14
Tenant Service Expenses	3,302	2,190	(1,112)	20,591	21,904	1,313	26,285	\$ 5
Utilities	26,308	22,879	(3,429)	249,735	228,792	(20,943)	280,184	\$ 56
Maintenance Salary / Benefits	56,539	58,812	2,273	548,938	588,120	39,181	705,744	\$ 122
Maintenance Expenses	19,852	10,602	(9,250)	104,145	106,022	1,877	127,226	\$ 23
Contracted Maintenance Services	52,489	43,995	(8,494)	385,155	439,947	54,793	527,937	\$ 86
Protective Services Salary and Benefits	3,008	2,882	(126)	28,294	28,824	531	34,589	\$ 6
Protective Service Expenses	10,308	8,583	(1,725)	78,827	85,833	7,006	103,000	\$ 18
General Expenses	10,080	7,564	(2,516)	73,706	76,884	3,178	89,903	\$ 16
Bad Debt	-	1,773	1,773	3,893	15,603	11,710	21,279	\$ 1
Other Expenses	-	-	-	-	-	-	-	\$ -
<b>Total Expenses</b>	<b>\$ 261,041</b>	<b>\$ 239,080</b>	<b>\$ (21,961)</b>	<b>\$ 2,188,821</b>	<b>\$ 2,389,918</b>	<b>\$ 201,097</b>	<b>\$ 2,873,734</b>	<b>\$ 487</b>
<b>Net Operating Income</b>	<b>\$ 57,366</b>	<b>\$ 66,918</b>	<b>\$ (9,552)</b>	<b>\$ 987,186</b>	<b>\$ 786,089</b>	<b>\$ 217,120</b>	<b>\$ 761,274</b>	<b>\$ 220</b>
Operating Reserves (1 Month)	21,996	21,996	-	219,956	219,956	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	163,114	163,114	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	39,445	39,445	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	95,361	95,361	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	244,687	244,687	-	293,624	\$ 54
<b>Total Other Out Flows</b>	<b>\$ 76,256</b>	<b>\$ 76,256</b>	<b>\$ -</b>	<b>\$ 762,563</b>	<b>\$ 762,563</b>	<b>\$ -</b>	<b>\$ 915,075</b>	<b>\$ 170</b>
<b>Net Cash From Operations</b>	<b>\$ (18,890)</b>	<b>\$ (9,338)</b>	<b>\$ (9,552)</b>	<b>\$ 224,624</b>	<b>\$ 23,527</b>	<b>\$ 201,097</b>	<b>\$ (153,801)</b>	<b>\$ 50</b>

# Tampa Housing Authority

## Assisted Housing Voucher Program

### Statement of Operations for the Seven Months Ended October 31, 2019

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
<b>Revenue</b>						
Housing Assistance Payment (HAP)	\$ 152,939	\$ 49,112,437	\$ 49,265,376	\$ 48,505,940	\$ 759,436	\$ 83,153,037
S8 Administrative Fees	4,037,895	-	4,037,895	3,862,901	174,994	6,622,118
Port In (vpti)	1,062,338	-	1,062,338	2,199,729	(1,137,391)	4,322,270
RAPS (Rehab Assistance Payments)	-	1,590,561	1,590,561	-	1,590,561	-
Other Revenue	21,323	126,575	147,897	14,441	133,456	24,759
<b>Total Revenue</b>	<b>\$ 5,274,494</b>	<b>\$ 50,829,573</b>	<b>\$ 56,104,067</b>	<b>\$ 54,583,011</b>	<b>\$ 1,521,056</b>	<b>\$ 94,122,184</b>
<b>Expenses</b>						
Administrative						
Salaries & Benefits	2,418,115	-	2,418,115	2,596,903	178,788	4,451,546
Management Fees	1,048,117	-	1,048,117	1,048,117	-	1,796,768
Administrative other	467,080	-	467,080	428,026	(39,054)	733,500
Total Administrative	3,933,312	-	3,933,312	4,073,046	139,734	6,981,814
Tenant and Social Services	39,661	-	39,661	10,000	(29,661)	10,000
Maintenance & Operation	10,277	-	10,277	10,556	279	18,100
General Expenses	94,162	-	94,162	35,736	(58,426)	85,006
<b>Total Operating Expenses</b>	<b>\$ 4,077,411</b>	<b>\$ -</b>	<b>\$ 4,077,411</b>	<b>\$ 4,129,338</b>	<b>\$ 51,927</b>	<b>\$ 7,094,920</b>
Other Expenses						
Escrow Payments	-	223,750	223,750	250,831	27,081	430,000
HAP Utility Assistance Payment	34,464	834,052	868,516	700,000	(168,516)	1,200,000
Hsg Assist/Landlord Pymnt	1,037,750	47,369,420	48,407,170	49,005,866	598,696	84,532,054
Hsg Assist Pymts-Portables	-	702,032	702,032	640,773	(61,259)	1,098,463
RAPS Disbursements	-	1,510,348	1,510,348	-	(1,510,348)	-
<b>Total Other Expenses</b>	<b>\$ 1,072,214</b>	<b>\$ 50,639,602</b>	<b>\$ 51,711,816</b>	<b>\$ 50,597,470</b>	<b>\$ (1,114,346)</b>	<b>\$ 87,260,517</b>
Other Financing Sources	(3,576)	-	(3,576)	-	(3,576)	-
<b>Net Income</b>	<b>\$ 128,446</b>	<b>\$ 189,970</b>	<b>\$ 318,416</b>	<b>\$ (143,797)</b>	<b>\$ 2,587,052</b>	<b>\$ (233,253)</b>

# Tampa Housing Authority

## Corporate Overhead Income And Operating Expenses For the Seven Months Ended October 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 98,081	\$ 98,081	\$ -	\$ 686,568	\$ 686,568	\$ -	\$ 1,176,973
Mgmt Fees - RAD HCV	149,731	149,731	-	1,048,115	1,048,115	-	1,796,768
Mgmt Fees - Related Entities	52,100	52,100	-	364,703	364,703	-	625,205
Other Revenue	-	-	-	68,957	-	68,957	-
<b>Total Revenue</b>	<b>\$ 299,912</b>	<b>\$ 299,912</b>	<b>\$ -</b>	<b>\$ 2,168,342</b>	<b>\$ 2,099,385</b>	<b>\$ 68,957</b>	<b>\$ 3,598,946</b>
Admin Salaries / Benefits	282,390	274,875	(7,516)	1,885,240	1,924,123	38,883	3,298,496
Administrative Expenses	113,128	46,672	(66,456)	419,032	326,702	(92,330)	560,061
Tenant Services Salary / Benefits	-	1,040	1,040	-	7,280	7,280	12,480
Tenant Service Expenses	-	208	208	2,387	1,458	(929)	2,500
Utilities	11,439	8,290	(3,149)	60,664	58,027	(2,637)	99,475
Maintenance Salary / Benefits	18,575	18,037	(538)	115,673	126,261	10,588	216,447
Maintenance Expenses	5,360	6,996	1,636	26,318	48,971	22,653	83,951
Contracted Maintenance Services	14,884	14,023	(860)	75,504	98,163	22,660	168,280
Protective Services Salary and Benefits	16,202	13,549	(2,653)	108,164	94,842	(13,322)	162,587
Protective Service Expenses	-	(82)	(82)	338	(573)	(910)	(982)
General Expenses	8,196	6,478	(1,718)	42,820	45,347	2,526	77,737
Other Expenses	-	4,167	4,167	33,742	29,167	(4,576)	50,000
<b>Total Expenses</b>	<b>\$ 470,173</b>	<b>\$ 394,253</b>	<b>\$ (75,921)</b>	<b>\$ 2,769,884</b>	<b>\$ 2,759,769</b>	<b>\$ (10,115)</b>	<b>\$ 4,731,033</b>
<b>Contribution from other Entities</b>							
Transfer from RAD	55,292	55,292	-	387,042	387,042	-	663,500
Transfer from NTHD	39,049	39,049	-	273,342	273,342	-	468,586
<b>Total Contributions from Other Sources</b>	<b>\$ 94,341</b>	<b>\$ 94,341</b>	<b>\$ -</b>	<b>\$ 660,384</b>	<b>\$ 660,384</b>	<b>\$ -</b>	<b>\$ 1,132,086</b>
<b>Net Income or (Loss)</b>	<b>\$ (75,921)</b>	<b>\$ (0)</b>	<b>\$ (75,921)</b>	<b>\$ 58,842</b>	<b>\$ (0)</b>	<b>\$ 58,842</b>	<b>\$ 0</b>

**Tampa Housing Authority**  
Palm Terrace Assisted Living Facility

For the One and Six Months Ended September 30, 2019

Occupancy Percentage: 93.3%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019-2020	
<b>Revenues</b>								
Long term Care	45,208	46,500	(1,292)	298,388	279,000	19,388	596,400	681
Adult Daycare Services	10,553	6,221	4,332	50,018	38,809	11,210	77,859	114
Rental Income	20,693	22,000	(1,307)	133,991	132,000	1,991	252,000	306
Operating Income	48,451	49,700	(1,249)	306,796	298,200	8,596	570,000	700
Section 8 HAP	32,267	36,000	(3,733)	202,339	216,000	(13,661)	432,000	462
Personal Needs Allowances	(3,449)	(4,000)	551	(21,988)	(24,000)	2,012	(39,800)	(50)
Vacancy Loss	-	(5,000)	5,000	-	(30,000)	30,000	(60,000)	0
<b>Total Tenant Revenues</b>	<b>153,723</b>	<b>151,421</b>	<b>2,302</b>	<b>969,545</b>	<b>910,009</b>	<b>59,536</b>	<b>1,828,459</b>	<b>\$ 2,078</b>
Other Non-Rental Income	10,050	675	9,375	14,476	4,050	10,426	-	33
<b>Total Income</b>	<b>163,773</b>	<b>152,096</b>	<b>11,677</b>	<b>984,021</b>	<b>914,059</b>	<b>69,962</b>	<b>1,828,459</b>	<b>\$ 2,087</b>
<b>Expenses</b>								
Salaries Expense	88,963	79,459	(9,504)	537,138	499,848	(37,290)	1,024,640	1,226
Administration	4,887	3,028	(1,859)	26,632	20,853	(5,779)	37,976	61
Utilities	12,411	14,548	2,137	75,714	87,741	12,027	177,508	173
Maintenance	9,121	10,546	1,425	70,462	67,992	(2,470)	153,383	161
Advertising & Marketing	381	1,000	619	1,273	6,000	4,727	15,000	3
Management Fee	7,986	7,620	(366)	48,861	45,718	(3,143)	91,411	112
Asset Management Fee	1,863	1,863	-	11,180	11,180	-	22,360	26
Audit/Accounting Fees	3,318	3,158	(160)	33,610	18,952	(14,658)	37,900	77
Legal Fees	236	150	(86)	236	900	664	1,800	1
Insurance	7,569	4,210	(3,359)	43,869	25,260	(18,608)	50,520	100
Food Service	9,655	10,519	863	61,417	64,074	2,657	118,828	140
Adult Day Care	-	350	350	1,553	3,156	1,603	6,311	4
Residential Programs	3,890	4,127	237	24,860	24,824	(35)	52,830	57
Bad Debt	3,293	1,000	(2,293)	47,053	6,000	(41,053)	12,000	107
<b>Total Expenses</b>	<b>153,573</b>	<b>141,578</b>	<b>(11,994)</b>	<b>983,857</b>	<b>882,497</b>	<b>101,360</b>	<b>1,802,468</b>	<b>\$ 2,246</b>
<b>Net Operating Income (Loss)</b>	<b>10,200</b>	<b>10,518</b>	<b>(318)</b>	<b>164</b>	<b>31,562</b>	<b>(31,398)</b>	<b>25,991</b>	<b>\$ 0</b>
Reserve for Replacement	2,150	2,150	-	12,900	12,900	-	25,800	29
<b>Total Non Operating Expenses</b>	<b>2,150</b>	<b>2,150</b>	<b>-</b>	<b>12,900</b>	<b>12,900</b>	<b>-</b>	<b>25,800</b>	<b>29</b>
<b>Total Expenses</b>	<b>155,723</b>	<b>143,728</b>	<b>(11,994)</b>	<b>996,757</b>	<b>895,397</b>	<b>101,360</b>	<b>1,828,268</b>	<b>\$ 2,276</b>
<b>Net Income (Loss)</b>	<b>8,050</b>	<b>8,368</b>	<b>318</b>	<b>(12,736)</b>	<b>18,662</b>	<b>31,398</b>	<b>191</b>	<b>\$ (29)</b>

# Tampa Housing Authority

Cedar Pointe Apartments Phase 1 & 2      84 Units  
For the One and Seven Months Ended October 31, 2019

<b>Occupancy Percentage: 94.0%</b>
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	\$ 53,082	\$ 50,734	\$ 2,348	\$ 378,543	\$ 355,136	\$ 23,408	\$ 427,014	\$ 901
Subsidy / Grant Income	5,313	6,899	(1,586)	32,370	48,293	(15,923)	59,817	\$ 77
Other Income	391	-	391	6,699	-	6,699	-	\$ -
<b>Total Revenue</b>	<b>\$ 58,785</b>	<b>\$ 57,633</b>	<b>\$ 1,153</b>	<b>\$ 417,612</b>	<b>\$ 403,428</b>	<b>\$ 14,184</b>	<b>\$ 486,831</b>	<b>\$ 994</b>
<b>Expenses</b>								
Admin Salaries / Benefits	9,605	4,441	(5,164)	51,497	31,090	(20,407)	53,296	\$ 123
Administrative Expenses	7,614	11,574	3,960	28,053	81,017	52,965	138,887	\$ 67
Management Fees	3,165	3,165	-	22,155	22,155	-	37,980	\$ 53
Asset Management Fees	710	518	(192)	3,818	3,626	(192)	6,216	\$ 9
Utilities	4,900	6,139	1,239	32,565	42,975	10,410	73,671	\$ 78
Maintenance Salary and Benefits	5,524	7,122	1,597	41,015	49,851	8,835	85,459	\$ 98
Maintenance Expenses	4,830	3,984	(846)	22,035	27,886	5,852	47,805	\$ 52
Contracted Maintenance services	7,976	7,826	(150)	39,312	54,783	15,471	93,914	\$ 94
General Expenses	3,268	4,366	1,097	22,992	30,441	7,449	52,269	\$ 55
<b>Total Expense</b>	<b>\$ 47,592</b>	<b>\$ 49,135</b>	<b>\$ 1,543</b>	<b>\$ 263,441</b>	<b>\$ 343,825</b>	<b>\$ 80,383</b>	<b>\$ 589,497</b>	<b>\$ 627</b>
<b>Net Income</b>	<b>\$ 11,194</b>	<b>\$ 8,498</b>	<b>\$ 2,696</b>	<b>\$ 154,171</b>	<b>\$ 59,604</b>	<b>\$ 94,567</b>	<b>\$ (102,666)</b>	<b>\$ 367</b>
Capital Improvements	417	833	416	2,919	5,833	2,914	10,000	\$ 5
Replacement Reserve	3,500	3,500	-	24,500	24,500	-	42,000	\$ 42
<b>Cash Flow Before Debt</b>	<b>\$ 7,277</b>	<b>\$ 4,165</b>	<b>\$ 2,279</b>	<b>\$ 126,752</b>	<b>\$ 29,270</b>	<b>\$ 91,653</b>	<b>\$ (154,666)</b>	<b>\$ 216</b>
County Loan Repayment*	-	3,465	3,465	-	24,253	24,253	41,577	\$ -
<b>Cash Flow</b>	<b>\$ 7,277</b>	<b>\$ 700</b>	<b>\$ (1,186)</b>	<b>\$ 126,752</b>	<b>\$ 5,017</b>	<b>\$ 67,400</b>	<b>\$ (196,243)</b>	<b>\$ 302</b>

\*CPNT Phase 1 - 83% of Cash Flow

\*CPNT Phase 2 - 49% of Cash Flow

# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the One and Seven Months Ended October 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Revenues</b>							
HUD Administrative Fees	\$ 1,036,964	\$ 1,007,047	\$ 29,917	\$ 7,093,385	\$ 7,049,327	\$ 44,058	\$ 12,084,560
<b>Total Revenue</b>	<b>\$ 1,036,964</b>	<b>\$ 1,007,047</b>	<b>\$ 29,917</b>	<b>\$ 7,093,385</b>	<b>\$ 7,049,327</b>	<b>\$ 44,058</b>	<b>\$ 12,084,560</b>
<b>Expenses</b>							
Administrative Salaries	23,766	22,844	(923)	160,914	159,906	(1,009)	274,124
Admin Operating Costs	5,973	6,225	252	29,015	43,575	14,560	54,600
Maintenance	(73)	133	206	2,493	933	(1,559)	1,000
Management Fees	8,333	8,333	-	58,333	58,333	-	100,000
Audit Fees	11,500	1,625	(9,875)	19,500	11,375	(8,125)	19,500
Legal Fees	-	4,583	4,583	174	32,083	31,909	55,000
Insurance Costs	12,100	12,223	123	84,868	85,558	690	148,610
Service Provider Contract Costs	671,310	615,580	(55,730)	4,601,036	4,309,062	(291,974)	7,831,405
<b>Total Expenses</b>	<b>\$ 732,910</b>	<b>\$ 671,547</b>	<b>\$ (61,363)</b>	<b>\$ 4,956,334</b>	<b>\$ 4,700,826</b>	<b>\$ (255,508)</b>	<b>\$ 8,484,239</b>
<b>Net Operating Income</b>	<b>\$ 304,054</b>	<b>\$ 335,500</b>	<b>\$ (31,446)</b>	<b>\$ 2,137,051</b>	<b>\$ 2,348,501</b>	<b>\$ (211,450)</b>	<b>\$ 3,600,321</b>
<b>Affiliated Entities Operational Funding</b>							
THA - Other Operational Funding Pending*	1,305,603	241,251	(1,064,352)	3,802,737	1,345,302	(2,457,435)	3,873,951
<b>Affiliated Entities Operational Funding</b>	<b>\$ 1,305,603</b>	<b>\$ 241,251</b>	<b>\$ (1,064,352)</b>	<b>\$ 3,802,737</b>	<b>\$ 1,345,302</b>	<b>\$ (2,457,435)</b>	<b>\$ 3,873,951</b>
<b>Net Income after Affiliated Funding</b>	<b>\$ (1,001,549)</b>	<b>\$ 94,249</b>	<b>\$ (1,095,798)</b>	<b>\$ (1,665,686)</b>	<b>\$ 1,003,199</b>	<b>\$ (2,668,885)</b>	<b>\$ (273,630)</b>

\*See detail breakdown on next page.



# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the One and Seven Months Ended October 31, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Affiliated Entities Operational Funding</b>							
THA - THA Employee Programs	\$ 3,731	\$ 9,137	\$ 5,406	\$ 22,985	\$ 56,187	\$ 33,202	\$ 96,320
THA - Executive Salaries and Benefits Funding	25,092	25,092	-	175,643	175,643	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	-	79,631	79,631	-	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	97,698	97,698	-	167,483
THA - Funding of ORCC	33,669	33,669	-	235,686	235,686	-	404,033
THA - Funding of PPS	10,826	10,826	-	75,783	75,783	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	99,758	70,000	(29,758)	325,637	175,000	(150,637)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	40,000	40,000	-	122,600	122,600	-	262,500
THA - West River Member Loans	1,040,000	-	(1,040,000)	1,040,000	-	(1,040,000)	-
THA - AHDC Funding	27,194	27,194	-	27,194	27,194	-	27,194
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	250,000	(50,000)	250,000
THA - Encore - Tempo Acquisition Payments	-	-	-	1,250,000	-	(1,250,000)	-
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	-	-	-	49,879	49,879	-	290,000
<b>Affiliated Entities Operational Funding</b>	<b>\$ 1,305,603</b>	<b>\$ 241,251</b>	<b>\$ (1,064,352)</b>	<b>3,802,737</b>	<b>1,345,302</b>	<b>(2,457,435)</b>	<b>\$ 3,873,951</b>

# Tampa Housing Authority

Meridian River Development Corporation - Consolidated

700 Units

Statement of Operations For The One and Nine Months Ended September 30, 2019

**Occupancy Percentage: 98.4%**

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
<b>Revenues:</b>								
Gross Potential Rent	\$465,736	\$461,040	\$4,696	\$4,133,437	\$4,089,000	\$44,437	5,481,720	\$658
(Loss) Gain to Lease	1,635	-	1,635	4,170	-	4,170	-	1
Vacancy	(8,483)	(24,628)	16,145	(92,789)	(218,766)	125,977	(293,128)	(15)
Bad Debt	(4,095)	(3,650)	(445)	(14,960)	(32,850)	17,890	(43,800)	(2)
Concessions	-	-	-	(334)	-	(334)	-	(0)
Other Income	19,595	9,940	9,655	148,157	93,345	54,812	123,315	24
<b>Total Revenues</b>	<b>\$474,388</b>	<b>\$442,702</b>	<b>\$31,686</b>	<b>\$4,177,681</b>	<b>\$3,930,729</b>	<b>\$246,952</b>	<b>\$5,268,107</b>	<b>\$665</b>
<b>Expenses:</b>								
Administrative Salaries	33,533	42,583	9,050	295,480	383,247	87,767	510,996	47
Advertising & Promotion	6,260	7,341	1,081	46,591	64,694	18,103	86,142	7
Maintenance	74,266	87,090	12,824	629,175	747,967	118,792	975,136	100
Turnover Expense	28,844	36,243	7,399	232,820	259,697	26,877	367,755	37
Administrative	6,792	9,982	3,190	98,799	96,303	(2,496)	125,149	16
Utilities	27,822	36,525	8,703	241,351	335,525	94,174	446,200	38
Management Fees	31,821	30,440	(1,381)	281,655	273,960	(7,695)	365,280	45
Professional Fees	2,934	16,341	13,407	75,497	147,069	71,572	196,092	12
Insurance and Taxes	36,116	39,006	2,890	325,044	351,054	26,010	468,072	52
<b>Total Expenses</b>	<b>\$248,388</b>	<b>\$305,551</b>	<b>\$57,163</b>	<b>\$2,226,412</b>	<b>\$2,659,516</b>	<b>\$433,104</b>	<b>\$3,540,822</b>	<b>\$354</b>
<b>Net Operating Income</b>	<b>\$226,000</b>	<b>\$137,151</b>	<b>\$88,849</b>	<b>\$1,951,269</b>	<b>\$1,271,213</b>	<b>\$680,056</b>	<b>\$1,727,285</b>	<b>\$311</b>
Debt Services	68,735	68,744	9	618,610	618,693	83	824,925	98
<b>Income After Debt Services</b>	<b>\$157,265</b>	<b>\$68,407</b>	<b>\$88,858</b>	<b>\$1,332,659</b>	<b>\$652,520</b>	<b>\$680,139</b>	<b>\$902,360</b>	<b>\$212</b>

# Tampa Housing Authority

Meridian River Development Corporation - River Pines

300 Units

Statement of Operations For The One and Nine Months Ended September 30, 2019

Occupancy Percentage: 98.0%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues:</b>								
Gross Potential Rent	\$158,696	\$156,640	\$2,056	\$1,413,129	\$1,392,660	\$20,469	1,865,430	\$525
(Loss) Gain to Lease	-	-	\$0	324	-	324	-	0
Vacancy	(4,183)	(8,472)	\$4,289	(32,606)	(75,394)	42,788	(100,953)	(12)
Bad Debt	(1,871)	(2,500)	\$629	(5,427)	(22,500)	17,073	(30,000)	(2)
Concessions	-	-	\$0	(334)	-	(334)	-	(0)
Other Income	3,278	3,210	\$68	26,248	28,890	(2,642)	38,520	10
<b>Total Revenues</b>	<b>\$155,920</b>	<b>\$148,878</b>	<b>\$7,042</b>	<b>\$1,401,334</b>	<b>\$1,323,656</b>	<b>\$77,678</b>	<b>\$1,772,997</b>	<b>\$521</b>
<b>Expenses:</b>								
Administrative Salaries	9,851	14,857	5,006	96,618	133,713	37,095	178,284	36
Advertising & Promotion	2,444	2,661	217	17,422	22,249	4,827	29,332	6
Maintenance	20,563	25,748	5,185	193,681	242,619	48,938	320,742	72
Turnover Expense	16,326	21,768	5,442	119,811	127,922	8,111	192,280	45
Administrative	1,954	2,776	822	28,247	27,849	(398)	36,027	10
Utilities	15,940	21,275	5,335	144,694	191,475	46,781	255,300	54
Management Fees	12,308	11,885	(423)	109,227	106,965	(2,262)	142,620	41
Professional Fees	2,934	7,783	4,849	27,572	70,047	42,475	93,396	10
Insurance and Taxes	8,370	8,413	43	75,330	75,717	387	100,956	28
<b>Total Expenses</b>	<b>\$90,690</b>	<b>\$117,166</b>	<b>26,476</b>	<b>\$812,602</b>	<b>\$998,556</b>	<b>\$185,954</b>	<b>\$1,348,937</b>	<b>\$302</b>
<b>Net Operating Income</b>	<b>\$65,230</b>	<b>\$31,712</b>	<b>\$33,518</b>	<b>\$588,732</b>	<b>\$325,100</b>	<b>\$263,632</b>	<b>\$424,060</b>	<b>\$219</b>
Debt Services	11,472	11,474	2	103,246	103,266	20	137,688	38
<b>Income After Debt Services</b>	<b>\$53,758</b>	<b>\$20,238</b>	<b>\$33,520</b>	<b>\$485,486</b>	<b>\$221,834</b>	<b>\$263,652</b>	<b>\$286,372</b>	<b>\$180</b>

# Tampa Housing Authority

Meridian River Development Corporation - Meridian

280 Units

Statement of Operations For The One and Nine Months Ended September 30, 2019

Occupancy Percentage: 99.6%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues:</b>								
Gross Potential Rent	\$218,712	\$217,283	\$1,429	\$1,940,198	\$1,923,687	\$16,511	2,580,846	\$773
(Loss) Gain to Lease	(12)	-	(12)	2,470	-	2,470	-	1
Vacancy	(1,741)	(11,800)	10,059	(33,606)	(104,600)	70,994	(140,263)	(13)
Bad Debt	544	(900)	1,444	(6,805)	(8,100)	1,295	(10,800)	(3)
Concessions	-	-	-	-	-	-	-	-
Other Income	12,745	4,950	7,795	90,808	45,600	45,208	60,900	36
<b>Total Revenues</b>	<b>\$230,248</b>	<b>\$209,533</b>	<b>\$20,715</b>	<b>\$1,993,065</b>	<b>\$1,856,587</b>	<b>\$136,478</b>	<b>\$2,490,683</b>	<b>\$794</b>
<b>Expenses:</b>								
Administrative Salaries	13,678	15,819	2,141	104,068	142,371	38,303	189,828	41
Advertising & Promotion	2,002	2,530	528	17,678	23,670	5,992	31,560	7
Maintenance	37,375	42,578	5,203	299,906	347,302	47,396	446,516	119
Turnover Expense	11,109	12,500	1,391	83,987	112,200	28,213	149,700	33
Administrative	3,098	4,378	1,280	46,378	41,582	(4,796)	53,766	18
Utilities	9,110	11,500	2,390	68,700	106,900	38,200	141,400	27
Management Fees	13,798	13,049	(749)	122,164	117,441	(4,723)	156,588	49
Professional Fees	-	4,245	4,245	24,491	38,205	13,714	50,940	10
Insurance and Taxes	18,021	16,999	(1,022)	162,189	152,991	(9,198)	203,988	65
<b>Total Expenses</b>	<b>\$108,191</b>	<b>\$123,598</b>	<b>\$15,407</b>	<b>\$929,561</b>	<b>\$1,082,662</b>	<b>\$153,101</b>	<b>\$1,424,286</b>	<b>\$370</b>
<b>Net Operating Income</b>	<b>\$122,057</b>	<b>\$85,935</b>	<b>\$36,122</b>	<b>\$1,063,503</b>	<b>\$773,925</b>	<b>\$289,578</b>	<b>\$1,066,397</b>	<b>\$424</b>
Debt Services	48,104	48,109	5	432,931	432,978	47	577,305	172
<b>Income After Debt Services</b>	<b>\$73,953</b>	<b>\$37,826</b>	<b>\$36,127</b>	<b>\$630,572</b>	<b>\$340,947</b>	<b>\$289,625</b>	<b>\$489,092</b>	<b>\$251</b>

# Tampa Housing Authority

Meridian River Development Corporation - River Place

120 Units

Statement of Operations For The One and Nine Months Ended September 30, 2019

Occupancy Percentage: 97.5%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
<b>Revenues:</b>								
Gross Potential Rent	\$88,328	\$87,117	\$1,211	\$780,110	\$772,653	\$7,457	1,035,444	\$722
(Loss) Gain to Lease	1,647	-	1,647	1,376	-	1,376	-	1
Vacancy	(2,559)	(4,356)	1,797	(26,577)	(38,772)	12,195	(51,912)	(25)
Bad Debt	(2,768)	(250)	(2,518)	(2,728)	(2,250)	(478)	(3,000)	(3)
Concessions	-	-	-	-	-	-	-	-
Other Income	3,572	1,780	1,792	31,101	18,855	12,246	23,895	29
<b>Total Revenues</b>	<b>\$88,220</b>	<b>\$84,291</b>	<b>\$3,929</b>	<b>\$783,282</b>	<b>\$750,486</b>	<b>\$32,796</b>	<b>\$1,004,427</b>	<b>\$725</b>
<b>Expenses:</b>								
Administrative Salaries	10,004	11,907	1,903	94,794	107,163	12,369	142,884	88
Advertising & Promotion	1,814	2,150	336	11,491	18,775	7,284	25,250	11
Maintenance	16,328	18,764	2,436	135,588	158,046	22,458	207,878	126
Turnover Expense	1,409	1,975	566	29,022	19,575	(9,447)	25,775	27
Administrative	1,740	2,828	1,088	24,174	26,872	2,698	35,356	22
Utilities	2,772	3,750	978	27,956	37,150	9,194	49,500	26
Management Fees	5,715	5,506	(209)	50,264	49,554	(710)	66,072	47
Professional Fees	-	4,313	4,313	23,434	38,817	15,383	51,756	22
Insurance and Taxes	9,725	13,594	3,869	87,525	122,346	34,821	163,128	81
<b>Total Expenses</b>	<b>\$49,507</b>	<b>\$64,787</b>	<b>\$15,280</b>	<b>\$484,248</b>	<b>\$578,298</b>	<b>\$94,050</b>	<b>\$767,599</b>	<b>\$448</b>
<b>Net Operating Income</b>	<b>\$38,713</b>	<b>\$19,504</b>	<b>\$19,209</b>	<b>\$299,034</b>	<b>\$172,188</b>	<b>\$126,846</b>	<b>\$236,828</b>	<b>\$277</b>
Debt Services	9,159	9,161	2	82,433	82,449	16	109,932	76
<b>Income After Debt Services</b>	<b>\$29,554</b>	<b>\$10,343</b>	<b>\$19,211</b>	<b>\$216,601</b>	<b>\$89,739</b>	<b>\$126,862</b>	<b>\$126,896</b>	<b>\$201</b>

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

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

Physical Occupancy **99.38%**  
 Ending Cash **\$123,702** Payables **\$4,985**  
 Accruals **\$2,532**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$67,904.00	\$59,985.00	\$7,919	13%	\$542,355.00	\$544,110.00	(\$1,755)	0%
Rent Rev - Tenant Subsidy Payment	\$71,194.00	\$61,084.00	\$10,110	17%	\$605,775.00	\$544,487.00	\$61,288	11%
<b>TOTAL MARKET RENT</b>	<b>\$139,098.00</b>	<b>\$121,069.00</b>	<b>\$18,029</b>	<b>15%</b>	<b>\$1,148,130.00</b>	<b>\$1,088,597.00</b>	<b>\$59,533</b>	<b>5%</b>
Rent Rev - Foregone (Lost) Rent	(\$12,925.00)	(\$5,741.00)	(\$7,184)	125%	(\$72,370.00)	(\$55,914.00)	(\$16,456)	29%
Rent Rev - Excess Income	\$1,947.00	\$3,532.00	(\$1,585)	45%	\$28,087.40	\$31,788.00	(\$3,701)	12%
<b>GROSS POSSIBLE</b>	<b>\$128,120.00</b>	<b>\$118,860.00</b>	<b>\$9,260</b>	<b>8%</b>	<b>\$1,103,847.40</b>	<b>\$1,064,471.00</b>	<b>\$39,376</b>	<b>4%</b>
Vacancy - Apartments	(\$2,471.00)	(\$3,460.00)	\$989	29%	(\$19,427.00)	(\$30,982.00)	\$11,555	37%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>TOTAL VACANCIES</b>	<b>(\$2,471.00)</b>	<b>(\$3,460.00)</b>	<b>\$989</b>	<b>29%</b>	<b>(\$19,427.00)</b>	<b>(\$30,982.00)</b>	<b>\$11,555</b>	<b>37%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$125,649.00</b>	<b>\$115,400.00</b>	<b>\$10,249</b>	<b>9%</b>	<b>\$1,084,420.40</b>	<b>\$1,033,489.00</b>	<b>\$50,931</b>	<b>5%</b>
Laundry & Vending Rev	\$325.75	\$513.00	(\$187)	37%	\$3,713.86	\$4,437.00	(\$723)	16%
Tenant Charges	\$75.00	\$300.00	(\$225)	75%	(\$4,039.27)	\$3,550.00	(\$7,589)	214%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$50.00	\$0.00	\$50	100%	\$1,758.81	\$0.00	\$1,759	100%
Misc Rev	\$0.00	\$55.00	(\$55)	100%	\$5,021.10	\$1,395.00	\$3,626	260%
<b>TOTAL OTHER REVENUE</b>	<b>\$450.75</b>	<b>\$868.00</b>	<b>(\$417)</b>	<b>48%</b>	<b>\$6,454.50</b>	<b>\$9,382.00</b>	<b>(\$2,928)</b>	<b>31%</b>
<b>3 TOTAL REVENUE</b>	<b>\$126,099.75</b>	<b>\$116,268.00</b>	<b>\$9,832</b>	<b>8%</b>	<b>\$1,090,874.90</b>	<b>\$1,042,871.00</b>	<b>\$48,004</b>	<b>5%</b>
4 Administrative Exp	\$13,389.37	\$13,450.00	\$61	0%	\$113,879.08	\$121,377.00	\$7,498	6%
5 Payroll Exp	\$28,465.14	\$28,152.00	(\$313)	1%	\$234,602.23	\$259,289.00	\$24,687	10%
6 Utilities Exp	\$30,994.66	\$31,289.00	\$294	1%	\$230,854.95	\$228,395.00	(\$2,460)	1%
7 Supplies & Repairs	\$1,490.31	\$1,560.00	\$70	4%	\$18,807.89	\$22,302.00	\$3,494	16%
8 Contract Services	\$7,891.36	\$9,534.00	\$1,643	17%	\$57,668.26	\$67,601.00	\$9,933	15%
9 Turnkey/Lease Exp	\$0.00	\$525.00	\$525	100%	\$4,005.93	\$8,615.00	\$4,609	54%
10 Other Operating Exp	\$700.28	\$1,442.00	\$742	51%	\$35,935.16	\$17,197.00	(\$18,738)	109%
11 Taxes & Insurance	\$8,363.36	\$9,283.00	\$920	10%	\$76,257.76	\$80,097.00	\$3,839	5%
<b>12 COST OF OPERATIONS</b>	<b>\$91,294.48</b>	<b>\$95,235.00</b>	<b>\$3,941</b>	<b>4%</b>	<b>\$772,011.26</b>	<b>\$804,873.00</b>	<b>\$32,862</b>	<b>4%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$34,805.27</b>	<b>\$21,033.00</b>	<b>\$13,772</b>	<b>65%</b>	<b>\$318,863.64</b>	<b>\$237,998.00</b>	<b>\$80,866</b>	<b>34%</b>
14 Financial Expenses	\$19,541.42	\$19,800.00	\$259	1%	\$176,260.80	\$179,434.00	\$3,173	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$9,023.78	\$9,000.00	(\$24)	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$14,263.85</b>	<b>\$233.00</b>	<b>\$14,031</b>	<b>6022%</b>	<b>\$133,579.06</b>	<b>\$49,564.00</b>	<b>\$84,015</b>	<b>170%</b>
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$524,953.80	\$524,952.00	(\$2)	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$44,064.35)</b>	<b>(\$58,095.00)</b>	<b>\$14,031</b>	<b>24%</b>	<b>(\$391,374.74)</b>	<b>(\$475,388.00)</b>	<b>\$84,013</b>	<b>18%</b>
20 Reserves	\$281.98	(\$465.00)	(\$747)	161%	\$2,283.93	(\$4,957.00)	(\$7,241)	146%
<b>21 NET CASH SURPLUS</b>	<b>(\$44,346.33)</b>	<b>(\$57,630.00)</b>	<b>\$13,284</b>	<b>23%</b>	<b>(\$393,658.67)</b>	<b>(\$470,431.00)</b>	<b>\$76,772</b>	<b>16%</b>
22 Capital Expenditure	\$9,971.00	\$5,000.00	(\$4,971)	99%	\$94,522.71	\$56,191.00	(\$38,332)	68%

**ECONOMIC OCCUPANCY**

**108.57%**

**104.01%**

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

### Trio at Encore Monthly Executive Summary

Physical Occupancy **94.30%**  
 Ending Cash **\$358,893** Payables **\$1,200**  
 Accruals **\$10,988**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$87,839.00	\$78,402.00	\$9,437	12%	\$783,415.98	\$731,536.00	\$51,880	7%
Rent Rev - Tenant Subsidy Payment	\$58,738.00	\$68,898.00	(\$10,160)	15%	\$535,585.02	\$594,164.00	(\$58,579)	10%
<b>TOTAL MARKET RENT</b>	<b>\$146,577.00</b>	<b>\$147,300.00</b>	<b>(\$723)</b>	<b>0%</b>	<b>\$1,319,001.00</b>	<b>\$1,325,700.00</b>	<b>(\$6,699)</b>	<b>1%</b>
Rent Rev - Foregone (Lost) Rent	(\$3,291.00)	(\$4,017.00)	\$726	18%	(\$50,870.15)	(\$65,956.00)	\$15,086	23%
Rent Rev - Excess Income	\$2,186.00	\$0.00	\$2,186	100%	\$6,576.00	\$0.00	\$6,576	100%
<b>GROSS POSSIBLE</b>	<b>\$145,472.00</b>	<b>\$143,283.00</b>	<b>\$2,189</b>	<b>2%</b>	<b>\$1,274,706.85</b>	<b>\$1,259,744.00</b>	<b>\$14,963</b>	<b>1%</b>
Vacancy - Apartments	(\$10,309.00)	(\$7,164.00)	(\$3,145)	44%	(\$65,415.41)	(\$62,987.00)	(\$2,428)	4%
Admin Rent Free Unit	(\$725.00)	(\$625.00)	(\$100)	16%	(\$5,725.00)	(\$5,625.00)	(\$100)	2%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>TOTAL VACANCIES</b>	<b>(\$11,034.00)</b>	<b>(\$7,789.00)</b>	<b>(\$3,245)</b>	<b>42%</b>	<b>(\$71,140.41)</b>	<b>(\$68,612.00)</b>	<b>(\$2,528)</b>	<b>4%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$134,438.00</b>	<b>\$135,494.00</b>	<b>(\$1,056)</b>	<b>1%</b>	<b>\$1,203,566.44</b>	<b>\$1,191,132.00</b>	<b>\$12,434</b>	<b>1%</b>
Laundry & Vending Rev	\$0.00	\$380.00	(\$380)	100%	\$1,015.00	\$3,240.00	(\$2,225)	69%
Tenant Charges	\$1,095.00	\$2,124.00	(\$1,029)	48%	\$8,705.00	\$18,328.00	(\$9,623)	53%
Tenant Charges - Water Sewer Reimb	\$10,435.39	\$10,942.00	(\$507)	5%	\$80,598.18	\$91,773.00	(\$11,175)	12%
Damages & Cleaning	\$407.77	\$350.00	\$58	17%	\$4,903.77	\$3,150.00	\$1,754	56%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	\$592.87	\$0.00	\$593	100%
Misc Rev	\$1,040.52	\$150.00	\$891	594%	\$7,930.96	\$2,250.00	\$5,681	252%
<b>TOTAL OTHER REVENUE</b>	<b>\$12,978.68</b>	<b>\$13,946.00</b>	<b>(\$967)</b>	<b>7%</b>	<b>\$103,745.78</b>	<b>\$118,741.00</b>	<b>(\$14,995)</b>	<b>13%</b>
<b>3 TOTAL REVENUE</b>	<b>\$147,416.68</b>	<b>\$149,440.00</b>	<b>(\$2,023)</b>	<b>1%</b>	<b>\$1,307,312.22</b>	<b>\$1,309,873.00</b>	<b>(\$2,561)</b>	<b>0%</b>
4 Administrative Exp	\$13,599.46	\$14,346.00	\$747	5%	\$125,632.43	\$133,025.00	\$7,393	6%
5 Payroll Exp	\$26,422.01	\$30,144.00	\$3,722	12%	\$238,918.51	\$273,378.00	\$34,459	13%
6 Utilities Exp	\$23,268.82	\$22,553.00	(\$716)	3%	\$198,258.85	\$192,382.00	(\$5,877)	3%
7 Supplies & Repairs	\$4,267.36	\$4,165.00	(\$102)	2%	\$22,500.11	\$23,985.00	\$1,485	6%
8 Contract Services	\$19,218.78	\$8,089.00	(\$11,130)	138%	\$83,470.84	\$62,017.00	(\$21,454)	35%
9 Turnkey/Lease Exp	\$2,647.75	\$1,365.00	(\$1,283)	94%	\$21,508.60	\$9,590.00	(\$11,919)	124%
10 Other Operating Exp	\$5,625.17	\$450.00	(\$5,175)	1150%	\$15,190.23	\$6,265.00	(\$8,925)	142%
11 Taxes & Insurance	\$14,547.73	\$15,955.00	\$1,407	9%	\$138,616.56	\$146,613.00	\$7,996	5%
<b>12 COST OF OPERATIONS</b>	<b>\$109,597.08</b>	<b>\$97,067.00</b>	<b>(\$12,530)</b>	<b>13%</b>	<b>\$844,096.13</b>	<b>\$847,255.00</b>	<b>\$3,159</b>	<b>0%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$37,819.60</b>	<b>\$52,373.00</b>	<b>(\$14,553)</b>	<b>28%</b>	<b>\$463,216.09</b>	<b>\$462,618.00</b>	<b>\$598</b>	<b>0%</b>
14 Financial Expenses	\$38,258.19	\$38,942.00	\$684	2%	\$336,647.11	\$352,018.00	\$15,371	4%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$9,000.00	\$9,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$2,167.18	\$0.00	(\$2,167)	100%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>(\$1,438.59)</b>	<b>\$12,431.00</b>	<b>(\$13,870)</b>	<b>112%</b>	<b>\$115,401.80</b>	<b>\$101,600.00</b>	<b>\$13,802</b>	<b>14%</b>
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$514,701.00	\$477,000.00	(\$37,701)	8%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$58,627.59)</b>	<b>(\$40,569.00)</b>	<b>(\$18,059)</b>	<b>45%</b>	<b>(\$399,299.20)</b>	<b>(\$375,400.00)</b>	<b>(\$23,899)</b>	<b>6%</b>
20 Reserves	(\$49.21)	(\$15,395.00)	(\$15,346)	100%	(\$40,280.98)	(\$140,095.00)	(\$99,814)	71%
<b>21 NET CASH SURPLUS</b>	<b>(\$58,578.38)</b>	<b>(\$25,174.00)</b>	<b>(\$33,404)</b>	<b>133%</b>	<b>(\$359,018.22)</b>	<b>(\$235,305.00)</b>	<b>(\$123,713)</b>	<b>53%</b>
22 Capital Expenditure	\$5,136.81	\$8,333.00	\$3,196	38%	\$4,026.80	\$121,497.00	\$117,470	97%

**ECONOMIC OCCUPANCY**

**100.76%**

**103.47%**

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**  
 Month/Year: **September-19** Units: **158**

## Reed at Encore Monthly Executive Summary

Physical Occupancy **96.80%**  
 Ending Cash **\$519,785** Payables **\$0**  
 Accruals **\$7,565**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$36,490.00	\$34,483.00	\$2,007	6%	\$409,684.64	\$400,271.00	\$9,414	2%
Rent Rev - Tenant Subsidy Payment	\$111,538.00	\$114,049.00	(\$2,511)	2%	\$922,805.00	\$936,517.00	(\$13,712)	1%
<b>TOTAL MARKET RENT</b>	\$148,028.00	\$148,532.00	(\$504)	0%	\$1,332,489.64	\$1,336,788.00	(\$4,298)	0%
Rent Rev - Foregone (Lost) Rent	(\$3,156.00)	(\$2,673.00)	(\$483)	18%	(\$107,594.68)	(\$113,981.00)	\$6,386	6%
Rent Rev - Excess Income	\$370.00	\$0.00	\$370	100%	\$1,568.00	\$0.00	\$1,568	100%
<b>GROSS POSSIBLE</b>	\$145,242.00	\$145,859.00	(\$617)	0%	\$1,226,462.96	\$1,222,807.00	\$3,656	0%
Vacancy - Apartments	(\$3,930.00)	(\$4,376.00)	\$446	10%	(\$22,088.99)	(\$36,685.00)	\$14,596	40%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$27.94)	\$0.00	(\$28)	100%
<b>TOTAL VACANCIES</b>	(\$3,930.00)	(\$4,376.00)	\$446	10%	(\$22,116.93)	(\$36,685.00)	\$14,568	40%
<b>2 NET RENTAL INCOME</b>	\$141,312.00	\$141,483.00	(\$171)	0%	\$1,204,346.03	\$1,186,122.00	\$18,224	2%
Laundry & Vending Rev	\$376.00	\$476.00	(\$100)	21%	\$3,696.00	\$4,104.00	(\$408)	10%
Tenant Charges	\$125.00	\$555.00	(\$430)	77%	\$925.00	\$2,665.00	(\$1,740)	65%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$760.50	\$0.00	\$761	100%
Misc Rev	\$891.77	\$222.00	\$670	302%	\$7,170.58	\$3,498.00	\$3,673	105%
<b>TOTAL OTHER REVENUE</b>	\$1,392.77	\$1,253.00	\$140	11%	\$12,552.08	\$10,267.00	\$2,285	22%
<b>3 TOTAL REVENUE</b>	\$142,704.77	\$142,736.00	(\$31)	0%	\$1,216,898.11	\$1,196,389.00	\$20,509	2%
4 Administrative Exp	\$11,271.16	\$13,723.00	\$2,452	18%	\$101,173.00	\$114,634.00	\$13,461	12%
5 Payroll Exp	\$24,347.40	\$27,585.00	\$3,238	12%	\$204,965.56	\$248,772.00	\$43,806	18%
6 Utilities Exp	\$21,858.76	\$22,634.00	\$775	3%	\$202,255.91	\$177,334.00	(\$24,922)	14%
7 Supplies & Repairs	\$1,851.84	\$3,760.00	\$1,908	51%	\$11,683.65	\$23,150.00	\$11,466	50%
8 Contract Services	\$12,723.79	\$7,389.00	(\$5,335)	72%	\$65,106.77	\$67,168.00	\$2,061	3%
9 Turnkey/Lease Exp	\$212.44	\$605.00	\$393	65%	\$3,319.06	\$5,875.00	\$2,556	44%
10 Other Operating Exp	\$429.20	\$545.00	\$116	21%	\$9,569.73	\$6,004.00	(\$3,566)	59%
11 Taxes & Insurance	\$9,820.24	\$9,547.00	(\$273)	3%	\$88,875.73	\$88,691.00	(\$185)	0%
<b>12 COST OF OPERATIONS</b>	\$82,514.83	\$85,788.00	\$3,273	4%	\$686,949.41	\$731,628.00	\$44,679	6%
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	\$60,189.94	\$56,948.00	\$3,242	6%	\$529,948.70	\$464,761.00	\$65,188	14%
14 Financial Expenses	\$29,317.53	\$54,437.00	\$25,119	46%	\$262,075.35	\$492,713.00	\$230,638	47%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$9,000.00	\$9,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	\$29,872.41	\$1,511.00	\$28,361	1877%	\$258,873.35	(\$36,952.00)	\$295,825	801%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$594,486.00	\$594,486.00	\$0	0%
<b>19 NET PROFIT OR LOSS</b>	(\$36,181.59)	(\$64,543.00)	\$28,361	44%	(\$335,612.65)	(\$631,438.00)	\$295,825	47%
20 Reserves	(\$2,030.97)	\$34,381.00	\$36,412	106%	(\$16,300.51)	\$312,883.00	\$329,184	105%
<b>21 NET CASH SURPLUS</b>	(\$34,150.62)	(\$98,924.00)	\$64,773	65%	(\$319,312.14)	(\$944,321.00)	\$625,009	66%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$4,570.93	\$15,600.00	\$11,029	71%

**ECONOMIC OCCUPANCY**

**101.92%**

**108.64%**



City, ST.: **Tampa FL** AVP: **Dawn A. Wolter**  
 Month/Year: **September-19** Units: **203**

## Tempo at Encore Monthly Executive Summary

Physical Occupancy **100.00%**  
 Ending Cash **\$895,595** Payables **\$15,393**  
 Accruals **\$1,496**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$105,727.20	\$197,824.00	(\$92,097)	47%	\$1,226,123.24	\$1,780,416.00	(\$554,293)	31%
Rent Rev - Tenant Subsidy Payment	\$92,436.80	\$0.00	\$92,437	100%	\$557,352.76	\$0.00	\$557,353	100%
<b>TOTAL MARKET RENT</b>	<b>\$198,164.00</b>	<b>\$197,824.00</b>	<b>\$340</b>	<b>0%</b>	<b>\$1,783,476.00</b>	<b>\$1,780,416.00</b>	<b>\$3,060</b>	<b>0%</b>
Rent Rev - Foregone (Lost) Rent	(\$1,616.17)	(\$685.00)	(\$931)	136%	(\$12,044.45)	(\$6,165.00)	(\$5,879)	95%
Rent Rev - Excess Income	\$2,456.12	\$0.00	\$2,456	100%	\$23,296.67	\$0.00	\$23,297	100%
<b>GROSS POSSIBLE</b>	<b>\$199,003.95</b>	<b>\$197,139.00</b>	<b>\$1,865</b>	<b>1%</b>	<b>\$1,794,728.22</b>	<b>\$1,774,251.00</b>	<b>\$20,477</b>	<b>1%</b>
Vacancy - Apartments	(\$1,659.94)	(\$9,857.00)	\$8,197	83%	(\$483,936.83)	(\$402,952.00)	(\$80,985)	20%
Admin Rent Free Unit	(\$1,133.87)	(\$1,300.00)	\$166	13%	(\$4,850.00)	(\$11,700.00)	\$6,850	59%
Rental Concessions	(\$1,085.97)	\$0.00	(\$1,086)	100%	(\$19,950.23)	(\$6,350.00)	(\$13,600)	214%
<b>TOTAL VACANCIES</b>	<b>(\$3,879.78)</b>	<b>(\$11,157.00)</b>	<b>\$7,277</b>	<b>65%</b>	<b>(\$508,737.06)</b>	<b>(\$421,002.00)</b>	<b>(\$87,735)</b>	<b>21%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$195,124.17</b>	<b>\$185,982.00</b>	<b>\$9,142</b>	<b>5%</b>	<b>\$1,285,991.16</b>	<b>\$1,353,249.00</b>	<b>(\$67,258)</b>	<b>5%</b>
Laundry & Vending Rev	\$0.00	\$0.00	\$0	0%	\$129.37	\$0.00	\$129	100%
Tenant Charges	\$750.00	\$1,995.00	(\$1,245)	62%	\$16,420.00	\$15,860.00	\$560	4%
Tenant Charges - Water Sewer Reimb	\$25,330.43	\$11,368.00	\$13,962	123%	\$70,239.30	\$88,968.00	(\$18,729)	21%
Damages & Cleaning	\$268.39	\$0.00	\$268	100%	\$556.31	\$0.00	\$556	100%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	(\$200.00)	\$0.00	(\$200)	100%
Misc Rev	\$414.90	\$0.00	\$415	100%	\$8,945.94	\$0.00	\$8,946	100%
<b>TOTAL OTHER REVENUE</b>	<b>\$26,763.72</b>	<b>\$13,363.00</b>	<b>\$13,401</b>	<b>100%</b>	<b>\$96,090.92</b>	<b>\$104,828.00</b>	<b>(\$8,737)</b>	<b>8%</b>
<b>3 TOTAL REVENUE</b>	<b>\$221,887.89</b>	<b>\$199,345.00</b>	<b>\$22,543</b>	<b>11%</b>	<b>\$1,382,082.08</b>	<b>\$1,458,077.00</b>	<b>(\$75,995)</b>	<b>5%</b>
4 Administrative Exp	\$16,984.87	\$16,643.00	(\$342)	2%	\$149,941.43	\$144,364.00	(\$5,577)	4%
5 Payroll Exp	\$25,945.49	\$30,893.00	\$4,948	16%	\$268,723.80	\$293,642.00	\$24,918	8%
6 Utilities Exp	\$15,534.49	\$27,842.00	\$12,308	44%	\$162,121.26	\$248,885.00	\$86,764	35%
7 Supplies & Repairs	\$1,051.95	\$735.00	(\$317)	43%	\$11,963.00	\$12,815.00	\$852	7%
8 Contract Services	\$7,036.16	\$3,657.00	(\$3,379)	92%	\$32,810.08	\$33,569.00	\$759	2%
9 Turnkey/Lease Exp	\$373.02	\$535.00	\$162	30%	\$4,495.69	\$3,435.00	(\$1,061)	31%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%	\$902.10	\$0.00	(\$902)	100%
11 Taxes & Insurance	\$28,560.00	\$28,525.00	(\$35)	0%	\$239,959.03	\$259,273.00	\$19,314	7%
<b>12 COST OF OPERATIONS</b>	<b>\$95,485.98</b>	<b>\$108,830.00</b>	<b>\$13,344</b>	<b>12%</b>	<b>\$870,916.39</b>	<b>\$995,983.00</b>	<b>\$125,067</b>	<b>13%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$126,401.91</b>	<b>\$90,515.00</b>	<b>\$35,887</b>	<b>40%</b>	<b>\$511,165.69</b>	<b>\$462,094.00</b>	<b>\$49,072</b>	<b>11%</b>
14 Financial Expenses	\$188,125.63	\$56,831.00	(\$131,295)	231%	\$188,125.63	\$170,493.00	(\$17,633)	10%
15 Corp/Partnership Rev	\$51.04	\$0.00	(\$51)	100%	(\$13,124.38)	\$60,000.00	\$73,124	122%
16 Insurable Losses	\$10,591.19	\$0.00	(\$10,591)	100%	\$89,518.70	\$0.00	(\$89,519)	100%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>(\$72,365.95)</b>	<b>\$33,684.00</b>	<b>(\$106,050)</b>	<b>315%</b>	<b>\$246,645.74</b>	<b>\$231,601.00</b>	<b>\$15,045</b>	<b>6%</b>
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$72,365.95)</b>	<b>\$33,684.00</b>	<b>(\$106,050)</b>	<b>315%</b>	<b>\$246,645.74</b>	<b>\$231,601.00</b>	<b>\$15,045</b>	<b>6%</b>
20 Reserves	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>21 NET CASH SURPLUS</b>	<b>(\$72,365.95)</b>	<b>\$33,684.00</b>	<b>(\$106,050)</b>	<b>315%</b>	<b>\$246,645.74</b>	<b>\$231,601.00</b>	<b>\$15,045</b>	<b>6%</b>
22 Capital Expenditure	\$15,342.11	\$0.00	(\$15,342)	100%	\$298,675.87	\$0.00	(\$298,676)	100%
<b>ECONOMIC OCCUPANCY</b>	<b>99.58%</b>				<b>99.37%</b>			

**Ella at Encore**  
**Water Fall**  
**September 30, 2019**

<b>First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee</b>	\$ 425,000
<b>Cash Available as of September 30, 2019</b>	123,702
<b>Additional Cash Needed to Pay off Deferred Developer Fee</b>	<u>\$ (301,298)</u>

**Cash Flow**

Cash flow is defined in the Partnership Agreement as including all cash receipts (except proceeds of capital event, any capital contributions, tenant security or other deposits, and interest on reserves not available for distribution) for a fiscal year that remain after all expenses incurred in the operation of the project have been paid, including any payments made on the project loans, payments on partner loans and allowances for cash reserves.

**Cash Flow where positive is distributed in the following order of priority:**

1. To pay special limited partner for priority distributions	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii)	\$ -
3. To pay any deferred developer fees.	\$ 425,000
4. To pay any development deficit loans or operating expense loans outstanding.	\$ 154,591
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ 824,023
(b) The THA Land Loan	\$ 1,600,000
(c) The THA RHF loan	\$ 4,946,299
(d) The THA Capital Loan	\$ 2,563,806
(e) The THA NSP1 loan	\$ 1,000,000
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ 2,500,000
6. To pay partnership management fees	\$ 30,000
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

**Trio at Encore  
Water Fall  
September 30, 2019**

<b>First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee</b>	\$ 552,234
<b>Cash Available as of September 30, 2019</b>	358,893
<b>Additional Cash Needed to Pay off Deferred Developer Fee</b>	\$ (193,341)

**Cash Flow**

Cash flow is defined in the Partnership Agreement as including all cash receipts (except proceeds of capital event, any capital contributions, tenant security or other deposits, and interest on reserves not available for distribution) for a fiscal year that remain after all expenses incurred in the operation of the project have been paid, including any payments made on the project loans, payments on partner loans and allowances for cash reserves.

**Cash Flow where positive is distributed in the following order of priority:**

1. To pay special limited partner for priority distributions.	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii).	\$ -
3. To pay any deferred developer fees.	\$ 552,234
4. To pay any development deficit loans or operating expense loans outstanding.	\$ -
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ 2,886,467
(b) The THA Land Loan	\$ 1,425,000
(c) The THA RHF loan	\$ 2,836,374
(d) The THA Capital Loan	\$ 2,500,000
(e) The THA NSP2 loan	\$ 3,385,000
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ 2,000,000
6. To pay partnership management fees.	\$ 10,000
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

**Reed at Encore**  
**Water Fall**  
**September 30, 2019**

<b>First Item on Water Fall Schedule to be Paid Back - THA Equity Loan</b>	\$ 1,498,709
<b>Cash Available as of September 30, 2019</b>	<b>519,785</b>
<b>Additional Cash Needed to Pay off THA Equity Loan</b>	<b>\$ 978,924</b>

**Cash Flow**

Cash flow is defined in the Partnership Agreement as including all cash receipts (except proceeds of capital event, any capital contributions, tenant security or other deposits, and interest on reserves not available for distribution) for a fiscal year that remain after all expenses incurred in the operation of the project have been paid, including any payments made on the project loans, payments on partner loans and allowances for cash reserves.

**Cash Flow where positive is distributed in the following order of priority:**

1. To pay special limited partner for priority distributions	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii)	\$ -
3. To pay any deferred developer fees.	
4. To pay any development deficit loans or operating expense loans outstanding.	\$ -
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ 1,498,709
(b) The THA Land Loan	\$ 1,570,000
(c) The THA RHF loan	\$ 2,191,747
(d) The THA Capital Loan	\$ -
(e) The THA NSP2 loan	\$ -
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ 1,500,000
6. To pay partnership management fees	\$ 7,500
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

# Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Nine Months Ended September 30, 2019

Occupancy Percentage: 96.8%

	Current Month			Fiscal YTD			Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues</b>								
Gross Potential Rent	\$ 187,278	178,500	\$ 8,778	\$ 1,643,834	1,606,500	\$ 37,334	\$ 2,142,000	\$ 846
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(12,435)	(5,000)	(7,435)	(90,977)	(45,000)	(45,977)	(60,000)	(47)
<b>Economic Rent</b>	<b>\$ 174,843</b>	<b>173,500</b>	<b>1,343</b>	<b>1,552,857</b>	<b>1,561,500</b>	<b>(8,643)</b>	<b>2,082,000</b>	<b>799</b>
HUD Public Housing Subsidy	7,554	8,000	(446)	79,738	72,000	7,738	96,000	41
Concessions	(300)	(750)	450	(2,158)	(6,750)	4,592	(9,000)	(1)
Other Non-Rental Income	8,728	6,150	2,578	51,376	59,300	(7,924)	78,250	26
Bad Debt	(5,399)	(3,900)	(1,499)	(27,948)	(33,600)	5,652	(44,800)	(14)
<b>Total Rental Revenue</b>	<b>\$ 185,426</b>	<b>\$ 183,000</b>	<b>\$ 2,426</b>	<b>\$ 1,653,865</b>	<b>\$ 1,652,450</b>	<b>\$ 1,415</b>	<b>\$ 2,202,450</b>	<b>\$ 851</b>
Interest Income	2,015	-	2,015	12,715	-	12,715	-	7
<b>Total Revenue</b>	<b>\$ 187,441</b>	<b>\$ 183,000</b>	<b>\$ 4,441</b>	<b>\$ 1,666,580</b>	<b>\$ 1,652,450</b>	<b>\$ 14,130</b>	<b>\$ 2,202,450</b>	<b>\$ 857</b>
<b>Expenses</b>								
Salaries	11,198	15,658	4,460	128,006	140,922	12,916	187,896	66
Advertising & Promotion	1,212	999	(213)	9,414	14,891	5,477	20,438	5
Maintenance	30,758	41,535	10,777	284,961	351,990	67,029	449,545	147
Administrative	7,521	7,355	(166)	59,847	67,705	7,858	88,940	31
Turnover Expenses	15,891	10,000	(5,891)	74,456	92,000	17,544	122,800	38
Utilities	12,475	8,800	(3,675)	71,030	79,200	8,170	105,600	37
Professional Fees	6,710	4,200	(2,510)	64,809	37,800	(27,009)	50,400	33
Insurance and Taxes	15,654	15,995	341	140,339	143,955	3,616	191,940	72
Management Fee	8,383	8,850	467	76,884	79,650	2,766	106,200	40
<b>Total Expenses</b>	<b>\$ 109,803</b>	<b>\$ 113,392</b>	<b>\$ 3,589</b>	<b>\$ 909,746</b>	<b>\$ 1,008,113</b>	<b>\$ 98,367</b>	<b>\$ 1,323,759</b>	<b>\$ 468</b>
<b>Net Operating Income</b>	<b>\$ 77,638</b>	<b>\$ 69,608</b>	<b>\$ 8,030</b>	<b>\$ 756,834</b>	<b>\$ 644,337</b>	<b>\$ 112,497</b>	<b>\$ 878,691</b>	<b>\$ 389</b>
Debt Service - (Mortgage Principle)	19,224	19,986	762	173,016	176,424	3,408	236,970	89
Interest	52,465	45,132	(7,333)	476,439	409,639	(66,800)	544,448	245
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,089	(5,357)	256,018	207,797	(48,221)	277,067	132
Replacement Reserves	3,790	3,790	-	34,110	34,110	-	45,480	18
Building Improvements	-	-	-	-	-	-	-	-
<b>Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves</b>	<b>\$ (26,288)</b>	<b>\$ (22,389)</b>	<b>\$ 19,959</b>	<b>\$ (182,750)</b>	<b>\$ (183,633)</b>	<b>\$ 883</b>	<b>\$ (225,274)</b>	<b>\$ (94)</b>

# Tampa Housing Authority

Osborne Landing, LTD.

43 Units

For the One and Ten Months Ended October 31, 2019

<b>Occupancy Percentage: 95.3%</b>
------------------------------------

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Revenues</b>								
Tenant Revenue	\$ 22,210	\$ 20,401	\$ 1,809	\$ 221,792	\$ 204,007	\$ 17,786	\$ 244,808	\$ 516
Subsidies / Grant Income	7,441	9,583	(2,142)	76,986	95,833	(18,847)	115,000	\$ 179
Other Revenue	2,035	-	2,035	4,153	-	4,153	-	\$ 10
<b>Total Revenue</b>	<b>\$ 31,686</b>	<b>\$ 29,984</b>	<b>\$ 1,702</b>	<b>\$ 302,932</b>	<b>\$ 299,840</b>	<b>\$ 3,092</b>	<b>\$ 359,808</b>	<b>\$ 704</b>
<b>Expenses</b>								
Admin Salaries / Benefits	3,827	4,206	379	42,027	42,065	37	50,477	\$ 98
Administrative Expenses	3,059	3,505	446	24,410	35,048	10,637	38,550	\$ 57
Management Fees	1,360	1,360	-	13,600	13,600	-	16,320	\$ 32
Utilities	947	782	(165)	9,061	7,817	(1,244)	9,380	\$ 21
Maintenance Salary / Benefits	4,163	4,505	342	44,899	45,051	152	54,061	\$ 104
Maintenance Expenses	7,166	2,125	(5,041)	28,209	21,250	(6,959)	25,500	\$ 66
Contracted Maintenance Services	6,069	4,400	(1,670)	48,265	43,997	(4,267)	52,797	\$ 112
General Expenses	1,644	8,664	7,020	35,276	86,461	51,185	109,296	\$ 82
<b>Total Expenses</b>	<b>\$ 28,235</b>	<b>\$ 29,547</b>	<b>\$ 1,312</b>	<b>\$ 245,748</b>	<b>\$ 295,288</b>	<b>\$ 49,540</b>	<b>\$ 356,382</b>	<b>\$ 572</b>
<b>Net Operating Income</b>	<b>\$ 3,451</b>	<b>\$ 437</b>	<b>\$ 3,014</b>	<b>\$ 57,184</b>	<b>\$ 4,552</b>	<b>\$ 52,632</b>	<b>\$ 3,426</b>	<b>\$ 133</b>
Replacement Reserve	1,254	1,254	-	12,542	12,542	-	15,050	\$ 29
<b>Operating Income after Reserves</b>	<b>\$ 2,197</b>	<b>\$ (817)</b>	<b>\$ 3,014</b>	<b>\$ 44,642</b>	<b>\$ (7,990)</b>	<b>\$ 52,632</b>	<b>\$ (11,624)</b>	<b>\$ 104</b>

**HOUSING AUTHORITY OF THE CITY OF TAMPA  
BOARD SUMMARY REPORT  
October 2019**

**North Tampa Housing Development Corporation  
Don Shea, Director**

Operating Highlights

Since 2004 NTHDC has been measured by HUD and THA's independent auditors.

The following are the results:

**HUD Annual Compliance Review**

HUD staff has performed 22 annual compliance reviews for our contracts and properties in Florida and the Virgin Islands.

- In those 22 reviews there were only 5 findings with each being resolved in NTHDC's favor.
- In the past 8 years there has not been a single finding, observation or concern with both of our contracts (VI & FL).

**Annual Audit**

Since 2004 NTHDC has had annual audits performed by THA's independent auditor, Berman Hopkins. NTHDC has never had a finding identified by Berman Hopkins, including our most recent completed independent audit.

Financial Highlights

- Last month NTHDC earned admin fees of \$1,106,615.56 a record high.
- NTHDC oversees the administration of units occupied by approximately 120,000 individuals in 450 developments in Florida and the Virgin Islands.
- Since the inception of NTHDC in 2004 we have paid out \$4,008,473,676.79 in HAP fees.
- Since October 2019, NTHDC has earned \$23,320,705.11 to fund THA needs and activities.
- NTHDC is also the contact conduit between HUD and properties that experience a major disaster or matter of congressional interest.







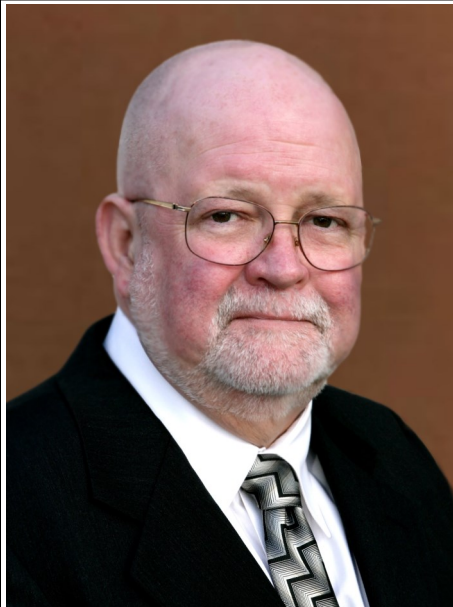
# The CA Quarterly Review

North Tampa Housing Development Corporation

Fall 2019

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SSA Announces 2020 Cost-of-Living Adjustment	2
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## From the Desk of Don Shea, NTHDC Director and Contract Administrator



We are excited to present to you our CA Quarterly Review for Fall 2019. As we start anticipating the upcoming holidays, and maybe cooler weather, we look forward to what lies ahead.

HUD elected to exercise the 11th amendment to the Performance- Based Annual Contributions Contract which extends all PBCAs through January 1, 2021. Additionally, there are options to extend further with 2 additional six month terms which would extend the ACC through January 31, 2022. HUD continues to communicate they will rebid all PBCA contracts which could take place at any time within the upcoming extensions.

We thank you for your support and look forward to working together to complete another wonderful year.

Best Regards,

**Don Shea**

**NTHDC Director and Contract Administrator**

### REMINDER!

Be sure to update NTHDC's address on form HUD-9887. The change of address must be listed on all 9887s going forward or a finding may be issued.

New address:

1509 West Swann Avenue  
Suite 250  
Tampa, FL 33606





# The CA Quarterly Review

Fall 2019

## The Social Security Administration Announces the 2020 Cost-of-Living-Adjustment

The Social Security Administration (SSA) has released its 2020 update that highlights all of the changes to the Social Security program for the upcoming year. Included in this update was the Cost-of-Living-Adjustment, or COLA, which was announced as 1.6% for 2020.

The COLA is an annual increase in social security and supplemental security income to account for the inflation faced by beneficiaries in 2019. This adjustment will be effective beginning in January of 2020.

### Where Can I Find the Announcement?

The SSA issued a press release announcing the COLA increase for the upcoming year on the SSA's [Cost-of-Living-Adjustment \(COLA\) Information](#) webpage.

The announcement has also been posted to the [NTHDC website](#).

### How Does the COLA Effect How I Process Recertifications?

SSA updates to data in the EIV system are only made periodically. Social security benefits that include the COLA are not available from SSA for uploading into EIV until the end of the calendar year.

Therefore, when processing recertifications that include social security benefits with an effective date of January 1, February 1, March 1, and April 1, owners must define the manner in which the COLA will be factored into the calculation of the SSA benefit, and the method of verification that will be used to support the calculation. In order to complete the recertification steps outlined in Chapter 7 of the HUD Handbook and provide the tenant with the required 30-day notice of any increase in rent, owners must use one of the methods below for determining the tenant's income:

1. Use the benefit information reported in EIV that does not include the COLA as third party verification as long as the tenant confirms that the income data in EIV is what he/she is receiving;
2. Use the SSA benefit, award letter, or Proof of Income Letter provided by the tenant that includes the COLA adjustment if the date of the letter is within 120 days from the date of receipt by the owner;
3. Determine the tenant's income by applying the COLA increase percentage to the current verified benefit amount and document the tenant file with how the tenant's income was determined; or
4. Request third party verification directly from the SSA\* when the income in EIV does not agree with the income the tenant reports he/she is receiving.

All recertifications effective after April 1 must reflect the SSA benefit that includes the COLA.

### \*Requesting Third Party Verification Directly from the SSA

When requesting verification from the SSA, owners must not send the tenant to the SSA office. Instead, the owner must ask the tenant to request benefit information from SSA using SSA's website or toll-free number.

The owner may assist the tenant in requesting benefit information from SSA, if the tenant requests their assistance in accessing the SSA website or has questions on completing the request.

To obtain benefit information using the SSA's website:



- Go to the [SSA's website](#)
- Log in to [my Social Security](#) to obtain a benefit verification letter
- A tenant who has not set up an account can easily create one

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# The CA Quarterly Review

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## The Social Security Administration Announces the 2020 Cost-of-Living-Adjustment (continued)

To obtain benefit information using the SSA's toll free number:



- Call the SSA at 1-800-772-1213
- Benefit verification letters may be requested 24 hours a day between 7 a.m. and 7 p.m. for individuals who are deaf or hard of hearing
- This information is free and the tenant should receive the letter in the mail within 10 days

The tenant will provide the benefit verification letter to the owner for use in calculating their income. A copy of the letter will be retained in the tenant's file and the original returned to the tenant for their records.

### Changes to Medicare Premiums

The Centers for Medicare & Medicaid Services (CMS) usually publishes the Medicare Part A and Medicare Part B rates for the following plan year around the middle of October or November. Owners must also consider changes to Medicare premiums paid by elderly/disabled families when calculating medical expense deductions. For more information, visit the [CMS website](#).

The information contained in the article is found in the HUD Handbook 4350.3 REV-1, Change 4, Chapter 9, Paragraphs 9-6 B.1.e. and 9-15.

## Reminder on Utility Allowance Data

For many properties, this year marks the year for a required Baseline Utility Allowance Submission. A Baseline year requires the Owner/Agent to conduct a full analysis as detailed in [HUD Notice 2015-04](#) for all unit types. In this Baseline cycle, the outcome of the full utility analysis establishes the utility allowance for each bedroom type.

As a reminder, HUD does not require the Owner/Agent to submit full data (utility bills) to the Contract Administrator (CA). If the Owner/Agent obtained actual monthly utility bills from a tenant, the Owner/Agent may submit a spreadsheet summarizing the average of the monthly bills. It is recommended to utilize the tool published with HUD Notice 2015-04. However, Owner/Agents may develop their own worksheets to suit their needs, as long as they provide HUD/CA with adequate documentation. If Owner/Agents elect to submit a spreadsheet, the actual utility bills may be requested at the discretion of HUD/CA. These bills, regardless of whether they are provided to HUD/CA, must be retained by the Owner/Agent for three years.

Should you have any questions regarding the submission of a baseline analysis for your property, contact your [contract specialist](#).



# The CA Quarterly Review

Fall 2019

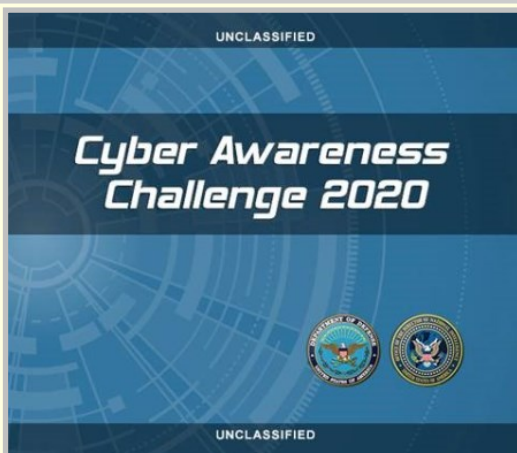
## Affirmative Fair Housing Marketing Plan

Each multifamily property must develop and carry out an Affirmative Fair Housing Marketing Plan to ensure that they are marketing to those lease likely to apply when advertising. The marketing efforts need to attract a cross section of the eligible population without regard to race, color, religion, sex, disability, familial status, or national origin. Any marketing efforts for available units must be carried out in accordance with the HUD-approved Affirmative Fair Housing Marketing Plan (AFHMP). Owner/Agents must comply with the requirements outlined in the approved AFHMP to ensure they are promoting equal housing opportunities to all eligible families with similar income levels.

When a property is initially leased up or when available units cannot be filled from the waiting list, then Owner/Agents must advertise to attract eligible applicants. The marketing efforts must:

- Publicize the availability of housing opportunities to all persons regardless of race, color, sex, religion, familial status, disability, or national origin;
- Target advertising to groups other than those who typically live in the local population of the property, reaching out to those least likely to apply because they are not in the predominant racial or ethnic group of the neighborhood;
- Include the HUD Equal Housing Opportunity logo, slogan, or statement, and;
- Market to those in the Limited English Proficiency (LEP) population.

During compliance reviews, Owner/Agents must be able to provide documentation that marketing activities follow along with the requirements outlined in their HUD approved AFHMP. Auditors will review the advertising/marketing materials for compliance, records of the marketing activities conducted, and that the marketing plan still applies for the property/population. Owners must review the plan every five years or when the local Community Development jurisdictions' Consolidated Plan is updated. The demographics of the market must be reviewed to determine if there have been any changes to the population in terms of race, ethnicity, religion, persons with disabilities, and/or large families. That information needs to be reviewed against the current approved AFHMP to ensure that all advertising efforts listed within the plan still apply. Even if the demographics have not changed, the plan should still be reviewed. If after reviewing the plan updates are needed, the updated plan then must be submitted to HUD for review and approval. Documentation that the revised plan was sent to HUD should be made available for the auditor. If no updates were needed then documentation should be noted about what was reviewed, what was found as a result of the review, and why no change is required. The auditor will review that information during a compliance review.



## Cyber-Awareness Challenge

The Cyber-Awareness Challenge, which is required for EIV users to satisfy annual online security training, has changed locations. The training is now titled "Cyber Awareness Challenge 2020" and is located [here](#).

The link provided in the HUD Handbook 4350.3, REV-1, Paragraph 9-20 A is no longer valid.

EIV users must complete this training annually. The certificate of completion must be printed and retained and made available for review during an audit.



# The CA Quarterly Review

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## Excluding the Use of Arrest Records in Housing Decisions

In November 2015, HUD published [Notice 2015-10](#) which discusses the use of arrest records when owners make decisions affecting an applicant's admission or a tenant's occupancy of a subsidized unit. For the past five years HUD has been an active member of the Federal Interagency Reentry Council. This Council, made up of more than 23 Federal Agencies, meets on a regular basis to act on issues that affect the lives of those released from incarceration. An important aspect of the Reentry Council's works has been to have each Federal Agency identify and address "collateral consequences" that individuals and their families may face because they or a family member has been incarcerated or has had any involvement with the criminal justice system.

### Second Chances

In 2011, former HUD Secretary Shaun Donovan issued a letter to public housing authorities (PHAs) across the country emphasizing the importance of providing "second chances" for formerly incarcerated individuals. Secretary Donovan urged PHAs to adopt admission policies that achieve a sensible and effective balance between allowing individuals with a criminal record to access HUD-subsidized housing and ensuring the safety of all residents of such housing. A year later, Secretary Donovan encouraged owners of HUD-assisted multifamily properties ("owners") to do the same and reiterated HUD's goal of "helping ex-offenders gain access to one of the most fundamental building blocks of a stable life - a place to live." HUD has also previously stressed the troubling relationship between housing barriers for individuals with criminal records and homelessness, stating that "the difficulties in reintegrating into the community increase the risk of subsequent re-incarceration."

At a time when an estimated 100 million (or nearly one in three) Americans have some type of criminal record, HUD remains committed to the goal of providing second chances to formerly incarcerated individuals where appropriate and to ensuring that individuals are not denied access to HUD-subsidized housing on the basis of inaccurate, incomplete, or otherwise unreliable evidence of past criminal conduct. With those aims, and in response to requests from housing providers and prospective tenants for guidance from HUD regarding the proper use of criminal records in housing decisions, HUD is issuing this notice.

### Use of Arrest Records

The purpose of the Notice is to inform owners of other federally-assisted housing that arrest records may not be the basis for denying admission, terminating assistance or evicting tenants, to remind owners that HUD does not require their adoption of "One Strike" policies, and to remind them of their obligation to safeguard the due process rights of applicants and tenants. The Notice also reminds owners of their obligation to ensure that any admissions and occupancy requirements they impose comply with applicable civil rights requirements contained in the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act, and Titles II and III of the Americans with Disabilities Act of 1990, and the other equal opportunity provisions listed in 24 CFR 5.105. Finally, the Notice provides best practices and peer examples for PHAs and owners to review.

### Owner Discretion

HUD does not require that owners adopt or enforce so-called "one-strike" rules that deny admission to anyone with a criminal record or that require automatic eviction any time a household member engages in criminal activity in violation of their lease. Instead, in most cases, owners have discretion to decide whether or not to deny admission to an applicant with certain types of criminal history, or terminate assistance or evict a household if a tenant, household member, or guest engages in certain drug-related or certain other criminal activity on or off the premises (in the case of public housing) or on or near the premises (in the case of Section 8 programs). In deciding whether to exercise their discretion to admit or retain

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# The CA Quarterly Review

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## Excluding the Use of Arrest Records in Housing Decisions (continued)

### Owner Discretion (continued)

an individual or household that has engaged in criminal activity, owners may consider all of the circumstances relevant to the particular admission or eviction decision, including but not limited to: the seriousness of the offending action; the effect that eviction of the entire household would have on family members not involved in the criminal activity; and the extent to which the leaseholder has taken all reasonable steps to prevent or mitigate the criminal activity. Additionally, when specifically considering whether to deny admission or terminate assistance or tenancy for illegal drug use by a household member who is no longer engaged in such activity, an owner may consider whether the household member is participating in or has successfully completed a drug rehabilitation program, or has otherwise been rehabilitated successfully.

Subject to limitations imposed by the Fair Housing Act and other civil rights requirements, owners generally retain broad discretion in setting admission, termination of assistance, and eviction policies for their programs and properties. Even so, such policies must ensure that adverse housing decisions based upon criminal activity are supported by sufficient evidence that the individual engaged in such activity. Specifically, before an owner denies admission to, terminates the assistance of, or evicts an individual or household on the basis of criminal activity by a household member or guest, the PHA or owner must determine that the relevant individual engaged in such activity. HUD has reviewed relevant case law and determined that the fact that an individual was arrested is not evidence that he or she has engaged in criminal activity. Accordingly, the fact that there has been an arrest for a crime is not a basis for the requisite determination that the relevant individual engaged in criminal activity warranting denial of admission, termination of assistance, or eviction.

### Implications

An arrest shows nothing more than that someone probably suspected the person apprehended of an offense. In many cases, arrests do not result in criminal charges, and even where they do, such charges can be and often are dismissed or the person is not convicted of the crime alleged. In fact, in the 75 largest counties in the country, approximately one-third of felony arrests did not result in conviction, with about one-quarter of all cases ending in dismissal. Moreover, arrest records are often inaccurate or incomplete (e.g., by failing to indicate whether the individual was prosecuted, convicted, or acquitted), such that reliance on arrests not resulting in conviction as the basis for denying applicants or terminating the assistance or tenancy of a household or household member may result in unwarranted denials of admission to or eviction from federally subsidized housing.

Although a record of arrest(s) may not be used to deny a housing opportunity, owners may make an adverse housing decision based on the conduct underlying an arrest if the conduct indicates that the individual is not suitable for tenancy and the owner has sufficient evidence other than the fact of arrest that the individual engaged in the conduct. The conduct, not the arrest, is what is relevant for admissions and tenancy decisions. An arrest record can trigger an inquiry into whether there is sufficient evidence for an owner to determine that a person engaged in disqualifying criminal activity, but is not itself evidence on which to base a determination. Owners can utilize other evidence, such as police reports detailing the circumstances of the arrest, witness statements, and other relevant documentation to assist them in making a determination that disqualifying conduct occurred. Reliable evidence of a conviction for criminal conduct that would disqualify an individual for tenancy may also be the basis for determining that the disqualifying conduct in fact occurred.

Owners are encouraged to adopt continuing occupancy policies based on the best practices highlighted to guard against unwarranted denial of assistance, termination from program participation, or eviction from federally assisted housing. Owners are also encouraged to read the Shriver Report entitled [“When Discretion Means Denial: A National Perspective on Criminal Records Barriers to Federally Subsidized Housing.”](#)



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## Income Exclusion - Temporary Employment from the U.S. Census

In 2009 HUD issued [Notice H 09-16](#), Exclusion from Annual Income of Temporary Employment from the U.S. Census Bureau which provided instruction regarding exclusion of temporary income received from annual income, by residents, from the U.S. Census Bureau.

Every ten years in the United States, an actual enumeration of the people is done to be used for appointment of seats in the House of Representatives among the states. The U.S. Census Bureau hires people to assist, temporarily, to count the population. As a Census partner, HUD is committed to supporting this temporary employment in order to help ensure the accuracy of the census counts. Owner/Agents are to exclude any temporary income payments received from the U.S. Census Bureau.

Temporary is defined as employment lasting no longer than 180 days and not resulting in permanent employment. Employment verification of the dates of employment and amount of income must be maintained in the resident file.





# The CA Quarterly Review

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## Family Self Sufficiency Program in Multifamily Housing

The Family Self Sufficiency (FSS) Program enables HUD-assisted families to increase their earned income and reduce their dependency on public assistance programs such as welfare assistance and rental subsidies. FSS promotes the development of local strategies to coordinate the use of HUD rental assistance programs with both private and public resources. This enables eligible families to make progress toward economic independence and self-sufficiency.

During a five year period, participants will work individually with a case manager to set and pursue goals related to education, job training, money management, childcare, and transportation. Through case management, the program provides life-skills guidance and links to network service providers. Participants are expected to make continual progress towards their educational and career goals while meeting the additional requirements of the FSS program in order to graduate successfully in five years. Families who wish to participate will sign a contract of participation (CoP) with the owner, for up to five years, and each individual participating member will have their goals set out in Individual Training and Services Plan (ITSP) that are part of the CoP.

A key component of the FSS program is an interest-earning escrow savings account that accumulates as earned income increases. Owners are required to set up the interest bearing accounts for all families participating in the program, with separate accounting for each family. The escrow account is funded by HUD through adjustments to rental subsidy payments to the owner. If family members' earned incomes and rental payments increase while participating in the FSS program, the owner will credit the incremental rent due to the increase in earned income amount to the family's escrow account. Families will receive the funds from that account after they have successfully completed the program. Families involved with the FSS program have used their escrow accounts to purchase homes, pay off debts, and finance higher education for themselves or for their children.

[HUD Notice 2016-08](#) implements the policies and procedures applicable to a FSS program in a HUD-assisted multifamily housing property. Owners of privately-owned HUD assisted multifamily housing can voluntarily establish and operate an FSS program at their housing sites. Participation in the FSS program is voluntary for families living in these properties.

Should an owner of a multifamily Section 8 property choose to participate in the FSS program, they are responsible for the following activities:

1. Coordinating services with appropriate local entities;
2. Writing an Action Plan and submitting to HUD for approval;
3. Recruiting program participants, and if desirable, screening for motivation;
4. Crafting and executing a Contract of Participation (CoP) with participating families;
5. Providing service coordination, case management, coaching, including referring, monitoring, and evaluating supportive services provided to FSS families;
6. Creating FSS escrow accounts and managing deposited funds;
7. Submitting quarterly reports to HUD; and
8. Complying with Fair Housing and Equal Opportunity Requirements.

Families who choose to participate in the FSS program also have obligations, including:

1. The Head of Household will execute a CoP with the owner;
2. The Head of Household must seek and maintain a suitable employment during the term of the contract (and any extension thereto);

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## Family Self Sufficiency Program in Multifamily Housing (continued)

3. The Head of Household and those family members who have decided to execute an individual ITSP will work with the owner to set goals that become part of the CoP;
4. FSS participants will complete the activities within the dates identified in each ITSP;
5. All family members must report increases in earned income immediately to property management staff;
6. All family members must become independent from welfare assistance and remain independent at least one year before the expiration of the term of the CoP; and
7. All family members must comply with the terms of the lease.

Should a property owner choose to participate in the FSS program, they must develop an action plan in consultation with both the public and private entities that will provide tenant services and/or other resources for the operation of the FSS program. The action plan must then be subsequently submitted to HUD for approval. As part of the approval process, HUD will assess the owner's capacity to effectively run an FSS program by reviewing the property's recent Management and Occupancy Review (MOR) and the Financial Assessment Subsystem (FASS) score. The owner must demonstrate a rating of Satisfactory or higher on the most recent MOR and must be current in the submission of the Annual Financial Statements (AFS) in the form required by HUD for the prior three-year period, and have all compliance flags resolved. Owners should not begin operating their FSS program before receiving the official approval from HUD.

The owners created Action Plan must describe the policies and procedures of the FSS program. It must also contain, at a minimum: information on family demographics, estimation of participating families, FSS family selection procedures, incentives plan, outreach efforts, FSS activities and supporting services, funding of the program, identification of family support needs, the owner's policies concerning terminating participation in the FSS program, the rights of the non-participating families, and the timetable for the program implementation. The owner can choose to include any information that will support the proposed plan.

HUD has recently been providing technical assistance training to assist Owners in launching a Multifamily FSS program. For more information on the FSS program, including the basics of the program as well as in-depth procedures to implement the program at your property, refer to the [HUD Exchange Web page for FSS Technical Assistance](#).





# The CA Quarterly Review

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## Lease Addendums

The lease is a legally binding contract between an owner and the tenant. Owners must use one of the four model leases prescribed by HUD. The type of lease used by an owner depends on the program being administered. The two most common leases used are the Family Model Lease (90105a) and the Model Lease for Section 202/8 or Section 202 PACs (90105b). The model leases identify the program requirements that owners and tenant must adhere to while participating in the program. Owners are not to make any changes or modifications to the HUD model lease.

There are certain attachments and addendums to the lease that HUD does require. The main one being the Violence Against Women and Justice Department Reauthorization Act of 2005 Lease Addendum (VAWA HUD-91067). This must be signed by all adult members of the household and attached to the model lease.

The following are required attachments to the model lease:

- a. HUD 50059 signed by the tenant and owner,
- b. HUD 50059A signed by the owner, and when applicable, by the tenant,
- c. Move-in inspection signed by the owner and tenant,
- d. House Rules,
- e. Pet Rules (if applicable),
- f. Owner's Live-In Aide Addendum (if applicable),
- g. Owner's Police or Security Personnel Addendum (if applicable),
- h. VAWA Lease Addendum

Lease modifications are done by creating and using a lease addendum. Since the addendums are modifying the model lease, they are just as legally binding in regards to tenancy requirements. Because of this, HUD required that ALL lease addendums are approved by HUD before implementation.

HUD will not allow modifications to the following nine provisions of the model lease:

- a. Changes in tenant rent,
- b. Regularly scheduled recertifications,
- c. Reporting changes between regularly scheduled recertifications,
- d. Removal of subsidy,
- e. Tenant obligation to repay,
- f. Discrimination prohibited,
- g. Changes in rental agreement,
- h. Termination of tenancy, and
- i. Penalties for submitting false information.

A lease change provided by HUD Headquarters through the issuance of Notices or revisions to the handbook must be incorporated into the lease as a lease addendum. Lease changes and/or new lease addendums issued directly from HUD Headquarters do not require additional HUD Field Office approval. A modification to the lease may only be effective at the end of the lease term. The tenant must be provided the approved modifications at least 60 days prior to the end of the lease term. The notice to the tenant must include a copy of the revised lease or the new addendum revising the existing lease agreement. A letter must be included clearly stating that the tenant can either accept the modification or move, but they must respond within 30 days of the letter. The tenant will accept the modification by signing and returning the updated lease or addendum, or, they will refuse the modification and give 30 days' notice of

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# The CA Quarterly Review

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## Lease Addendums (continued)

intent to vacate. The proposed lease addendum must be submitted to the local HUD Field Office for review. Two copies of the proposed lease addendum along with an explanation for the need of the lease addendum. If the proposed lease addendum is approved, then the notification process noted above must be followed.

In addition, [Housing Notice 2012-5](#) was issued to provide guidance on prevention and the response to pest infestations, particularly bed bugs, in HUD assisted properties. Due to this guidance, many properties added Bed Bug Lease Addendums to the HUD Model Lease that contained provisions that may conflict with current HUD guidance. HUD has issued a memo stating that a clarification to this notice will shortly be released. In addition, this memo states that any leases that come to the attention of a local HUD office which have been amended, or had addenda added that shift the



If you are not already receiving this publication via e-mail, or if you have ideas, suggestions or questions for future publications, we'd like to hear from you.

Please visit the [NTHDC website](#) OR send an email to [michelle.thomas@cgifederal.com](mailto:michelle.thomas@cgifederal.com)



# The CA Quarterly Review

Fall 2019

## Member Spotlight Introducing Lynn Mey

Lynn is a Central Contract Specialist with 13 years of experience as part of the FL PBCA. In her position, she manages a portfolio in which she oversees the contract renewals, rent adjustments, voucher processing and special claims approvals. Over the years, she has gained a wealth of knowledge in the Affordable Housing Industry. Prior to her time with NTHDC she was a Claims Adjuster focusing on catastrophes.



In her current role with NTHDC, Lynn enjoys working hand in hand with Owners/Agents in working through the daily challenges that arise in property management. In addition, she works with HUD staff, often in unison with properties to help ensure compliance with HUD rules and regulations.

Lynn's hobbies include boating, classic cars, and glamping with her 3 dogs.





## **ALL RESIDENTS OF H.U.D. SUBSIDIZED PROPERTIES**

North Tampa Housing Development Corporation (NTHDC) is the HUD Contract Administrator and is responsible for responding to resident concerns. NTHDC Call Center has a team of Customer Relation Specialist (CRS) that will receive, investigate and document concerns such as, but not limited to the following:

- ◆ Questions or concerns regarding work order follow-up.
- ◆ Questions regarding the calculation of your rent.
- ◆ Address health & safety and HUD Handbook 4350.3 concerns.

### **Call Center Purpose:**

- ◆ Call Center aids in ensuring HUDs mission of providing Decent, Safe and Sanitary Housing.
- ◆ Serve as a neutral third party to residents, owners and the public.
- ◆ Assist with clarifying HUD Occupancy Handbook 4350.3 requirements.

### **Call Center Contact Information and Business Hours:**

- ◆ Hours of Operation: Monday – Friday, 8:30am to 5:30pm
- ◆ Contact Numbers: 800-982-5232 fax: 614-985-1502
- ◆ Written Summaries: 8760 Orion Place, Suite 110, Columbus, Ohio 43240
- ◆ Email: [PBCAContactCenter@cgifederal.com](mailto:PBCAContactCenter@cgifederal.com)
- ◆ Website: [www.nthdc.org](http://www.nthdc.org)

### **Concerns can be submitted by the following:**

- ◆ Phone
- ◆ Fax
- ◆ Mail
- ◆ Email
- ◆ Voicemail
- ◆ FOIA- Freedom of Information Act request must be submitted directly to HUD

### **Required Information to open an inquiry:**

- ◆ Property name
- ◆ Caller's name (anonymous calls accepted)
- ◆ Caller's telephone number with area code
- ◆ Caller's address including apartment number
- ◆ A brief, detailed description of the caller's concern(s)

## **EQUAL HOUSING OPPORTUNITY**

1509 W. Swann Ave. Suite 250, Tampa, Florida 33606  
Tele: (813) 873-8200 | Fax: (813) 877-1412 | TTY English: (800) 955-8771 | TTY Español: (877) 955-8773 |  
Contact Center (800) 982-5232



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

**Department of Asset Management**

**Lorenzo Bryant, Director of Asset Management**

**Tampa Housing Authority RAD Project Based Properties**

During the month of November 2019, The Asset Management Department in conjunction with Program and Property Services has begun the process of implementing a RAD property wide newsletter. The newsletter will inform residents of upcoming activities and new community initiatives. The issue date for the RAD newsletter is December of 2019.

The Asset Management Department has implemented new customer service, and quality control initiatives to monitor and track the resident experience, and to ensure that operations at all RAD sites are consistent.

The quality control will be ongoing and will aid THA and the Asset Management Department in ensuring that residents at RAD sites have a collective voice and part of our overall mission to provide the best resident experience possible. Asset Management will be focused on the management resident experience, customer satisfaction and an ongoing effort to improve the profile of the Asset Management Department.

**Encore Properties**

The construction at the Reed at Encore retail space has been completed for the new state of the art medical clinic. Bay Care Health Services has signed a long-term lease to occupy the 3,000 sq. ft. suite. The grand opening for the medical clinic is scheduled for November 19<sup>th</sup>. Management has received an application for lease up at the 600 sq. ft vacant retail space, which is located on the ground floor of the Reed. We anticipate having a signed lease with the applicant before the end of November.

On October 30<sup>th</sup> the management team at Tempo at Encore, kicked off the 1<sup>st</sup> Annual Fall Festival hosted by JMG management team for the residents. The event had great resident participation and was designated for Tempo residents, and their families to participate in the activities.

Our Senior residents at The Ella and The Reed enjoyed an October full of community activities ranging from, an ice cream social on the 16<sup>th</sup> and a talent show on the 23<sup>rd</sup>.

On October 11<sup>th</sup> the Trio at Encore held a Pumpkin Pie day for families and a holiday door decoration competition on Halloween.

**Belmont Heights Estate**

Wilbert Davis Boys & Girls renovations using the City of Tampa CDGB funds is progressing very well. The project is 85% complete and is scheduled to close out at the end of December. The final item to be installed is a gas operated HVAC unit.

### **Gardens at South Bay**

The renovations regarding the stairs and exterior stucco has been successfully completed. Management is in the process of receiving bids for painting the exterior building, stairs, hallways and breezeways. The projected start date is December 2019 .

### **Palm Terrace Assisted Living Facility**

Palm Terrace ALF has engaged a mechanical HVAC repair company to complete a variety of items to the chiller equipment and individual air handler units. The repairs are underway and anticipated to be completed in December 2019. Management solicitation has gone out to the public for bid. THA has awarded new property management services to Angel Senior Living. The projected start date is December 1<sup>st</sup>, 2019.



# ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

October 2019

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
<b>J. L. Young, Inc.</b>	<b>99.75%</b>	<b>98.00%</b>
<b>Robles, LLC</b>	<b>85.10%</b>	<b>92.65%</b>
<b>Scruggs Manor, LLC</b>	<b>101.24%</b>	<b>99.14%</b>
Azzarelli	99.83%	100.00%
Scruggs Manor	101.92%	98.84%
<b>Seminole, LLC</b>	<b>99.01%</b>	<b>94.67%</b>
Seminole Park	98.98%	94.00%
Moses White Estates	99.05%	95.65%
<b>Shimberg, LLC</b>	<b>100.50%</b>	<b>96.36%</b>
Shimberg Estates	100.50%	93.59%
Squire Villa	99.97%	100.00%
C. Blythe Andrews	94.79%	98.25%
<b>Arbors, LLC</b>	<b>97.84%</b>	<b>96.86%</b>
Arbors at Padgett Estates	97.00%	97.48%
Azeele	110.82%	100.00%
Bay Ceia Apartments	99.73%	97.50%
Soho Place Apartments	97.97%	92.86%
St. Louis/St. Conrad	91.60%	87.50%
<b>Overall Average</b>	<b>97.28%</b>	<b>95.90%</b>

**October-19****Tenant Accounts Receivable**

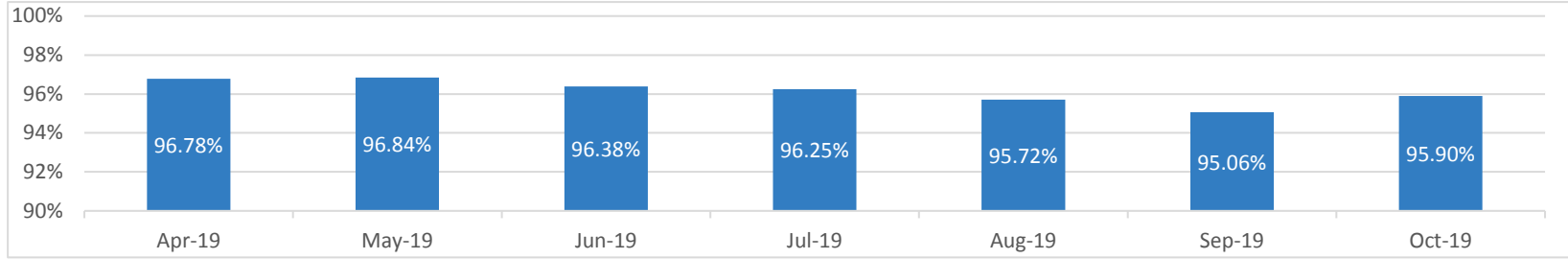
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
<b>J L Young, Inc.</b>	<b>\$1,075,947.17</b>	<b>\$13,370.20</b>	<b>\$10,334.20</b>	<b>\$0.00</b>	<b>\$303.00</b>	<b>\$2,733.00</b>	<b>99.75%</b>
<b>Robles Park, LLC</b>	<b>\$363,230.75</b>	<b>\$87,020.58</b>	<b>\$20,814.25</b>	<b>\$0.00</b>	<b>\$12,078.42</b>	<b>\$54,127.91</b>	<b>85.10%</b>
<b>Scruggs Manor, LLC</b>	<b>\$185,763.80</b>	<b>\$1,202.57</b>	<b>\$3,502.27</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>-\$2,299.70</b>	<b>101.24%</b>
Azzarelli	\$60,438.60	\$311.12	\$210.12	\$0.00	\$0.00	\$101.00	99.83%
Scruggs Manor	\$125,325.20	\$891.45	\$3,292.15	\$0.00	\$0.00	(\$2,400.70)	101.92%
<b>Seminole Park, LLC</b>	<b>\$329,317.39</b>	<b>\$16,796.35</b>	<b>\$11,455.44</b>	<b>\$0.00</b>	<b>\$2,089.00</b>	<b>\$3,251.91</b>	<b>99.01%</b>
Seminole Park	\$183,162.49	\$10,636.78	\$8,029.67	\$0.00	\$746.00	\$1,861.11	98.98%
Moses White Estates	\$146,154.90	\$6,159.57	\$3,425.77	\$0.00	\$1,343.00	\$1,390.80	99.05%
<b>Shimberg, LLC</b>	<b>\$279,972.40</b>	<b>\$19,431.24</b>	<b>\$12,672.04</b>	<b>\$0.00</b>	<b>\$2,085.00</b>	<b>\$4,674.20</b>	<b>98.33%</b>
Shimberg Estates	\$136,651.40	\$7,369.32	\$5,964.04	\$0.00	\$2,085.00	-\$679.72	100.50%
Squire Villa	\$40,794.00	\$1,353.00	\$1,342.00	\$0.00	\$0.00	\$11.00	99.97%
C.B. Andrews	\$102,527.00	\$10,708.92	\$5,366.00	\$0.00	\$0.00	\$5,342.92	94.79%
<b>Arbors, LLC</b>	<b>\$328,257.02</b>	<b>\$36,699.67</b>	<b>\$21,164.82</b>	<b>\$0.00</b>	<b>\$8,449.00</b>	<b>\$7,085.85</b>	<b>97.84%</b>
Arbors at Padgett	\$197,049.67	\$20,799.41	\$14,884.43	\$0.00	\$0.00	\$5,914.98	97.00%
Azeele	\$8,061.00	-\$871.80	\$0.00	\$0.00	\$0.00	(\$871.80)	110.82%
Bay Ceia Apartments	\$81,106.95	\$8,665.26	\$876.59	\$0.00	\$7,568.00	\$220.67	99.73%
Soho Place	\$26,806.40	\$6,806.80	\$5,382.80	\$0.00	\$881.00	\$543.00	97.97%
St. Louis/St. Conrad	\$15,233.00	\$1,300.00	\$21.00	\$0.00	\$0.00	\$1,279.00	91.60%
<b>Totals</b>	<b>\$2,562,488.53</b>	<b>\$174,520.61</b>	<b>\$79,943.02</b>	<b>\$0.00</b>	<b>\$25,004.42</b>	<b>\$69,573.17</b>	<b>97.28%</b>

**Reporting Month: October 2019**  
**Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Assigned Units	%
<b>J L Young, Inc.</b>	<b>450</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>449</b>	<b>440</b>	<b>8</b>	<b>7</b>	<b>98.00%</b>
<b>Robles, LLC</b>	<b>432</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>422</b>	<b>391</b>	<b>31</b>	<b>10</b>	<b>92.65%</b>
<b>Scruggs Manor, LLC</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>115</b>	<b>1</b>	<b>4</b>	<b>99.14%</b>
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	85	1	4	98.84%
<b>Seminole Park, LLC</b>	<b>169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>160</b>	<b>9</b>	<b>8</b>	<b>94.67%</b>
Seminole Park	100	0	0	0	100	94	6	6	94.00%
Moses White Estates	69	0	0	0	69	66	3	2	95.65%
<b>Shimberg, LLC</b>	<b>165</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>159</b>	<b>6</b>	<b>6</b>	<b>96.36%</b>
Shimberg Estates	78	0	0	0	78	73	5	4	93.59%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	56	1	2	98.25%
<b>Arbors, LLC</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191</b>	<b>185</b>	<b>6</b>	<b>6</b>	<b>96.86%</b>
Arbors at Padgett	119	0	0	0	119	116	3	4	97.48%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	39	1	1	97.50%
Soho Place	14	0	0	0	14	13	1	1	92.86%
St. Louis/Conrad	8	0	0	0	8	7	1	0	87.50%
<b>Total</b>	<b>1,523</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>1,512</b>	<b>1,450</b>	<b>62</b>	<b>41</b>	<b>95.90%</b>

## AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

**95.91%**



Agency Wide	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19
Total Units	1,523	1,523	1,523	1,523	1,523	1,523	1,523
Service/Non-Dwelling	2	2	2	2	2	2	2
Fire Casualty	1	1	1	1	1	1	1
Conversion units	0	0	0	0	0	0	0
Demolition units	0	0	0	0	3	3	2
Modernization	0	0	0	0	0	0	8
Available	1,520	1,520	1,520	1,520	1,517	1,517	1,512
Occupied	1,471	1,472	1,465	1,463	1,452	1,442	1,450
Vacant	49	48	55	57	65	75	62
% Occupancy Rate	<b>96.78%</b>	<b>96.84%</b>	<b>96.38%</b>	<b>96.25%</b>	<b>95.72%</b>	<b>95.06%</b>	<b>95.90%</b>

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

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

THA has released a Request for Quotes to begin the process of purging and merging the project based and RAD waitlists which will need to be completed by the end of the year. Two public notices and meetings were held to discuss the merger.

THA has hired a firm Lean and Kaizen to identify whether or not there are any gaps in the RAD/PB leasing process. Communication with the company has begun.

Our 6<sup>th</sup> Annual Race to End Homelessness is scheduled for February 15<sup>th</sup>, 2020 and again looking for runners and sponsors! Funding is used to cover funding gaps in the community such as move in kits, food, security deposits, applications fees, etc.

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

Meetings have been held with the City of St. Petersburg to discuss their attempts at implementing income source protections. There is also a meeting scheduled with a County Commissioner for October to discuss the pros of implementation of income source protections.

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

**FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP**

Participants	354
Workshops	5
Escrows	210
Graduates	2
Homeownership	66
Escrow	61%
Escrow Payment	\$19,500

**SPECIAL GRANT PROGRAMS**

The department also operates two grant funded programs: **HOPWA** (Housing Opportunity for Persons with AIDS) and **Permanent Supportive Housing**. The HOPWA program is a rental assistance program for persons with AIDS with a supportive service aspect. The Tampa Housing Authority was awarded \$575,347 through the City to

operate the HOPWA program for fiscal year 2017. This grant will afford about 75 families rental assistance throughout Hillsborough County. This will be a three year

grant instead of one year as previously awarded. New funding award has been released in the amount of \$700,000 effective October 1<sup>st</sup>, 2019.

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

## **PROGRAMS FUNDED UNDER THE HCV PROGRAM**

### **FUP**

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

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

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

The baseline for the FUP program is 485 vouchers.

### **HUD-VASH**

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

### **NED**

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

families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

**SECTION 811 MAINSTREAM VOUCHERS**

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

**PORTABILITY**

The agency currently administers 60 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

**LEASING AND FUNDING**

The current attrition rate for VASH is 14 families a month

The current attrition rate for RAD is 18 families a month

The current attrition rate for VREG is 47 families a month

Average HAP is \$723

<i><b>PROGRAM</b></i>	<i><b>BUDGETED UNITS</b></i>	<i><b>LEASED UNITS</b></i>	<i><b>UTILIZATION RATE</b></i>	
LEASED PROGRAMS	8,634	8,522	98% Monthly	
RAD	1,601	1,488	93% Monthly	
<i><b>PROGRAM</b></i>	<i><b>AUTHORIZED ACC</b></i>	<i><b>UTILIZED ACC</b></i>	<i><b>MONTHLY</b></i>	<i><b>ANNUAL</b></i>
LEASED PROGRAMS	\$7,244,691	\$7237592	100%	99%

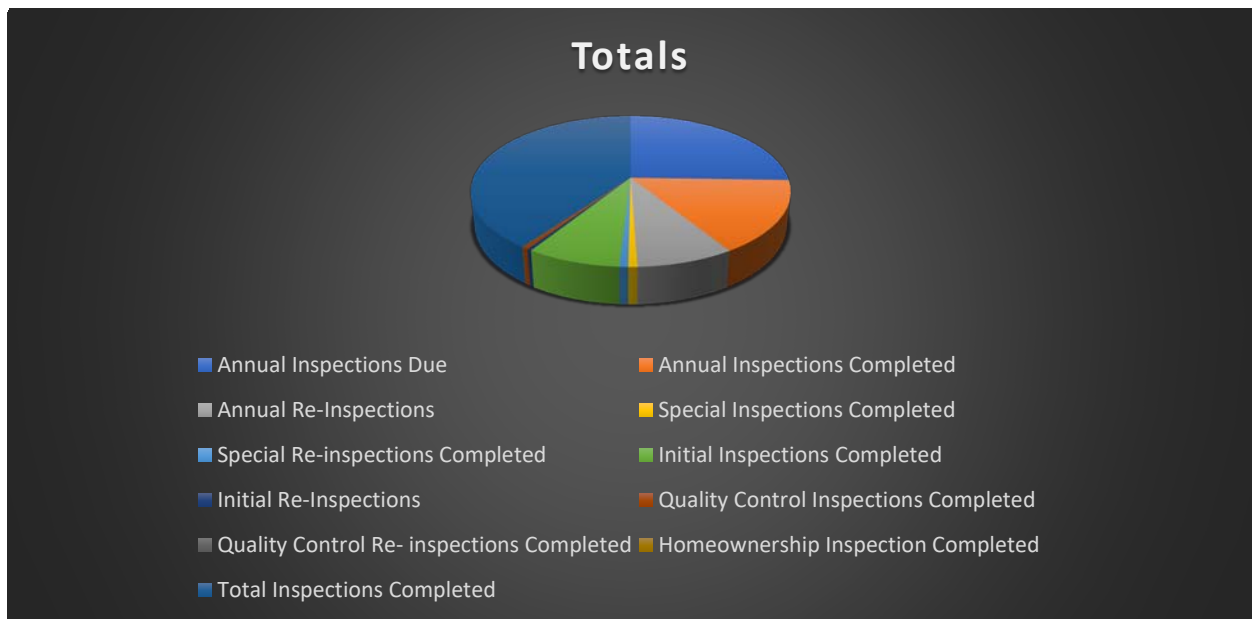
**SEMAP REVIEW**

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



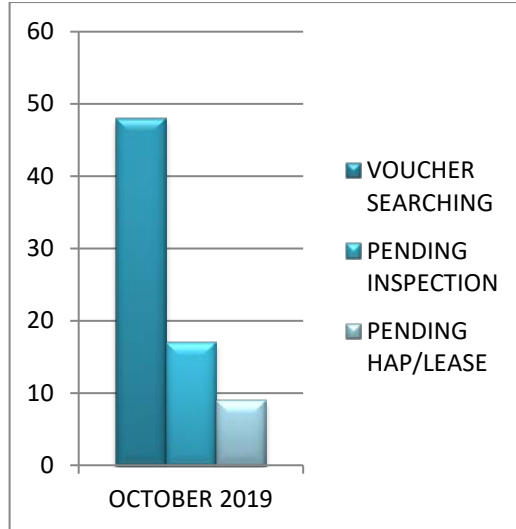
INSPECTION TYPE	Totals
Annual Inspections Due	864
Annual Inspections Completed	528
Annual Re-Inspections	283
Special Inspections Completed	26
Special Re-inspections Completed	25
Initial Inspections Completed	273
Initial Re-Inspections	13
Quality Control Inspections Completed	16
Quality Control Re- inspections Completed	1
Homeownership Inspection Completed	2
Total Inspections Completed	1357

## October 2019

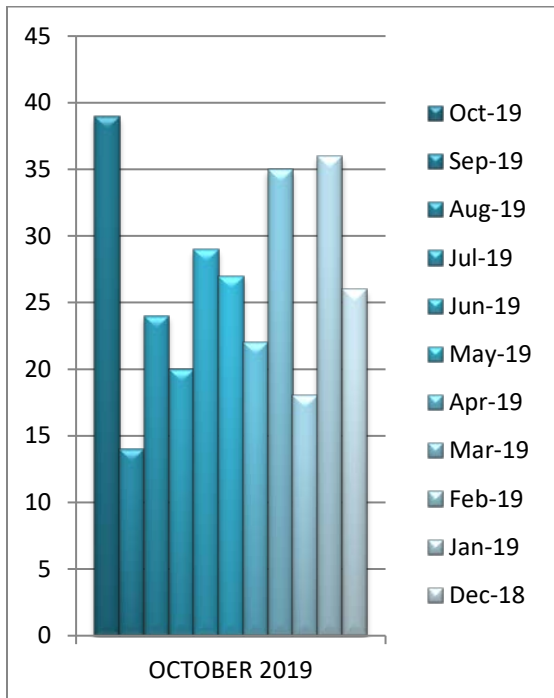


## WAITING LIST REPORT OCTOBER 2019

VOUCHER SEARCHING	48
PENDING INSPECTION	17
PENDING HAP/LEASE	9
To be issued from the WL on 11/1	10



## NEW PARTICIPATING OWNERS



<b>OCTOBER 2019</b>	<b>39</b>
<b>SEPTEMBER 2019</b>	<b>14</b>
<b>AUGUST 2019</b>	<b>24</b>
<b>JULY 2019</b>	<b>20</b>
<b>JUNE 2019</b>	<b>29</b>
<b>MAY 2019</b>	<b>27</b>
<b>APRIL 2019</b>	<b>22</b>
<b>MARCH 2019</b>	<b>35</b>
<b>FEBRUARY 2019</b>	<b>18</b>
<b>JANUARY 2019</b>	<b>36</b>
<b>DECEMBER 2018</b>	<b>26</b>

## HOUSING ASSISTANCE PAYMENTS OCTOBER 2019

<b>OCTOBER 2019</b>	<b>\$723.00</b>
<b>SEPTEMBER 2019</b>	<b>\$715.00</b>
<b>AUGUST 2019</b>	<b>\$689.00</b>
<b>JULY 2019</b>	<b>\$689.00</b>
<b>JUNE 2019</b>	<b>\$693.00</b>
<b>MAY 2019</b>	<b>\$692.00</b>
<b>APRIL 2019</b>	<b>\$692.00</b>
<b>MARCH 2019</b>	<b>\$690.00</b>
<b>FEBRUARY 2019</b>	<b>\$690.00</b>
<b>JANUARY 2019</b>	<b>\$678.00</b>
<b>DECEMBER 2018</b>	<b>\$678.00</b>
<b>OCTOBER 2018</b>	<b>\$679.00</b>



**HOUSING AUTHORITY OF THE CITY OF TAMPA**  
**BOARD SUMMARY REPORT**  
**October 2019**

**Department of Public Safety**  
**Bill Jackson, Director**

**PUBLIC SAFETY DEPARTMENT UPDATES**

The Public Safety Department and the Tampa Housing Authority communities will be participating in the National Night out at all three Tampa Police Department Districts on Tuesday, October 16th and Wednesday, October 17th from 5:30 pm until 8:00 pm. The Public Safety Department will be setting up a THA table with literature at District 3 for the event. The National Night Out is an annual community building campaign that promotes police/community partnerships and neighborhood camaraderie to make our neighborhoods safer and better places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community and provides a great opportunity to bring police and neighbors together under positive circumstances.

The Public Safety Department and the Tampa Police Department will be having monthly safety meetings at all our properties starting, next month, on the 1<sup>st</sup> of December. The meetings include showing our residents how to report crimes anonymously using the Tampa Police Department's Crime Stopper App and how to use the THA's Fraud Hotline. We have classes for the children and adults on "What do I do if I find a gun," "What do I do if I find drugs" and for personal safety.

I will be adding the anonymous Tampa Police Department Crime Free app information and walkthrough on our Public Safety Webpage for our residents' convenience. This will include a link that will take a visitor to the Tampa Police Departments Crime Free app webpage.

**POLICE REPORT REQUEST**

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

**FRAUD HOT LINE**

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

**PARKING POLICY ENFORCEMENT**

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

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

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

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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	9/27/2019	10/01/2019	19-628935	Public Safety Dept.
Confidential	9/27/2019	10/01/2019	19-507397	Public Safety Dept.
Confidential	10/09/2019	10/14/2019	19-524273	Public Safety Dept.
Confidential	10/09/2019	X	19-661633	Public Safety Dept.
Confidential	10/03/2019	10/14/2019	2019-51852	Public Safety Dept.
Confidential	10/16/2019	10/16/2019	19-438373	Public Safety Dept.
Confidential	10/16/2019	10/16/2019	19-634845	Public Safety Dept.
Confidential	10/15/2019	10/15/2019	19-335192	Public Safety Dept.
Confidential	10/15/2019	10/15/2019	19-353878	Public Safety Dept.
Confidential	10/21/2019	10/21/2019	19-547323	Public Safety Dept.
Confidential	9/30/2019	X	2018-27181	Public Safety Dept.
Confidential	10/24/2019	10/24/2019	19-525485	Public Safety Dept.
Confidential	10/28/2019	10/28/2019	19-560775	Public Safety Dept.
Confidential	10/28/2019	10/28/2019	19-559117	Public Safety Dept.
Confidential	10/30/2019	10/30/2019	19-563907	Public Safety Dept.
Confidential	10/30/2019	10/30/2019	18-320611	Public Safety Dept.
Confidential	10/01/2019	X	19-567716	Public Safety Dept.

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Robles Park	Nissan ALT.	N/A	Black	JMXL64	Flat tire/No permit	10/02/2019	10/02/2019
SOHO APT.	HONDA CIV.	N/A	SILVER	CFN434	NO PERMIT	N/A	10/04/2019
JL YOUNG APT.	NISSAN FRONT.	N/A	WHITE	O358PT	NO PERMIT	N/A	10/16/2019
ROBLES PARK	CHEVY IMP.	N/A	BROWN	LHIN09	NO PERMIT	N/A	10/17/2019
ROBLES PARK	HONDA ACC.	N/A	BLUE	26NF2	NO PERMIT	N/A	10/17/2019
ROBLES PARK	HONDA ACC.	2002	WHITE	229EXM	NO PERMIT	N/A	10/21/2019
JL YOUNG APT.	LINCOLN MKZ	N/A	BLACK	JCIK37	NO PERMIT	N/A	10/22/2019
ROBLES PARK	VW JETA	N/A	RED	N/A	NO TAG	N/A	10/22/2019
JL YOUNG APT.	SATURN ION	N/A	WHITE	239ILM	NO PERMIT	N/A	10/23/2019
ROBLES PARK	VOLVO V70	07	SILVER	HMFE99	NO PERMIT	N/A	10/23/2019
ROBLES PARK	NISSAN ALT.	05	GRAY	LEFP60	NO PERMIT	N/A	10/23/2019
JL YOUNG APT.	HYUNDAI BLAN	N/A	WHITE	J6YI35	NO PERMIT	N/A	1/25/2019
ROBLES PARK	NASSAN MAX.	00	WHITE	253IAT	NO PERMIT	N/A	10/25/2019
ROBLES PARK	GMC ENV.	08	SILVER	YO9IMX	NO PERMIT	N/A	10/25/2019
JL YOUNG APT.	TOYOTA CAM.	N/A	GRAY	N.A	NO PERMIT	N/A	10/28/2019
ROBLES PARK	BUICK CONT.	01	Grey	Kwjj84	NO PERMIT	N/A	10/23/2019
JL young	TOYOTA C	N/A	BLUE	524BTA	NO PERMIT	N/A	10/30/2019
ROBLES PARK	HONDA CIV	N/A	GREEN	2633DT	NO PERMIT	N/A	10/30/2019
ROBLES PARK	KIA OPT.	N/A	BLACK	3510KF	NO PERMIT	N/A	10/30/2019
ROBLES PARK	KIOA RIO	N/A	GREY	2B78883	NO PERMIT	N/A	10/30/2019
ROBLES PARK	KIA OPT.	N/A	WHITE	LZI	NO PERMIT	N/A	10/30/2019
ROBLES PARK	MITSUBISHI G	N/A	GREY	IL23H5	NO PERMIT	N/A	10/30/2019
ROBLES PARK	LEXUS	N/A	BLUE	LIM6H12	NO PERMIT	N/A	10/30/2019
ROBLES PARK	CHEVY	N/A	BLACK	K2I61	NO PERMIT	N/A	10/30/2019
ROBLES PARK	NISSAN ALT.	N/A	TAN	N/A	NO PERMIT	N/A	10/31/2019
ROBLES PARK	FORD FISO	N/A	GREEN	N/A	NO PERMIT	N/A	10/31/2019
ROBLES PARK	NISSAN XTE	N/A	BLACK	N/A	NO PERMIT	N/A	
ROBLES PARK	NISSAN ALT	N/A	GREY	N/A	NO PERMIT	N/A	

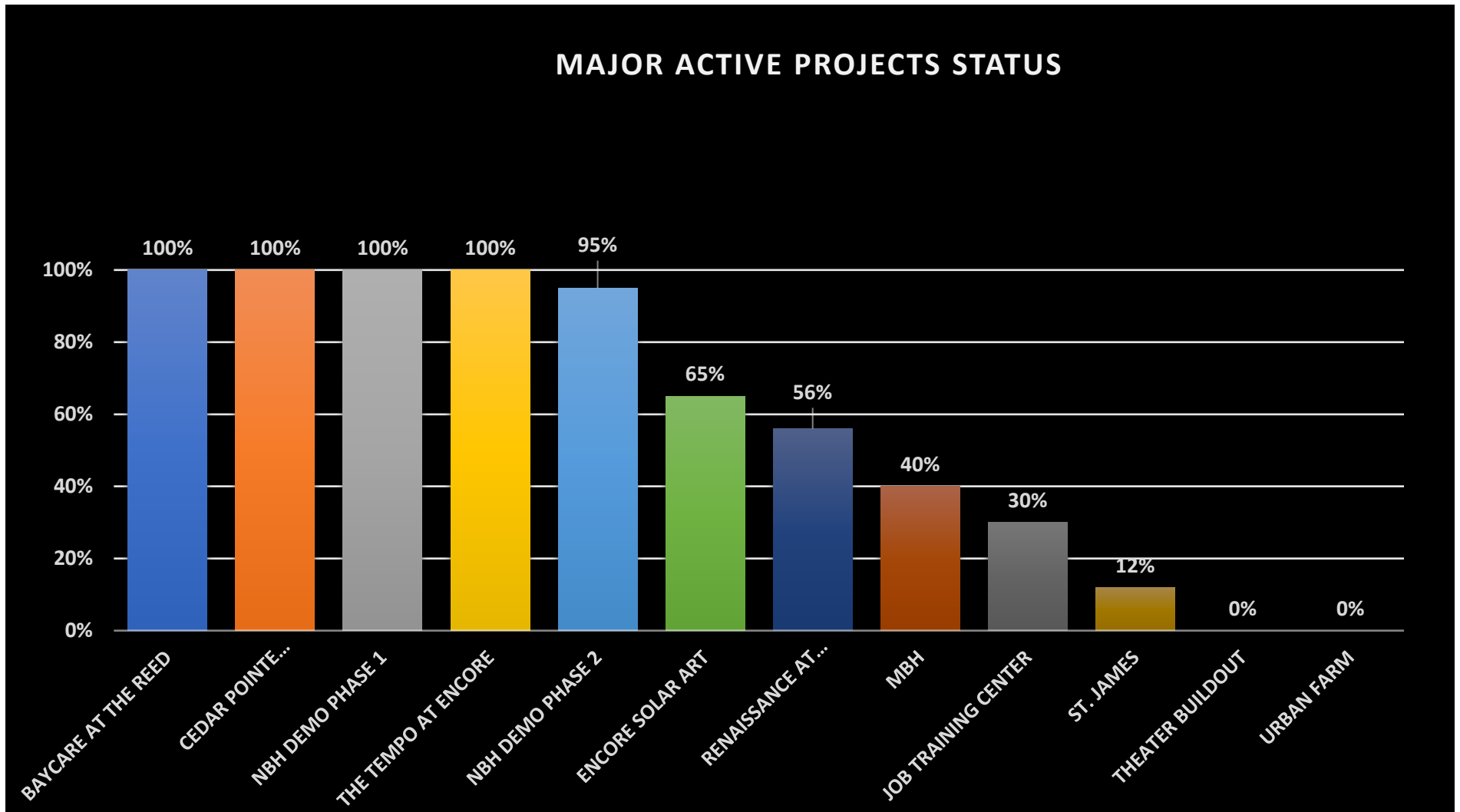
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	9/11/2019	10/02/2019	No Records Found	ChilNet
Confidential	9/23/2019	10/01/2019	No Records Found	HCSO
Confidential	9/23/2019	10/01/2019	No Records Found	HCSO
Confidential	9/23/2019	10/01/2019	No Records Found	HCSO
Confidential	9/23/2019	10/01/2019	No Records Found	HCSO
Confidential	10/03/2019	10/08/2019	No Records Found	HCSO
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Confidential	10/03/2019	10/08/2019	No Records Found	HCSO
Confidential	10/03/2019	10/08/2019	No Records Found	HCSO
Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
Confidential	10/03/2019	10/08/2019	7117 Flounder Dr, 33617	Eckerd
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Confidential	10/03/2019	10/08/2019	4712 E. Poinsettia Ave, 33617	Eckerd
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Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
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Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
Confidential	10/03/2019	10/08/2019	900 E. 22 <sup>nd</sup> Ave. Tampa, 33605	Eckerd
Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
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Confidential	10/03/2019	10/08/2019	No Records Found	Eckerd
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Confidential	10/15/2019	10/15/2019	No Records Found	Eckerd
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Confidential	10/10/2019	10/22/2019	No Records Found	HCSO
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Confidential	10/10/2019	10/22/2019	No Records Found	HCSO





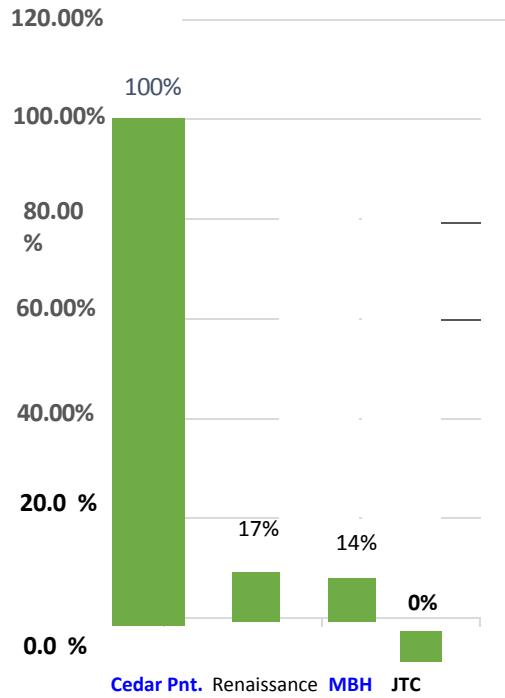
# HOUSING AUTHORITY of the CITY of TAMPA BOARD SUMMARY REPORT NOVEMBER 2019

Department of Real Estate Development- David Iloanya, Director

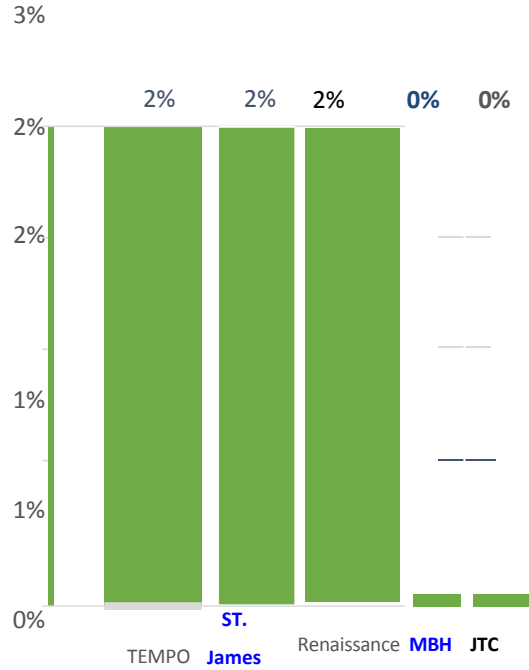


# MBE and HUD Section 3 Contractors & Individuals

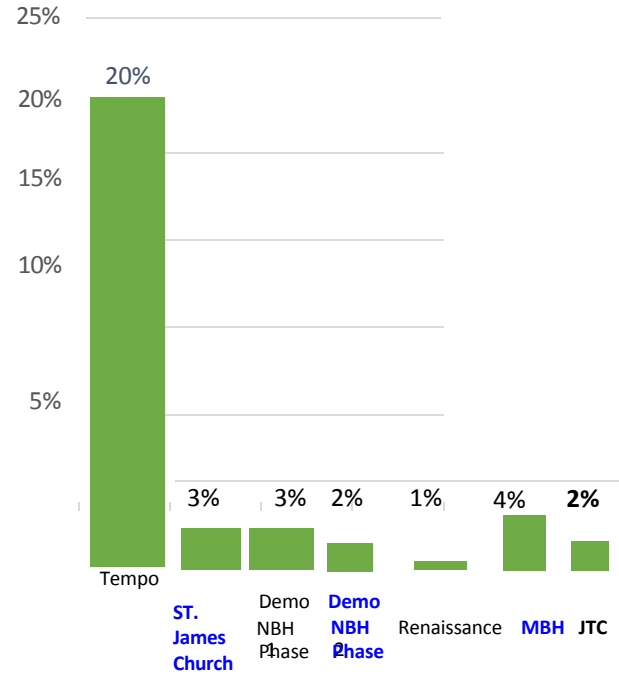
## MBE CONTRACTS



## 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.



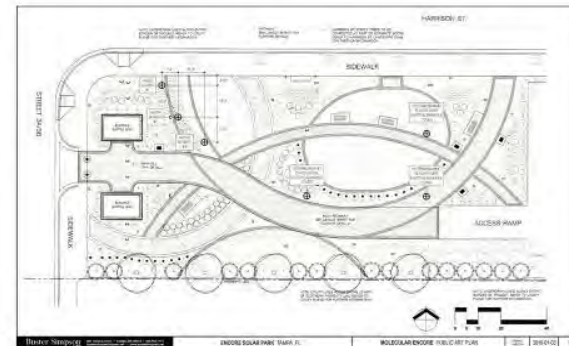
# ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



## 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, Paint and Plumbing will be installed. ). MEP rough end has been approved. Board approved Cane Construction. Currently, Phase 3 is 12 % complete.**

### *Church Interior Framing*

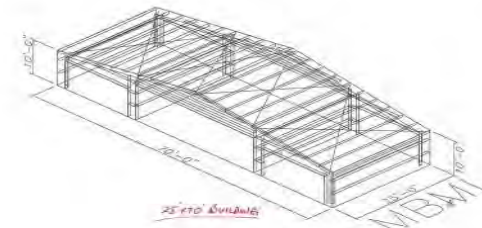


# COMMUNITY URBAN FARM AT ENCORE LOT 1

## Student Classroom



Schematic of Student Classroom



Urban Farm – Green House Plans and specs have been certified to meet Florida Building and Wind Codes. [City of Tampa Construction Services approved plans October 2019](#). Greenhouses and other buildings to start [December 2019](#). [First farm planting first quarter 2020](#). [First harvest second quarter 2020](#).

## *TEMPO AT ENCORE DEVELOPMENT*



**Tempo – Construction is complete. In Close-out Phase. 203 Units -199 Occupied.**

# *MEDICAL FACILITY AT THE REED*

Construction complete. Opening ceremony scheduled for November 19, 2019 at site.





# COMMUNITY JOB TRAINING CENTER



Project currently under construction, utilities added to building slab, and foundation complete. Building is topped out. Roof complete. Interior metal framing has begun and MEP ( Mechanical Electrical Plumbing). Rough-end has started. Completion scheduled January 24th, 2020.

# RENDERINGS



T2-TOWNHOMES ELEVATION



T2-TOWNHOMES STREET VIEW



T3



T3 B



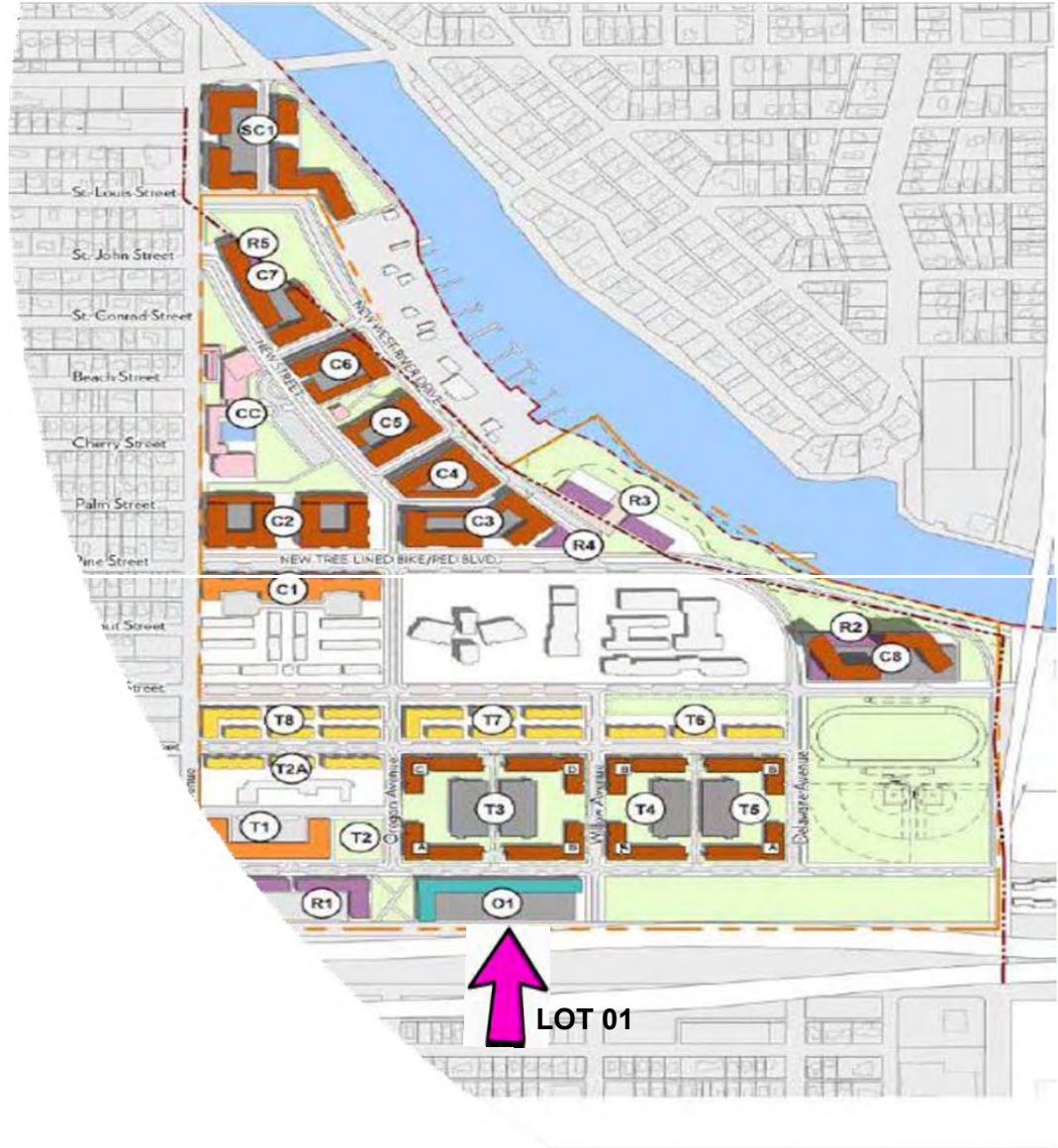
T3 B WITH GARAGE



T3 C

# West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR is currently **56%** complete Completion is expected for **June 2020**.
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Construction began June 30th, 2019, Completion date **August 2020**. **Project is currently 40% complete**.
- T3A-100 % **Construction Documents and in permitting**. Funded 9% Tax Credit, **119 units**. In permitting phase. General Contractor, Suffolk Construction.
- T3B- 100 % Construction Documents and in permitting. Funded 9% Tax Credit, **133 units**.
- T3C-100 % Construction Documents and in permitting. General Contractor, Suffolk Construction. Funded 4% Tax Credit, **119 units**.
- T3D- **102 units** in Schematic design phase. **Multi-Family development . 32 Townhomes units for sale**.
- T4- **Phase 1 -Funding application submitted 9/19/19 to FHFC for (112 Units ) Third party development**.
- **T4- Phase 2 (107) Units) and T4- Phase 3 (119) units submitted application for funding** .
- T5-Developed by partnership with Related Group.
- Lot 01 ( **in blue**) Task Order issued to Design Styles for 80,000k sf building



# West River Development Progress Photos



RED



Page 12 of 15

## West River Development- Mary Bethune and Renaissance



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



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



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

RED



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

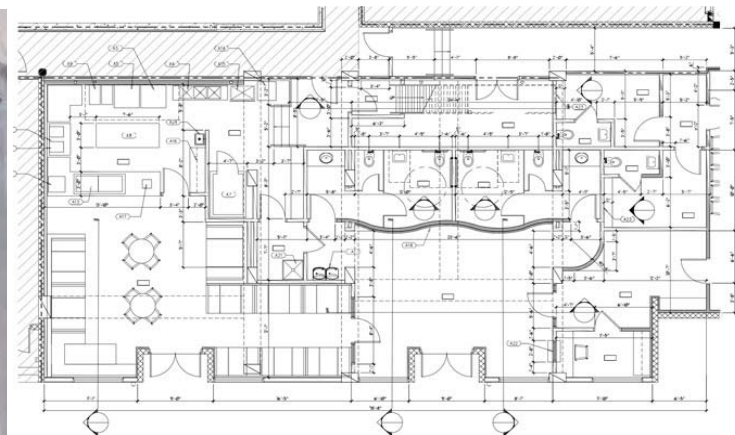
# TEMPO THEATRE / RESTAURANT

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

SOUTHEAST ELEVATION- THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR





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

**October 2019**

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

**Energy Services Department Activities:**

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

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

**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.

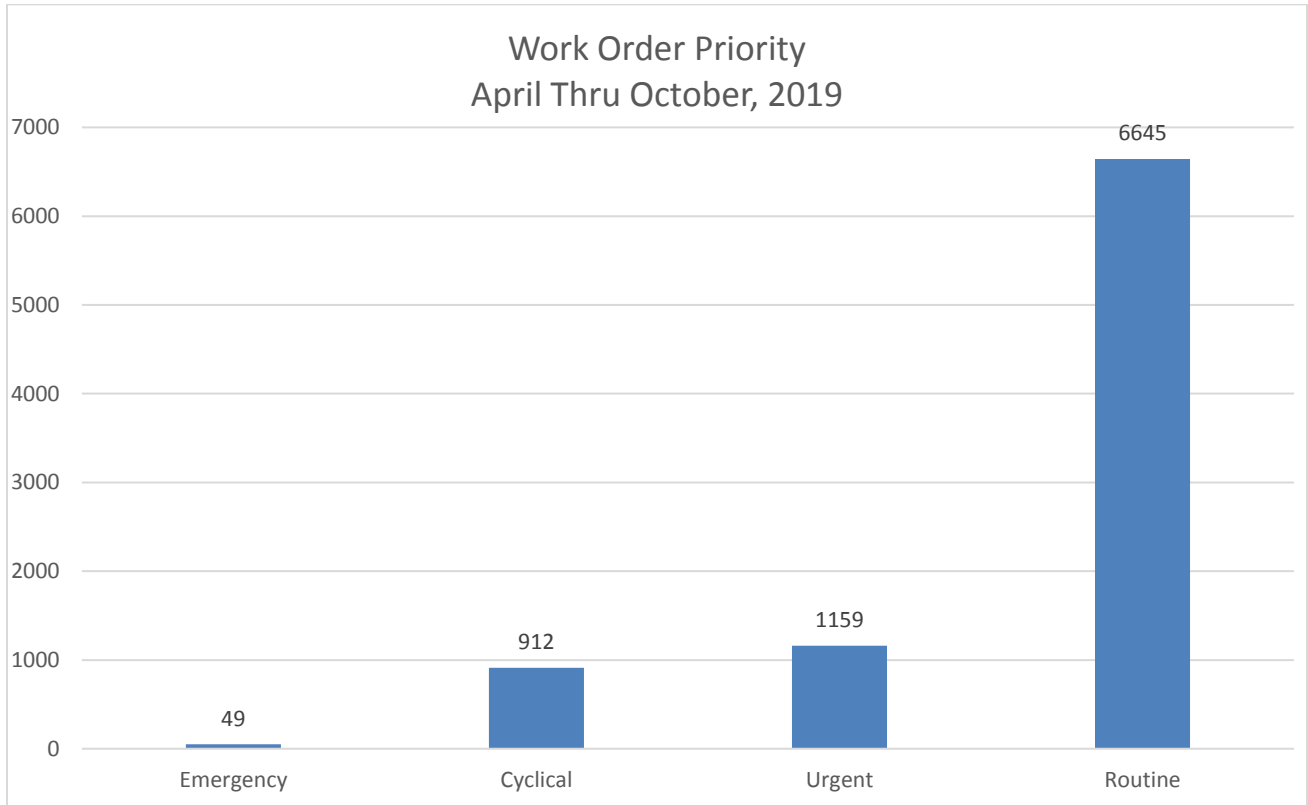
**Educating Residents & Staff:** A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an 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) as well as testing and abatement of their apartments should test results identify lead levels that require action. HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl.

**Facilities:**

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.

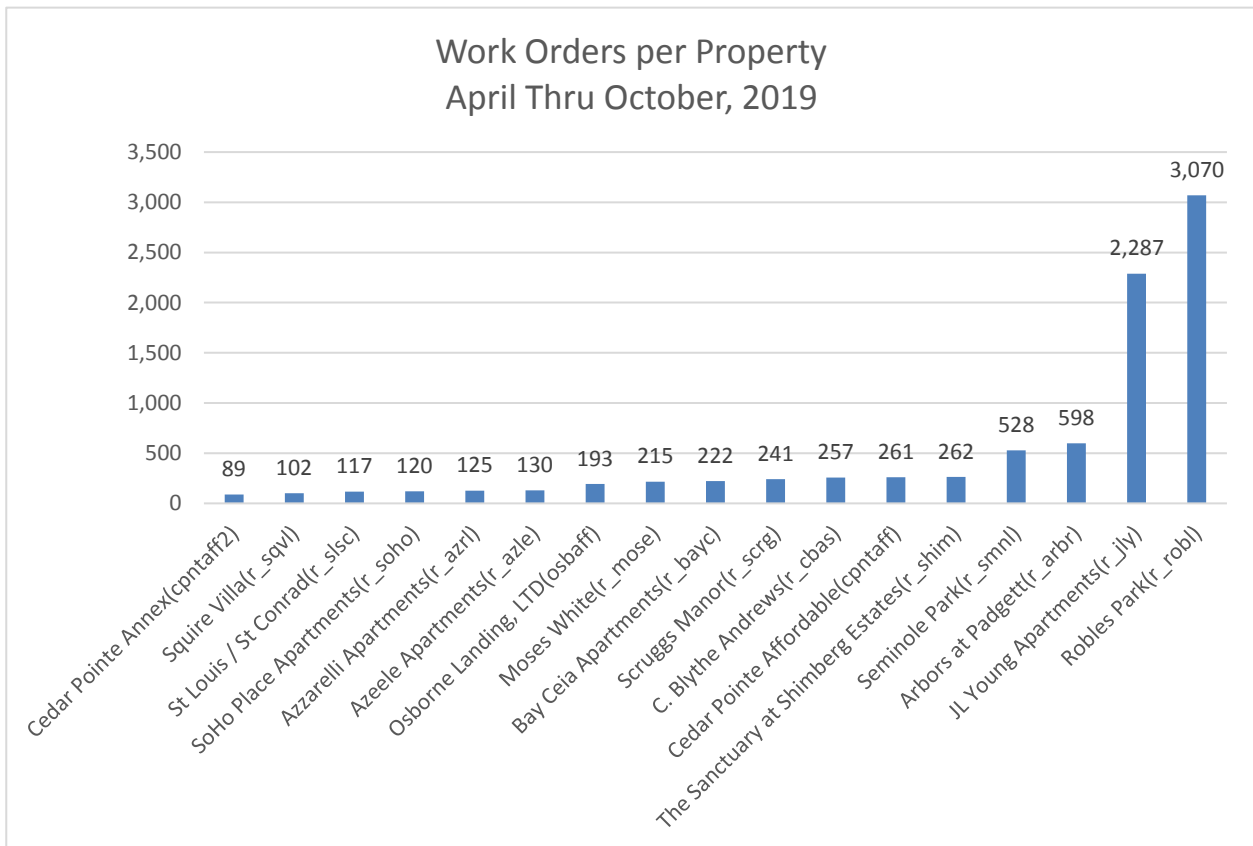
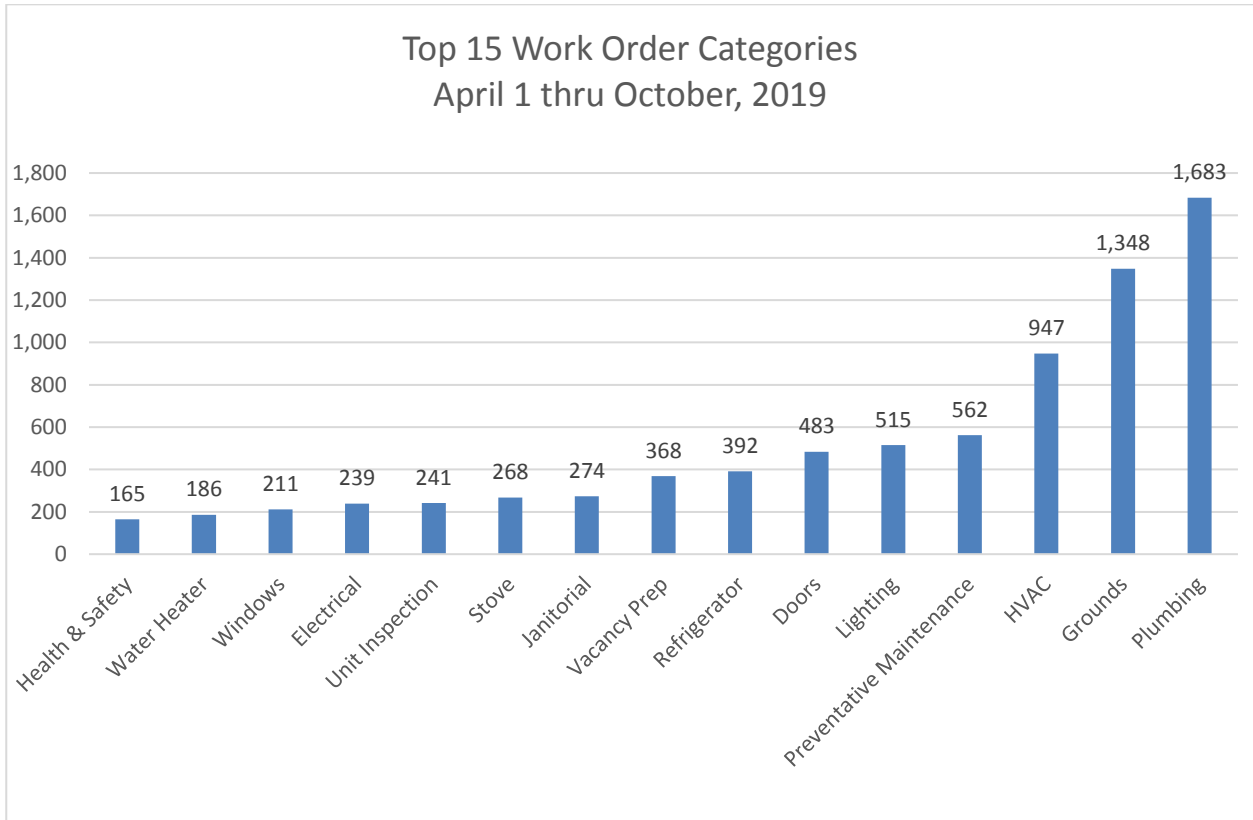


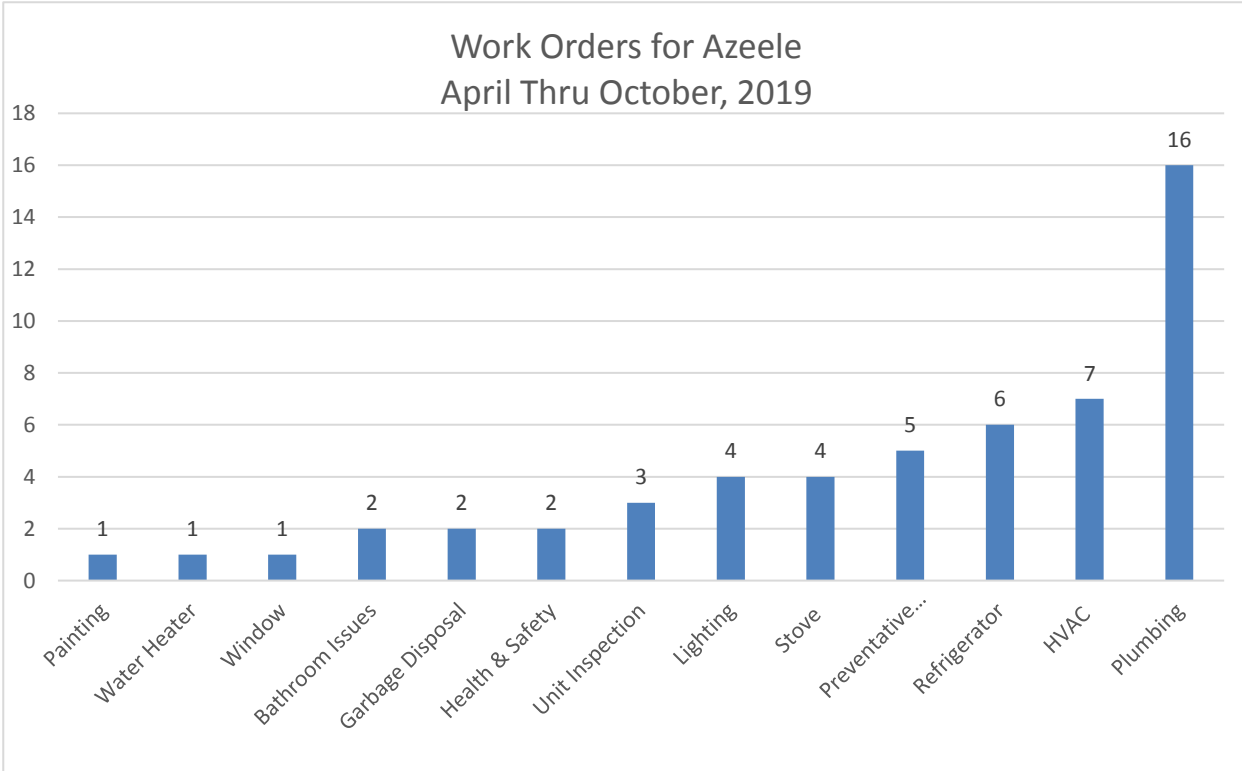
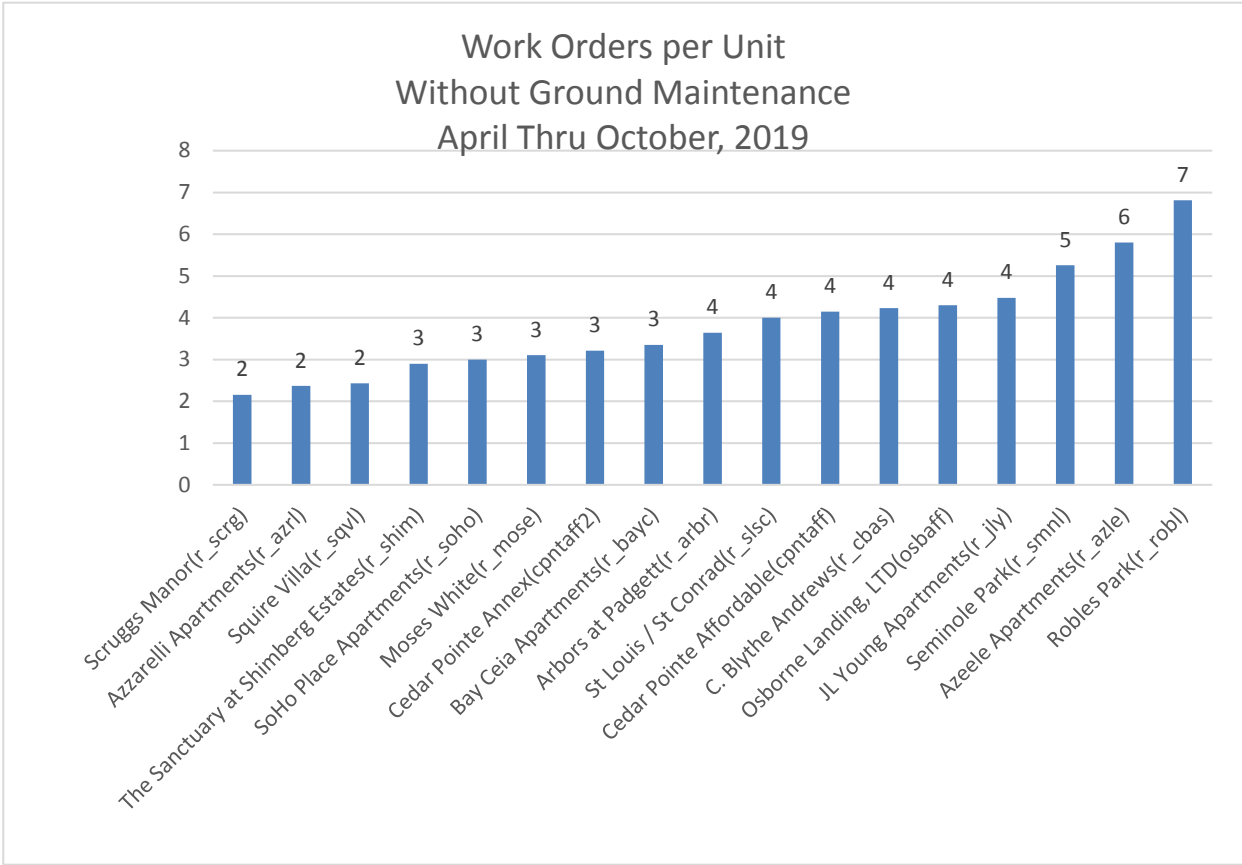
**Emergency = Immediate action** is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

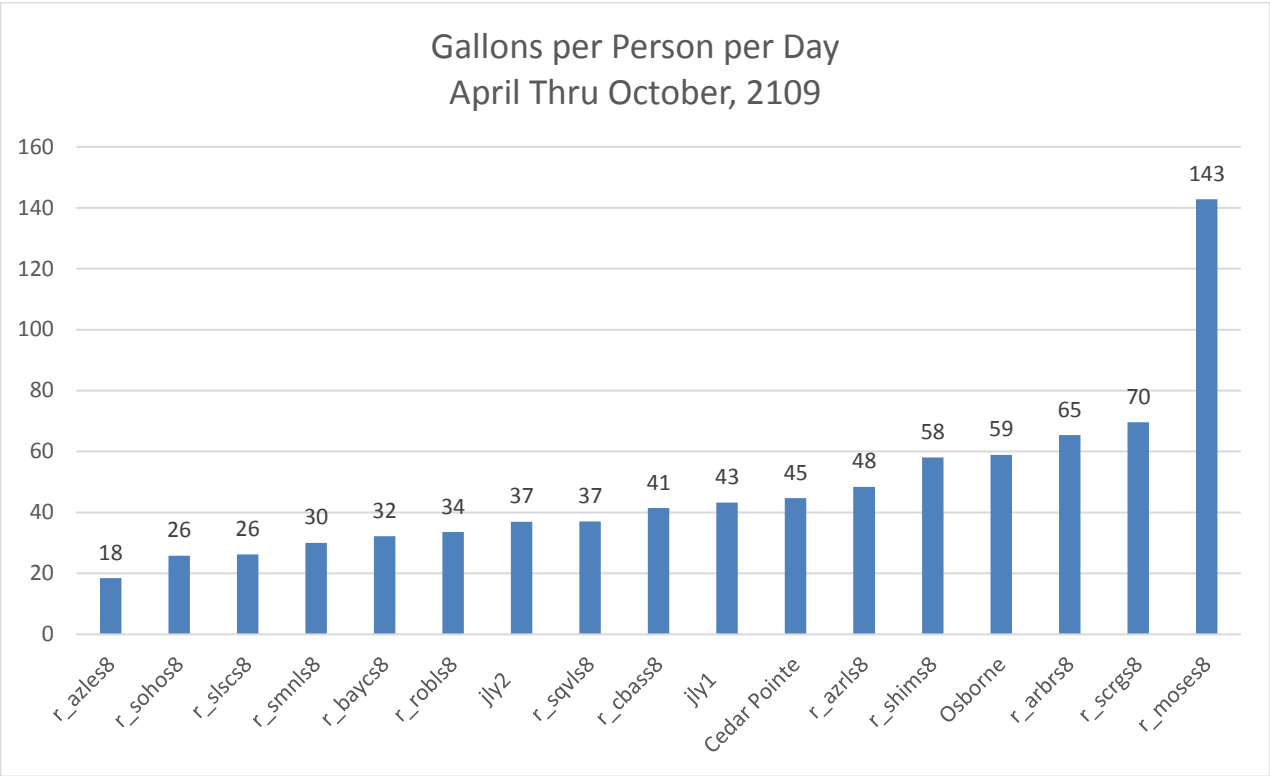
**Urgent** = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident’s normal or expected living conditions and will be addressed within **24 hours**.

**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.







THA average number of Gallons per Person per Day (GPD) for October is 44.  
 The average Tampa Single-family residential customer uses an estimated 76 GPD



**Contract Register October 2019**

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2020	\$400,000.00	\$0.00	\$400,000.00	\$0.00	\$400,000.00	0.00%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	\$207,915.00	\$20,000.00	\$227,915.00	\$208,245.00	\$19,670.00	91.37%	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2020	\$121,511.28	\$0.00	\$121,511.28	\$67,022.47	\$54,488.81	55.16%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	UPDATING	\$222,000.00	\$0.00	\$222,000.00	\$20,200.00	\$200,000.00	9.17%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	\$48,320.00	\$348,320.00	\$47,710.00	\$303,610.00	12.84%	
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$148,275.00	\$0.00	\$148,275.00	\$57,039.61	\$91,235.39	38.47%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%	Y
GLE Associates, Inc	Indefinite Quantities Services for AE	9/1/2017	9/1/2020	\$253,187.50	\$58,000.00	\$311,187.50	\$112,087.50	\$199,100.00	36.02%	
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	\$74,220.00	\$211,120.02	\$165,454.00	\$45,666.02	78.37%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	7/28/2020	\$80,000.00	\$0.00	\$80,000.00	\$34,157.72	\$45,824.28	42.72%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$0.00	\$341,162.00	\$109,159.10	\$232,002.90	32.00%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	\$301,850.00	(\$11,842.75)	\$290,007.25	\$10,950.00	\$279,057.25	3.78%	
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$97,787.99	\$0.00	\$97,787.99	\$52,270.88	\$45,517.11	53.45%	

**Contract Register October 2019**

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	\$0.00	\$22,800.00	\$15,200.00	\$7,600.00	66.67%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	\$0.00	\$54,000.00	\$22,500.00	\$31,500.00	41.67%	Y
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2020	\$26,400.00	\$0.00	\$26,400.00	\$8,800.00	\$17,600.00	33.33%	Y
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	\$31,296.00	\$0.00	\$31,296.00	\$8,737.00	\$22,559.00	27.92%	Y
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	\$55,736.55	\$0.00	\$55,736.55	13,762.00	\$41,974.55	11.85%	
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	\$0.00	\$1,920.00	\$170.00	\$1,750.00	8.85%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	6/28/2020	\$30,000.00	\$0.00	\$30,000.00	\$21,762.85	\$8,237.15	72.54%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$0.00	\$14,090.00	\$7,045.00	\$7,045.00	50.00%	Y
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$0.00	\$7,500.00	\$2,675.41	\$4,824.59	35.67%	
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	\$262,400.00	\$0.00	\$262,400.00	\$186,160.00	\$76,240.00	70.95%	
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$0.00	\$18,090.00	\$2,000.00	\$16,090.00	11.06%	Y
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020	\$95,000.00	\$0.00	\$95,000.00	-\$24,000.00	\$71,000.00	25.26%	Y
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	\$51,000.00	\$10,400.00	\$61,400.00	\$48,400	\$13,000.00	78.83%	Y



**Contract Register October 2019**

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	12/30/2019	\$1,748,882.00	-\$6,511.29	\$1,742,370.71	\$536,030.83	\$1,206,339.88	30.76%	
<b>Total Contract's Amount</b>				<b>\$5,226,403.34</b>						
<b>Total MBE Contract's Amount</b>				<b>\$345,096.00</b>	<b>6.6%</b>					



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

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

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

**CDC ANNUAL CHAMPIONS LUNCHEON**

CDC Board member Susi Begazo-McGourty and other Tampa Housing Authority staff attended this event held at Armature Works. The organization recognized participants of its various programs and shared with the audience testimonials from a couple of them who expressed that if it were not for those programs, they would not be where they are today.

**DRESS FOR SUCCESS LUNCHEON**

This annual event recognizes women who have been assisted by this organization with provisions of professional attire, educational guidance, tutoring, job referrals as well as advice regarding how to achieve their signature look. The event featured fabulous raffles, testimonials and a fashion show of donated items that were modeled by individuals that received service or assistance during the year.

**TAMPA BAY BUSINESS JOURNAL'S "40 UNDER 40" RECOGNITION PROGRAM**

This event recognized the achievement of those individuals under 40 years of age who have accomplished much at a young age was held at Armature Works to a sold-out crowd. One of the honorees, a Tampa Housing Authority employee, Leonard Burke from the Department of Asset Management was recognized. Staff, his family and friends were on hand to cheer him on.

**DR. HARVEY RECOGNIZED FOR OUTSTANDING SERVICE TO THA'S BOARD OF COMMISSIONERS**

For 21 years, Dr. Hazel Harvey served as a member of the Board of Commissioners for the Tampa Housing Authority; for 11 of those years, she served as Board Chairperson. Dr. Harvey praised the Authority for its accomplishments during her tenure and expressed her gratitude for having been so honored. Current Board Chairwoman Susan Johnson-Velez presented Dr. Harvey with a beautiful crystal gavel/plaque detailing her service.

**HILLSBOROUGH COUNTY'S SHERIFF'S BLACK ADVISORY COUNCIL AWARDS BANQUET**

The Tampa Housing Authority supported this event held at the Carrollwood Country Club. North Scattered Sites Property Manager, Shawonnia Wade, serves as a member of their board. The well attended event honored those community individuals, who work hard all year long to support safety in the community, as well as, those issues that directly affect African American citizens.

**THE TAMPA HILLSBOROUGH URBAN LEAGUE INTRODUCTORY RECEPTION**

This organization's introductory reception was held at the Tampa International Airport and was deemed a success. Community leaders, Board members, committee members as well as other community supporters were on hand at this event that publicly announced the arrival of the Tampa Hillsborough Urban league to the Tampa community. Chief organizer, Stan Gray gave opening remarks and spoke of the challenges faced during the organizing period. He thanked the Board member and committee members for their hard work and dedication expended during this period. Tampa Housing Authority President/CEO Jerome Ryans serves as a Board member of this organization.

**TAMPA HOUSING AUTHORITY CELEBRATES CANCER AWARENESS MONTH**

Each October, the agency recognizes Cancer Awareness by conducting a walk that begins at the main office and extends east to Westshore and Cypress and then west to the Cypress Beach; then back to the main office for lunch and a brief program. More than 60 participants made the walk this year memorable as they were all wearing something pink (including the men), the national Cancer Awareness color. Information was provided regarding breast cancer and prostate cancer and testimonials from staff, who spoke regarding the effects this disease has had on them and their family members.

**37<sup>th</sup> ANNUAL PLANNING COMMISSION DESIGN AWARDS PROGRAM**

Tampa Housing Authority staff participated in this event that highlighted planning and development projects that either enhanced or improved our community. A couple of the winners included: Casa Oliva, the Oliva Cigar factory is a historic gem just two blocks away from 7<sup>th</sup> Avenue. This 1800's Cigar factory has been converted into a modern apartment building. Unique studio, one bedroom, two-bedroom apartment homes feature 13 sq. ft. ceilings with 9 ft. tall windows. The 32,000 sq. ft., 3-story structure is a beautiful addition to the corner of Palm Avenue and 19<sup>th</sup> Street. Art on HART was a collaboration between the Tampa Bay Foundation for Architecture and Design and HART that transformed a standard HART bus into a 35-foot long rolling art canvas, bringing free public art throughout Hillsborough County for the past year.

## 2019 THA Calendar of Events

2019 November		
Friday, November 01, 2019	all day	NAHRO-RAD Training, THA Cypress (last day)
Wednesday, November 06, 2019	10:00 AM	GTE Financial Workshop, THA Cypress
Thursday, November 07, 2019	12:00 PM	Handling the Holidays in Good Health (WC), THA Cypress
Sunday, November 10, 2019	11:00 AM	West Tampa: Sangria & Cigar, Julian B. Lane Riverfront Park, Tampa
Monday, November 11, 2019	all day	Veteran's Day
Thursday, November 14, 2019	9:00 AM	Open Enrollment
Wednesday, November 20, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, November 20, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, November 21, 2019	6:00 PM	CREW 8th Annual Excellence Awards, Armature Works, 1910 N Ola Ave, Tampa
Friday, November 22, 2019	all day	Assisted Housing Business Meeting
Wednesday, November 27, 2019	10:00 AM	7th Annual Fall Parent Workshop, Oaks at Riverview Community Center, Tampa
Thursday, November 28, 2019	all day	Thanksgiving Day
Friday, November 29, 2019	all day	Thanksgiving Holiday
2019 December		
Thursday, December 05, 2019	11:00 AM	Chamber's 134th Annual Meeting, Tampa Convention Center, 333 S Franklin St, Tampa
Friday, December 06, 2019	all day	THA Annual Business Meeting (SAVE THE DATE)
Wednesday, December 11, 2019	6:00 PM	Senior Cabaret, Rusty Pelican, 2425 N. Rocky Point Drive, Tampa
Wednesday, December 18, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, December 18, 2019	1:00 PM	Landlord Workshop, THA Cypress
Friday, December 20, 2019	8:00 AM	Assisted Housing/Section 8 Christmas Event, THA Cypress
Tuesday, December 24, 2019	all day	Christmas Eve
Wednesday, December 25, 2019	all day	Christmas Day
Tuesday, December 31, 2019	all day	New Year's Eve
2020 January		
Wednesday, January 01, 2020	all day	New Year's Day
Wednesday, January 15, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Sunday, January 20, 2019	all day	Martin Luther King, Jr. Day
2020 February		
Saturday, February 15, 2020	all day	THA Race to End Homelessness, Al Lopez Park, Tampa
Wednesday, February 19, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom



**#HOMELESS  
LIVES  
MATTER**

**TAMPA HOUSING AUTHORITY'S  
RACE TO END HOMELESSNESS**

**5K RUN  
and  
WALK**

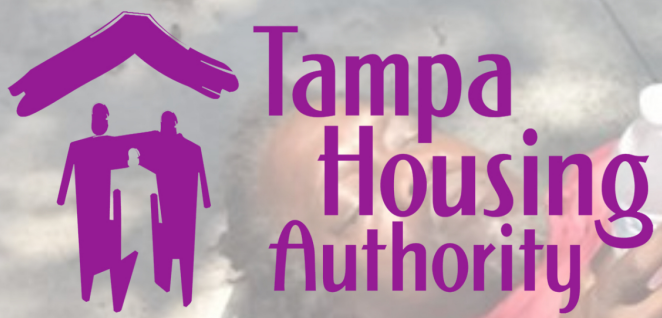
**FEB 15, 2020**

**8am - 12pm  
@ AL LOPEZ PARK**

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Community Affairs/Notices and Updates

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**#HOMELESSLIVESMATTER**

## Relocation Efforts Underway for Families Living on Historic Tampa Cemetery

Spectrum News, Bay News 9, Dave Jordan, Tampa | PUBLISHED 5:55 PM ET Oct. 14, 2019



Grainy images of an estimated 126 coffins underneath the Robles Park Apartment Complex near Stratford and Moore in Tampa. (Spectrum News file)

TAMPA, Fla. — Families living on top of an abandoned cemetery in Tampa will be relocated to new homes by early next year.

- Apartment complex built over park of Zion Cemetery
- Unclear why construction continued after bodies discovered in 1950s

**Tampa Housing Authority** says the relocation effort is currently underway and one family has already moved out of the Robles Park Village apartment complex.

A recent investigation revealed the complex was built over part of Zion Cemetery, a black burial ground that dates back to 1901.

THA built Robles Park Village over the cemetery in the 1950s, even though bodies were discovered at the site. It's unclear why construction continued.

“I think we can spend a lot of time and a lot of months trying to figure out how it happened and who's responsible, or we can use these same months to free this site up of the improvements that never should have been made,” said Leroy Moore, Chief Operating Officer for Tampa Housing Authority.

THA plans to make tear down the structures and build a memorial with historical markers over Zion cemetery.

# Two Spotfords were buried in Zion Cemetery. One was moved, one is lost.

The story of the pioneer Tampa family might help explain the disappearance of the place where some 800 African-Americans were buried.

Tampa Bay Times, Paul Guzzo, General Assignment/Vintage Tampa Bay Reporter | October 14, 2019

TAMPA — For the Spotford family, connections with Tampa's history run deep.

The name remains familiar throughout east Tampa for the Audrey L. Spotford Youth & Family Center.

Now, the family has learned about its links to a darker chapter in the community's history: Alice and Rosa Spotford were buried in the long-forgotten Zion Cemetery, believed to be Tampa's first African-American burial ground.

What became of their remains might help explain how Zion disappeared nearly a century ago, its estimated 800 graves erased from view as a storefront, a public housing project and warehouses were built on top of it.

It's possible that Alice Spotford is in one of the nearly 130 caskets detected so far by a team of archaeologists using ground-penetrating radar. There are no records indicating her body was ever moved.



The graves of Caroline and Thomas Hicks are among nine found to have been moved out of the long-forgotten Zion Cemetery along North Florida Avenue. They were reburied in Memorial Park, believed to be the second African-American cemetery in Tampa. [JAMES

1 PLACE OF DEATH County <u>Hillsborough</u> Township _____ or Village _____ or City <u>Tampa</u> (No. <u>George Washington</u> Ward) Name instead of street and number		Department of Commerce and Industry POSTAGE OF THE CENSUS <b>1072</b> STANDARD CERTIFICATE OF DEATH State of _____ Registered No. _____
2 FULL NAME <u>Alice Spotford</u>		(If death occurred in a hospital or institution, give its name instead of street and number)
PERSONAL AND STATISTICAL PARTICULARS		MEDICAL CERTIFICATE OF DEATH
3 SEX <u>Female</u>	4 COLOR OR RACE <u>Black</u>	5 Single, Married, Widowed, or Divorced (Write the word)
6 DATE OF BIRTH <u>March 18 1893</u>		7 DATE OF DEATH <u>July 24 1913</u>
7 AGE <u>20</u> yrs. mos. ds. (If less than 1 day, hrs. or min.)		8 I HEREBY CERTIFY, that I attended deceased from <u>July 15 1913</u> to <u>July 24 1913</u> that I last saw her alive on <u>July 24 1913</u> and that death occurred, on the date stated above, at <u>2 P.M.</u> The CAUSE OF DEATH was as follows <u>Consumption</u>
8 OCCUPATION (a) Trade, profession, or particular kind of work <u>Domestic</u> (b) General nature of industry, business, or establishment in which employed (or employer)		9 LENGTH OF RESIDENCE (For Hospitals, Institutions, Transients, or Recent Residents) At place of death yrs. mos. ds. In the State yrs. mos. ds. Where was disease contracted, if not at place of death? Former or usual residence
9 BIRTHPLACE (State or Country) <u>Fla</u>		10 NAME OF FATHER <u>Isaac Louis</u>
11 BIRTHPLACE OF FATHER (State or Country) <u>Fla</u>		12 NAME OF MOTHER <u>Felix Blawn</u>
13 BIRTHPLACE OF MOTHER (State or Country) <u>Fla</u>		14 THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE (Informant) <u>Isaac Louis</u> (Address) _____
15 FILED <u>July 24 1913</u> <u>3rd District</u> Registrar		16 PLACE OF BURIAL OR REMOVAL (State of Burial) <u>Zion Cemetery</u> (Date of Burial) <u>July 24 1913</u> UNDERTAKER <u>C. W. Patterson</u> ADDRESS _____

The death certificate for Alice Spotford indicates at bottom right that she was buried in the long-forgotten Zion Cemetery. Her father spelled her name "Allis" by mistake. [Familysearch.org]

buried there, that speaking out could have brought on some horrible consequences for them," said Moates, regional director of the Florida Public Archaeology Network.

Rosa Spotford, on the other hand, is among the few people buried at Zion who are known to have been relocated. She was reburied in the city-owned Woodlawn Cemetery, where blacks and whites both were interred but in different sections.

At one time, someone took steps to ensure that future generations could visit Rosa's grave.

But if Alice Spotford is still at Zion Cemetery, she underscores just how powerless African-Americans were during the era of segregation — especially when whites had their own plans for how to use the 2½-acre cemetery property along North Florida Avenue, said Jeff Moates, part of the archaeology team.

According to city directories, her daughter lived just a few blocks from the cemetery when its land was first being developed in the late-1920s and early-1930s.

"I would imagine that a certain level of fear was present for families with loved ones



## Two Spotfords were buried in Zion Cemetery. One was moved, one is lost.

The story of the pioneer Tampa family might help explain the disappearance of the place where some 800 African-Americans were buried.

Tampa Bay Times, Paul Guzzo, General Assignment/Vintage Tampa Bay Reporter | October 14, 2019

"I know their names, but not their stories," said Spotford descendant and family historian Yvonne Spotford Greene.

"What happened?" said Greene, 76, of Fort Lauderdale, who didn't know about Zion Cemetery before the *Times* informed her. "Where is Alice?"

Rosa and Alice Spotford married into the Spotford family. It's not clear how their husbands were related.

Still, all Spotfords in Tampa in the early 1900s were family, Greene said, and lived in or near the African-American community of Robles Pond — where Zion Cemetery was established in 1901.

The stories of Rosa and Alice unfold in records the *Times* discovered with help from Drew Smith, an associate librarian specializing in genealogy at the University of South Florida:

**State Board of Health of Florida**  
Form 117  
**STANDARD CERTIFICATE OF DEATH**

County: *Hillsborough*  
Towship or Village: \_\_\_\_\_  
City: *Tampa* (No. *1515* Pierce St., Sta. \_\_\_\_\_, Ward \_\_\_\_\_)  
Registered: \_\_\_\_\_  
If death occurred in a hospital or institution, give its NAME instead of street and number.

1) FULL NAME: *Rosa S. Spotford*  
2) SEX: *Female*  
3) COLOR or RACE: *Colored*  
4) MARRIAGE: *WIDOWED*  
5) DATE OF BIRTH: *May 1 1862*  
6) AGE: *53* years, \_\_\_\_\_ months, \_\_\_\_\_ days  
7) OCCUPATION: \_\_\_\_\_  
8) BIRTHPLACE (State or country): *Fla.*  
9) NAME OF FATHER: *Wm. Crayton*  
10) BIRTHPLACE OF FATHER (State or country): *Unknown*  
11) MAIDEN NAME OF MOTHER: *Mrs. Edwards*  
12) BIRTHPLACE OF MOTHER (State or country): *S.C.*  
13) THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE (Informant): *Hattie Baldwin* (Address: *1515 Pierce St.*)  
14) DATE OF DEATH: *3/21 1916*  
15) I HEREBY CERTIFY that I attended deceased from \_\_\_\_\_ to \_\_\_\_\_ that I last saw him alive on \_\_\_\_\_ and that death occurred on the date stated above, at \_\_\_\_\_ a.m.  
16) CAUSE OF DEATH: *Acute Cardiac Paralysis*  
17) STATE THE DISEASE CAUSING DEATH, or its death from VIOLENT CAUSES, state (1) MEANS OF INJURY, and (2) whether ACCIDENTAL, SUICIDAL, or HOMICIDAL.  
18) LENGTH OF RESIDENCE (For Hospitals, Institutions, Transients, or Nurses' Stations): \_\_\_\_\_  
19) PLACE OF BURIAL OR REMOVAL: *Zion Cemetery* DATE OF BURIAL: *3/24 1916*  
20) UNDERTAKER: *J. L. Reed* ADDRESS: *Tampa, Fla.*

**WRITE PLAINLY, WITH UNFADING INK—THIS IS A PERMANENT RECORD**  
N. B.—Every item of information should be correctly supplied. AGE should be stated EXACTLY. PHYSICIANS should state cause of death in full, and give the name of the patient, for properly classified. Exact statement of OCCUPATION is very important. See instructions on back of certificate.

Here is the death certificate for Rosa Spotford, indicating at bottom right that she was buried at Zion Cemetery before her remains were moved to Woodlawn Cemetery. [Familysearch.org]

Rosa Crayton became Rosa Spotford when she married Gilbert Spotford in Hillsborough County in 1879. She gave birth to daughter Hattie in 1881 and son Gilbert Jr. the next year.

Alice Lewis married Edward Spotford in 1900 and they had two children — daughter Pressie in 1901 and son Lavern in 1903.

They're from two different generations. Alice Spotford died in 1913 at 31 and Rosa Spotford died three years later at 53.

The *Tampa Bay Times* revealed in June that the property along North Florida Avenue had been a cemetery, and in followup research, the archaeology team confirmed in August that caskets still lie beneath the ground there.

Death certificates reviewed by the *Times* indicate that only nine Zion graves were ever relocated.

Rosa Spotford and Martha Ardis were moved to Woodlawn Cemetery, now listed on the National Register of Historic Places. The others were relocated to private Memorial Park Cemetery, believed to be Tampa's second all-black cemetery when it opened in 1919.

They are Caroline Hicks and her son Thomas Henry Hicks, Manerva Outler, Boreta Peters, Will Rogers, William Rooks and Lillie Williams.

City records say the remains of Rosa Spotford were moved in 1918, more than a decade before Zion disappeared.

She shares a plot at Woodlawn with her son and daughter — a family connection that may explain why the other people were moved, as well.

## **Two Spotfords were buried in Zion Cemetery. One was moved, one is lost.**

*The story of the pioneer Tampa family might help explain the disappearance of the place where some 800 African-Americans were buried.*

Tampa Bay Times, Paul Guzzo, General Assignment/Vintage Tampa Bay Reporter | October 14, 2019

The Hicks couple are part of a family plot in Memorial Park. Outler and Rooks also share a Rooks family plot at Memorial Park. It is unclear how they were related but Minnie Rooks is the witness on Outler's death certificate.

"It was not uncommon when a new cemetery opened for families to begin buying plots in that new cemetery and move deceased loved ones there," said Rodney Kite-Powell with the Tampa Bay History Center.

What's more, Kite-Powell said, records indicate Zion was nearing capacity in 1918 when Rosa Spotford was relocated.

"It would make sense to move family to Woodlawn," Kite-Powell said, "if you had the means and wanted a family plot."

He believes the nine graves were likely moved before Zion disappeared and not in reaction to it.

City records confirm this was the case for Ardis, who was moved from Zion to Woodlawn in 1918.

By 1920, seven years after Alice Spotford's death, her husband and son had relocated to Maryland, according to genealogy records.

Her father Isaac Lewis died in 1926 and mother Annie Lewis a year later. Both death certificates list Memorial Park as their place of burial.

But Isaac and Annie Lewis do not appear in records kept by Memorial Park or gathered in the 1980s by the Florida Genealogical Society.

The society attributes missing names to unmarked graves and the current owners of Memorial Park say they did not inherit records for the cemetery's first 10 years. What's more, they said, its records are in disarray.

Perhaps Alice Spotford was moved from Zion to Memorial Park after all, and reburied in the now lost family plot. Perhaps that happened to others among the nearly 800 death certificates that list Zion as the burial place.

"It is possible," said Shelby Bender, who wrote the book *Tampa's Historic Cemeteries*. "We know not everyone was moved from Zion but there could be others who were moved to Memorial whose graves cannot be identified."

Nearly a century later, Greene, the Spotford descendant, looks forward to the results of ground surveys and genealogical research that still are underway for Zion Cemetery.

"Alice Spotford is part of our family," Greene said. "We should know where she is."

# Zion Cemetery: What's happened so far and what's next

WUSF, Mark Schreiner • October 16, 2019

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Rebecca O'Sullivan of the Florida Public Archaeology Network at USF and other researchers conduct ground penetrating scans at the Robles Park Village Housing Complex earlier this year. COURTESY FLORIDA PUBLIC ARCHAEOLOGY NETWORK

“Zion Cemetery isn't lost – Zion Cemetery was erased.”

That was the message from one University of South Florida archaeologist at a recent presentation at the Tampa Bay History Center about Zion Cemetery, which is believed to be the first African American cemetery in Tampa.

Zion was founded in 1901, but sometime after 1925, it simply disappeared from city maps.

What became of the people buried there is a mystery that Tampa Bay Times reporter Paul Guzzo has been looking into for the last year-and-a-half.

“It was crazy, I never really believed the bodies were there. And if you read my earlier article, I was very certain to say the bodies were lost,

not there,” said Guzzo. “I just wanted to believe that they were moved, and the records were lost.”

But his investigation shows that appears not to be the case. It's becoming more and more apparent that dozens, if not hundreds of bodies-- remain on the two-and-a-half acres that once made up the cemetery – grounds where a public housing complex and a pair of private companies now stand.

Acting on Guzzo's information, Rebecca O'Sullivan, coordinator for the Florida Public Archaeology Network's office at USF, began by looking at historic maps of the cemetery grounds and comparing them to modern day maps.

After that, she conducted ground-penetrating radar scans of the property owned by the Tampa Housing Authority. What she found when she ran those scans through her computer shocked her.

“Compiling it all together, putting it together, into these slices, these depths beneath the surface. And it was done, and it popped up on my screen and seeing the results and seeing these shapes that are the exact shape, size, depth of a coffin, it really was like a punch to the gut to see that,” said O'Sullivan.

Guzzo experienced a similar feeling when Tampa Housing Authority officials shared that news with the almost 30 families who lived in the five buildings of the Robles Park Village housing complex that had been built on top of a cemetery.

“When the announcement was made... it was chilling to see the reaction in the room,” said Guzzo. “People were sobbing, making the sign of the cross, a couple people had to walk out. It was hard to be there for that.”

So far, O'Sullivan and her fellow researchers have detected around 130 caskets – but that's just on the Authority's property.

“We were able to go right up next to it, right up to next to people's porches, right up next to the buildings and pick up on some objects that could be burials that are very close to the buildings,” said O'Sullivan.

# Zion Cemetery: What's happened so far and what's next

WUSF, Mark Schreiner • October 16, 2019



Rebecca O'Sullivan of the Florida Public Archaeology Network at USF conducts ground penetrating scans at the Robles Park Village Housing Complex earlier this year. COURTESY FLORIDA PUBLIC ARCHAEOLOGY NETWORK

Robles Park Village – which was already scheduled – will continue.

“The rest of the families (in Robles Park Village) are living in 65- to 70-year-old public housing that today doesn't meet the basic needs of family living,” said Moore. “Because of the age and the condition of the property, we're going to be redeveloping Robles. Next year, we'll start with that planning process, probably in early 2021, we will start relocation of the rest of the Robles Park residents.”

Guzzo credits the Authority for acting as quickly as they have.

“It's been unbelievable how fast they've moved,” he said. “I know once the residents are relocated, they're going to allow the archaeologist back in to start doing ground truthing, which means you go into the earth – you don't go deep enough to hit the casket, but you just go deep enough to see the stain of the caskets so they can have more evidence and no one can ever question that there are caskets there.”

And there may be hundreds of graves, as the Tampa Bay Times has reported, nearly 800 death certificates list Zion as a burial space, and there's evidence only a handful were ever moved.

The two other entities that own property on what used to be the rest of the cemetery are Sunstate Wrecker Service and Tampa restaurateur Richard Gonzmart. Community Affairs/Notices and Updates

According to Leroy Moore, Chief Operating Officer of the Tampa Housing Authority, those 30 or so families are being moved in the next 90 days.

“We're paying for all the costs, we're finding them replacement housing, their rent is going to not change in their new homes, we're providing a lot of consultation and support and counseling to them as they come to reality with the fact that they've lived on top of a cemetery,” said Moore, who adds that this won't be the end of the work on the site.

“We will fence up that area, cordon off and do further archaeological research on that area, and eventually tear down those buildings so that this becomes a memorial cemetery once again,” he said. “We're going to confirm with the addition of ground-penetrating radar testing that bodies were not buried beyond the perimeter of those buildings.”

Then, the redevelopment of the remainder of



A 1901 map laying out the graves in Tampa's Zion Cemetery is set over a current satellite view of the property, which includes two private businesses and a number of buildings in the Robles Park Village housing complex. Researchers have found evidence the bodies buried in Zion may still be there. COURTESY FLORIDA PUBLIC ARCHAEOLOGY NETWORK

# Zion Cemetery: What's happened so far and what's next

WUSF, Mark Schreiner • October 16, 2019

Dennis Creech, the owner of Sunstate, told Guzzo earlier this month, "I am okay with doing whatever I can do to make this right."

And, according to the Times, Gonzmart said he will take steps soon to see if there are graves on the section of property where his warehouses now sit, but he doesn't think there are any.

"I believe we will find that there are no bodies," he said last month. "It's a gut feeling."

Meanwhile, state Senator Janet Cruz is pushing for \$450,000 in state funds to continue the research, including identifying next of kin for those buried in Zion, and another \$50,000 towards creating a memorial at the site.

O'Sullivan says that this kind of thing – a cemetery being erased from a map and those buried there being forgotten – happens more than people might realize.



From left to right: Leroy Moore, Tampa Housing Authority; Rebecca O'Sullivan, FL Public Archaeology Network; James Borchuck and Paul Guzzo, both of the Tampa Bay Times, speak about the investigation into Zion Cemetery at the Tampa Bay History Center Oct. 8, 2019. COURTESY MARK SCHREINER, WUSF PUBLIC MEDIA

"There are several other cases in Florida: a couple years ago, there was an African American cemetery in Deerfield Beach where a very similar thing happened, the cemetery was discovered when a developer was trying to put in some condos on the property," she said. "The city was able to get money to purchase the property and made it into a memorial park."

"There's another example right now in Tallahassee, where there is an even older cemetery that dates back to the times of slavery that is now located under a golf course there," O'Sullivan added. "There are stories like this all over the country, it's not just something we see in Tampa, it's not just something we see in Florida."

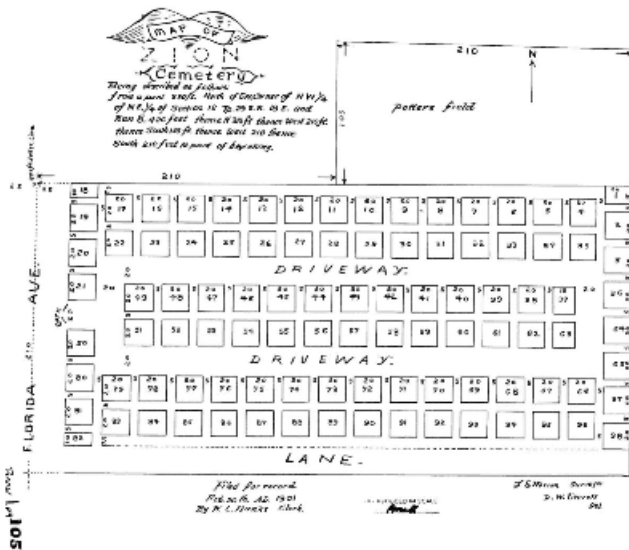
But for her, this kind of work to make sure that the past isn't forgotten is exactly why she got into archaeology.

"I think a lot of times people think that archaeology is just looking at ancient stuff that no one really cares about," she said. "But to me, archaeology is about looking at issues that affect people today, and how can we make life better for people today? How can we bring history to the forefront, to educate the public and that's what we're here to do."

# Zion Cemetery: What's happened so far and what's next

WUSF, Mark Schreiner • October 16, 2019

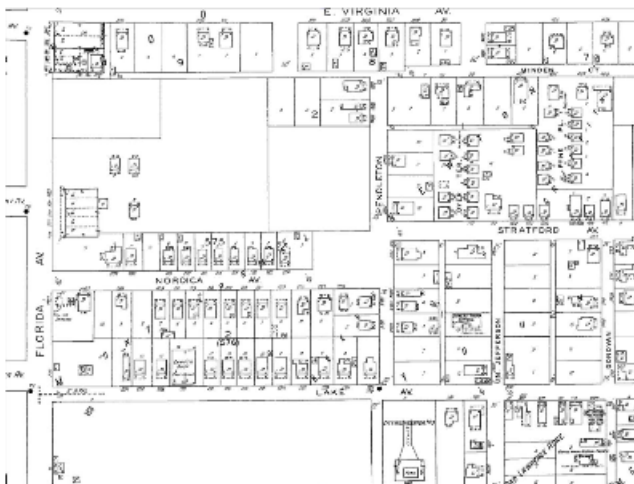
## A Progression of Zion Cemetery on Tampa City Maps



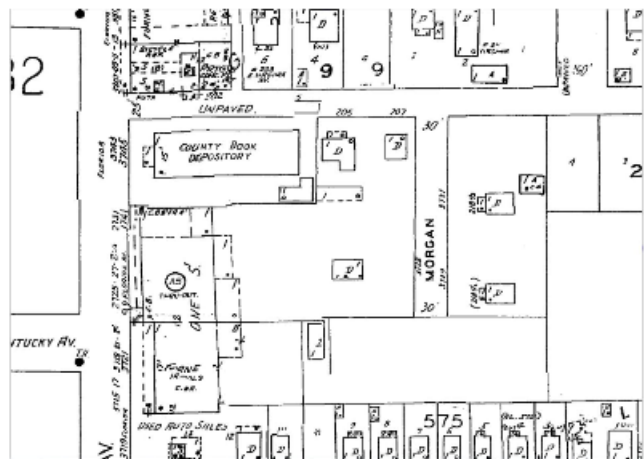
This 1901 map shows how graves were laid out in Tampa's Zion Cemetery. COURTESY TAMPA BAY HISTORY CENTER TOUCHTON MAP LIBRARY



A 1922 street map of Tampa still shows Zion Cemetery. COURTESY TAMPA BAY HISTORY CENTER TOUCHTON MAP LIBRARY



By 1931, Zion Cemetery, the large relatively empty space in the upper left, is no longer marked on Tampa city maps. COURTESY TAMPA BAY HISTORY CENTER TOUCHTON MAP LIBRARY



And by 1951, the County Book Depository and a number of other properties are on the grounds of what used to be Zion Cemetery. COURTESY TAMPA BAY HISTORY CENTER TOUCHTON MAP LIBRARY

## Matching memories with science is helping solve the Zion mystery

*A Tampa woman saw graves exhumed in the 1930s, but archaeologists just found caskets on the property. How can both be right?*

Tampa Bay Times, Paul Guzzo | Published Oct. 18, 2019



Eunive Massey, 96, remembers workers digging up graves near a home where she lived on North Florida Avenue in the early 1930s. Ground penetrating radar may have confirmed her memories, but the caskets appear to remain behind at long-forgotten Zion Cemetery. [JAMES BORCHUCK | Times]

Florida Public Archaeology Network is part of the team that found the caskets. “We also have no reason to doubt what science is showing. We’re both right.”

The Tampa Bay Times first interviewed Massey in June, right after it revealed that as many as 800 people were buried along North Florida Avenue on property that’s now home to a public housing complex, warehouses and an old storefront.

In follow up research using ground penetrating radar, the archaeology team has detected 127 caskets on the property so far. The *Times* visited again with Massey last week to see how the discovery matched her memories.

The 2 ½-acre cemetery was founded in 1901 as what is believed to be Tampa’s first African-American burial ground. It largely disappeared from public view by the late 1920s.

Only a narrow sandy road separated Zion Cemetery from Massey’s home on Nordica Avenue.

“Headstones were right outside my door,” she said.

She saw graves exhumed there and elsewhere across the property, she said. Her house no longer stands, but the area she described is one of the sections where archaeologists have found the presence of caskets.

And it’s different from other sections in one respect: The ground-penetrating radar also shows evidence that the dirt above the caskets has been disturbed. It’s the kind of reading they’d expect if the graves had been dug up at some point.

Working off Massey’s recollections, as relayed by the *Times*, archaeologist Moates now says it is “very likely” in this particular section that “bodies were removed but not the caskets or vaults.”

Next year, the archaeologists will begin the next phase of their investigation. They call it ground truthing, digging just close enough to the caskets to learn more about them without actually moving them. They’ll focus, in part, on the area near Massey’s former home.

“We’re cautioned to expect remains or fragments of remains in the disturbed areas,” Moates said.

TAMPA — Eunive Massey, the 96-year-old Tampa woman who grew up next to Zion Cemetery, is sticking to her story: As a little girl in 1933, she saw men exhuming the graves from the segregation-era, all-black burial ground.

This doesn’t jibe with what archaeologists found there in August. Ground penetrating radar detected nearly 130 caskets under the ground and archaeologists expect to find hundreds more.

So, was the cemetery moved or not?

“We have no reason to doubt what Ms. Massey saw,” said Jeff Moates, who as regional director for the

Florida Public Archaeology Network is part of the team that found the caskets. “We also have no reason to

doubt what science is showing. We’re both right.”

## Matching memories with science is helping solve the Zion mystery

*A Tampa woman saw graves exhumed in the 1930s, but archaeologists just found caskets on the property. How can both be right?*

Tampa Bay Times, Paul Guzzo | Published Oct. 18, 2019

The reason: The exhumation that Massey witnessed around 1933 was done in a haphazard way, she said, leaving bones in the sand around the graves.

“My cousin found a skull and it had gold teeth in it,” Massey said.

Still, the survey so far shows signs of ground disturbance around only about 10 percent of the caskets detected. So Moates is confident the other caskets contain human remains.

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Massey’s recollections help pinpoint the time when Zion Cemetery disappeared.

A storefront built in 1929 on the cemetery land along North Florida Avenue hid Zion from public view. A map produced two years later shows three homes behind the storefront, but no “cemetery” label.

African-American families lived in the three homes, Massey said.

Two of the three houses were on Zion Cemetery property now owned by restaurateur Richard Gonzmart, who hasn’t yet started searching yet for signs of graves. The third house was on land now owned by the **Tampa Housing Authority**, and eight undisturbed caskets have been detected there.

“The house was built right over graves,” Moates said. “Someone slowly shrunk the cemetery.”

People placed flowers on graves until the exhumation work began, Massey said. What’s more, someone kept the grass trimmed. At the time, the cemetery was owned by Henry P. Kennedy and Hewitt Walker, according to property records. They were both white.

This may explain why some graves were dug up and others weren’t, Moates said. Families who visited the remains of their loved ones might have realized the cemetery was doomed and hired someone to move them.

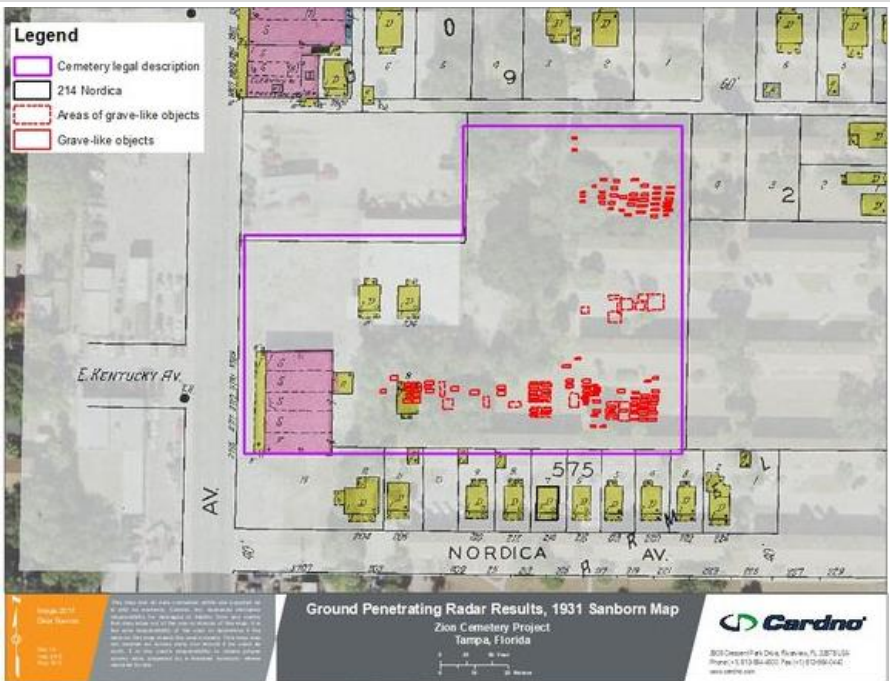
“It’s just a theory,” Moates said. “But that’s all we have for now — theories.”

It’s also possible that only graves with headstones were exhumed by the workers Massey saw, suggested Eric Prendergast, an archaeologist with private consultant Cardno, part of the archaeology team.

The workers might not even have known they missed some.

“We typically find that when people move cemeteries, they do an incomplete job,” Prendergast said.

Massey was surprised to learn that death records discovered during the recent research show some 800 death records with Zion listed as the burial ground. That’s just about the capacity of the cemetery, judging from the original 1901 map.



This image is a mashup of three layers. First, a modern-day aerial photograph showing Zion Cemetery today, with the buildings that stand on top of it. Second, a 1931 map showing three houses that once stood there and the disappearance of the label "cemetery" appearing on earlier maps. And third, red figures showing where ground penetrating radar has detected caskets beneath the ground. [Cardno]



## Matching memories with science is helping solve the Zion mystery

*A Tampa woman saw graves exhumed in the 1930s, but archaeologists just found caskets on the property. How can both be right?*

Tampa Bay Times, Paul Guzzo | Published Oct. 18, 2019

"I didn't think that many were out there," Massey said. "The graves would have had to be really close."

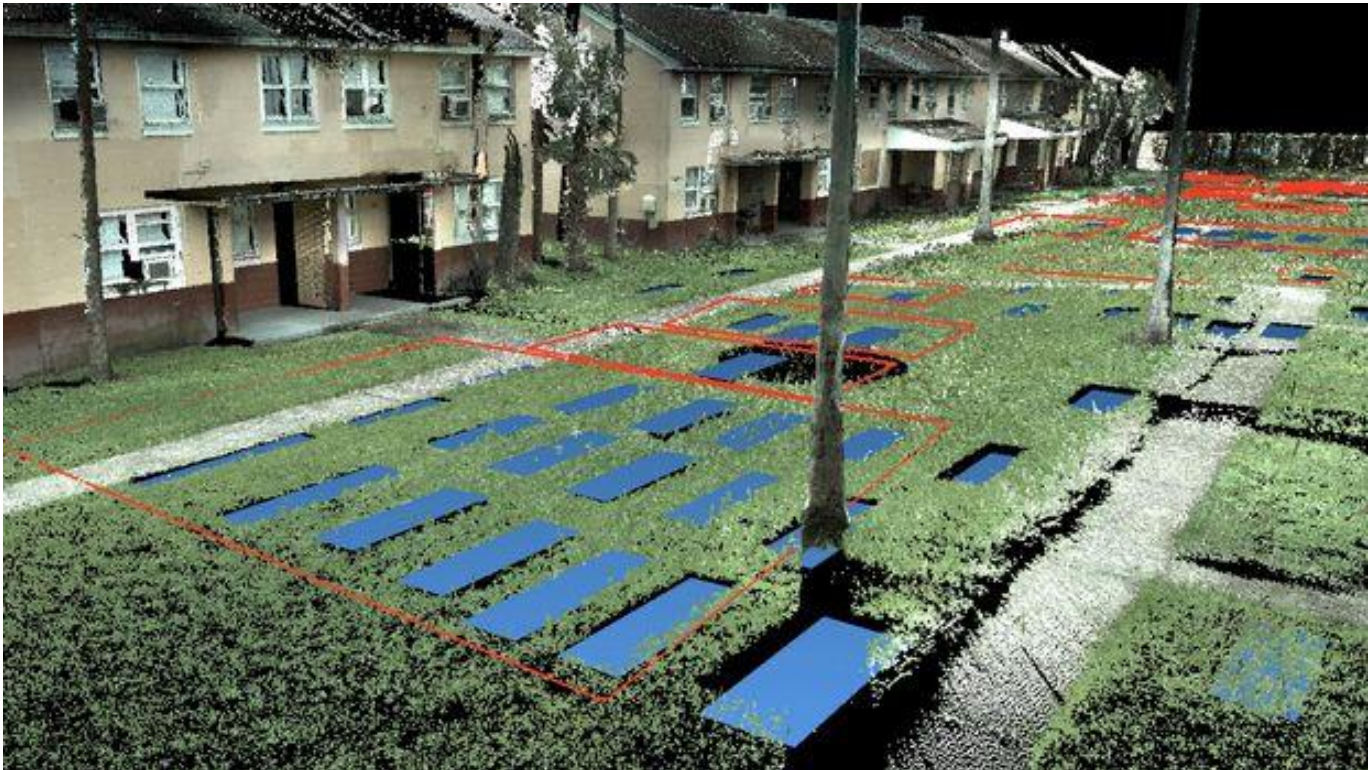
She recalled open space across the cemetery where neighborhood children could play ball without damaging headstones. Maybe that's where human remains were left behind, Prendergast said.

Still, if bodies were exhumed, what happened to them?

The most likely answer is to the large city-owned Woodlawn Cemetery that had a black section or the private all-black Memorial Park Cemetery. But there are no records at either burial ground of a mass re-interment.

Or perhaps the records of a relocation were lost. Or they were moved to another lost cemetery.

"The place they were moved to might also have been erased or lost to time," Prendergast said. "It's something I don't doubt and that we all have to consider."



This image is a 3D laser scan of Robles Park Village showing grave-shaped objects beneath the ground in relation to buildings at the public housing complex. The single image is made from two data sources and aligns with historical maps of the former Cemetery. [Cardno]

# Officials investigating possible indigent cemetery near King High School

Much is unclear at this point, say Hillsborough school officials, who promise to be open and transparent with the community,

By Marlene Sokol and Paul Guzzo | Published Oct. 18, 2019

TAMPA — Hillsborough County might have another long-forgotten African-American cemetery, and this one could be on the grounds of King High School.

School Board Chairwoman Tamara Shamburger said a resident alerted district leaders to the possibility late Thursday.

“We are taking this very seriously,” Shamburger said, appearing at a news conference Friday afternoon with Superintendent Jeff Eakins. She said they are working furiously to determine if it is true.

The revelation comes less than two months after archaeologists discovered at least 127 coffins from Zion Cemetery are under a portion of the Robles Park Village housing projects. They believe hundreds more lie under the 2½-acre all-black, segregation-era burial ground’s footprint, which extends to warehouse property stretching across the 3700 block of N. Florida Ave. Nearly 30 families are now being relocated.

The archaeologists were hired by the **Tampa Housing Authority** in response to a *Tampa Bay Times* report in June questioning if Zion was exhumed when it disappeared nearly a century ago.

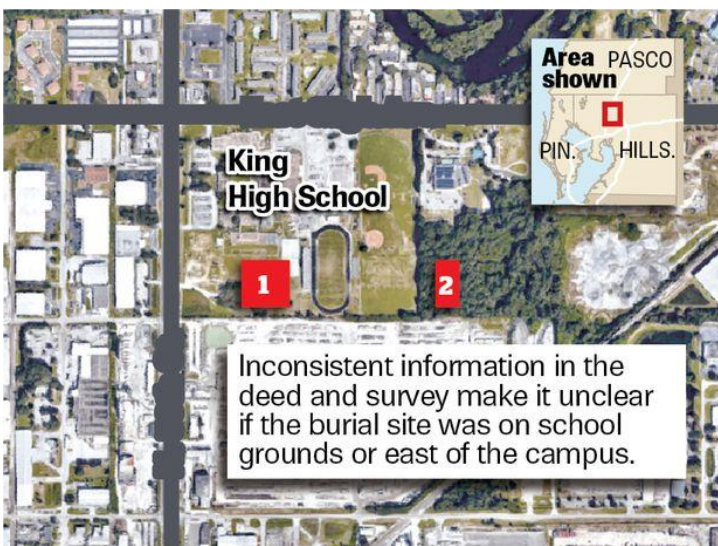
Information about the King High School land came from Ray Reed, the same cemetery researcher who asked the *Times* to investigate what became of Zion.

“I wanted the school district to get its ducks in a row,” Reed told the *Times* in a text message.

Yvette Lewis, president of the Hillsborough County NAACP, said, “My immediate feeling? Shock. Hurt. Here we go again. We are uncovering our past. What’s next?”



Hillsborough County Superintendent Jeff Eakins, right, and school board chair Tammy Shamburger speaks on newly raised concerns of a undiscovered cemetery for indigent African Americans that may be within the vicinity of King High School in Tampa on Friday. [OCTAVIO JONES | Times]



Google Maps

Times

A map of the King High School land. [Tampa Bay Times] included Ridgewood Cemetery.

Historians believe the burial ground at King was originally called Ridgewood Cemetery.

In 1942, according to Rodney Kite-Powell of the Tampa Bay History Center, the city of Tampa approved the Ridgewood name for a cemetery at 56th Street and Sligh Avenue, where King High now sits.

The city owned Ridgewood through 1957. Around 230 people were buried there, according to cemetery records listed on the city’s website. Reed said the number might be higher than that.

In 1957, the city sold the land to another buyer who sold it to the school district in 1959. King opened in 1960.

When the city of Tampa was selling the property in 1957, Mayor Nick Nuccio told reporters it

## Officials investigating possible indigent cemetery near King High School

*Much is unclear at this point, say Hillsborough school officials, who promise to be open and transparent with the community,*

By Marlene Sokol and Paul Guzzo | Published Oct. 18, 2019

“We put them on notice the cemetery was there and to keep it there,” Nuccio said. “Naturally, they can take it to court.”

King High School has 1,780 students and one of the district’s first International Baccalaureate programs. If the 165-by-285-foot grave site is indeed on King property, it is on a southern portion, in an area now used for agricultural programs. School officials on Friday began moving the animals and equipment, and building temporary fencing to protect the site.

“We have already reached out to experts who can scan underneath the surface of the land,” Eakins said.

“We intend to be open and transparent with the community, and will provide updates as we have more information. We will show the highest level of respect for the individuals who may be buried in the cemetery, and their descendants.”

Scanning could begin as soon as Monday. “We want to rule in or rule out,” Eakins said.

The problem, district leaders say, is that documents contain conflicting information about where the burial site is located.

The deed from 1959 says the owner “shall and will assume any and all legal responsibility for the care, maintenance or disposition of that certain pauper cemetery located within the above described property.”

But an appraisal, written that same year, describes the burial site as “commencing 470 feet east of the southeast corner of the property on the south boundary.” Eakins said it is possible that the appraisal contained a simple wording error, and the writer meant “west” instead of “east.”

No grave markers would exist, Shamburger said, because it was a pauper’s field.



Rebecca O'Sullivan, Public Archaeology Coordinator II, West Central Regional Center of the Florida Public Archaeology Network at the University of South Florida. (JAMES BORCHUCK | Times) [BORCHUCK, JAMES | Tampa Bay Times]

Rebecca O’Sullivan, a University of South Florida archaeologist who was part of the team that found Zion Cemetery, said she believes the deed carries more weight.

And, in the case of Ridgewood, two deeds place it on the King property. In addition to the 1959 deed, there is one from 1957, when the city sold the land to the private owners.

“The actual deeds say it is on the property,” O’Sullivan said. “Those are the legal documents signed when a purchase is made.”

Either way, school district leaders said they are determined to solve the mystery and then proceed respectfully. Eakins told reporters that “this is the most important topic right now in our

district.”

A notice went out to King families, expressing the same sentiment while emphasizing it is too early to draw conclusions.

“We want to let you know the documents we have reviewed so far, including deeds and title, aerial maps and historical city records have **CONFLICTING INFORMATION** of exactly where this cemetery is and whether it’s on our property,” the letter said. “So we are taking steps to find out the truth.”

## Officials investigating possible cemetery under parts of King High in Tampa

Spectrum News, Bay News 9 | Staff Hillsborough County | PUBLISHED 7:16 AM ET Oct. 19, 2019



Officials with Hillsborough County Schools made the announcement Friday, saying a cemetery dating back to the 1940s and 1950s - known as Potters Field - could be in an area where the school holds its agricultural programs. King High, located at 6815 N. 56th Street, opened in 1960. (Hillsborough County Schools)

**TAMPA, Fla.** — An unmarked African-American cemetery could exist underneath the campus of King High School in Tampa.

Officials with Hillsborough County Schools made the announcement Friday, saying a cemetery dating back to the 1940s and 1950s - known as Potters Field - could be in an area where the school holds its agricultural programs.

King High, located at 6815 N. 56th Street, opened in 1960.

Hillsborough Superintendent Jeff Eakins said an investigation into the possible cemetery is a top priority and that officials will be as respectful as possible.

"We have already reached out to experts who can use equipment to scan underneath the surface of the land," Eakins said. "That process will start as soon as possible."

The district said they found out about this when a concerned citizen showed them decades-old records that show conflicting information about where the cemetery is actually located.

The discovery is the second in recent months of a forgotten African-American cemetery underneath development in Tampa.

A recent Hillsborough County investigation revealed the Robles Park Village Apartment complex was built over part of Zion Cemetery, a black burial ground that dates back to 1901.

**Tampa Housing Authority** built Robles Park Village over the cemetery in the 1950s, even though bodies were discovered at the site. It's unclear why construction continued.

THA plans to make tear down the structures and build a memorial with historical markers over Zion cemetery.

## Pinellas **Housing** Finance Authority chair resigns after Times story about old arrest

*Casey Cane failed to disclose his arrest for a financial felony in 2006. He said he didn't think he had to reveal that information.*

Tampa Bay Times, Susan Taylor Martin | Published October 23, 2019

CLEARWATER — The chair of Pinellas County's Housing Finance Authority has resigned in the wake of a *Tampa Bay Times* story about his failure to disclose an arrest for a financial felony when he was 19.

Pinellas County Commission chair Karen Seel announced Casey Cane's resignation at the end of Tuesday's commission meeting.

Commissioners had taken no action against Cane, though the county's inspector general and clerk of the circuit court recommended in July that the county commission remove him from his post for failing to disclose the arrest and for "unethical behavior" while working on a home remodeling job.

Cane, 33, was among five unpaid members of the Housing Finance Authority, which provides affordable housing to Pinellas residents and handles millions of dollars in county money.

"The HFA board has and will continue to succeed in achieving the goals placed before them as part of the county's initiative to address the lack (of) quality housing, which is greatly needed for our teachers, firefighters, law enforcement (and) active and retired military," Cane wrote Tuesday in an email to Seel and authority members announcing his resignation.

He added that while his resignation "comes on the heels of contention," he would continue his public service. Cane is also an elected Palm Harbor fire commissioner and is married to Lisa Cane, a member of the Pinellas County School Board.

A Pinellas native, Cane was 19 in 2006 when he was arrested for grand theft while working as a manager at a Bealls department store in Oldsmar.

Because of his job, Cane was able to process returns and give discounts. The store's loss prevention team found that he had fraudulently returned items, putting the money back on his Visa card but keeping the merchandise. He also gave friends and relatives discounts of up to 70 percent although employee discounts were only 20 percent.

Prosecutors upgraded the charge to scheme to defraud because of his "ongoing" conduct. In 2007, Cane pleaded guilty. A judge withheld adjudication, ordered him to pay Bealls \$785 in restitution and sentenced him to 12 months probation. He went on to get a general contractor's license.

In applying to fill a vacancy on the Housing Finance Authority board in 2014, Cane filled out a form that asked: "Have you been convicted of a financial felony?" Despite his guilty plea, he could truthfully answer "no" because he had not been convicted.

To another question — "Have you ever been arrested, charged or indicted for a violation of any federal, state, county or municipal law? — Cane answered "yes." Asked to explain, he wrote: "traffic violations."

Cane told the *Times* last week that he did not think he had to disclose his arrest because adjudication was withheld.

He was appointed to the board in 2014 and reappointed last year. The inspector general's office received four allegations that he had failed to disclose certain matters on his applications. The office substantiated one allegation, that he was "not forthcoming with the criminal charge."



Casey Cane has resigned as chair of Pinellas County's Housing Finance Authority in the wake of a Tampa Bay Times story about his failure to disclose an arrest for a financial felony when he was 19. He also serves as a Palm Harbor fire commissioner. [Casey Cane]

## Pinellas Housing Finance Authority chair resigns after Times story about old arrest

*Casey Cane failed to disclose his arrest for a financial felony in 2006. He said he didn't think he had to reveal that information.*

Tampa Bay Times, Susan Taylor Martin | Published October 23, 2019

During the investigation, a fifth allegation emerged as part of a civil suit between Cane and a Crystal Beach woman. She said Cane transposed an engineer's "title block" — contact and qualification information — for another project onto a drawing Cane had provided for her remodeling job. That created the appearance that an engineer had generated and approved the drawing.

The engineer told the inspector general that Cane "fraudulently" lifted his information. Cane said he did nothing improper because what he gave the homeowner was not an official blueprint.

Cane's "actions not only misled a consumer but they also unnecessarily compromised an engineer's professional certification," the Inspector General's report said.

The state agency that regulates general contractors dismissed a complaint against Cane after finding "no probable cause" that he had falsified information. Cane said the Pinellas inspector general knew about the dismissal and should have mentioned it in its report.

Cane and his construction company have had other issues. He was hit with a \$102,000 judgment in August from a business-loan company, and faces two lawsuits claiming he owes a total of over \$220,000 for rents and internet marketing services. He attributes those debts primarily to a "rather questionable employee" who's no longer with the company. He said he also has resolved four complaints of shoddy or incomplete work filed with the Better Business Bureau.

"I think my story is one where someone got in trouble but has given back thousands of hours to my community," Cane told the *Times*. "I know how one person might look at something but unless you know the details of each individual scenario you can't pass judgment on it."

## Tampa's history rediscovered as development unearths forgotten cemeteries

Tampa | Fox 13 News | Aaron Mesmer | Published October 24, 2019

### *Historians, geologists work to uncover forgotten cemeteries*

*As Tampa and the Bay Area continues to grow and sprawl, development unearths hundreds of burial sites from decades and centuries past.*

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**TAMPA, Fla.** - Little by little, the city of Tampa is unearthing its history that was buried, in some cases, for more than a century.

The current effort is at King High School, where archeologists are trying to find Ridgewood Cemetery, which is an old burial ground where about 250 paupers were laid to rest in the mid-1900s.

"Their contributions to the city are important as well," said Rodney Kite-Powell, the director of the Touchton Map Library at the Tampa History Center. "We can learn how people treated those that were disadvantaged at the time and that certainly informs our history and we can learn about those personalities, learn about those people and, in a sense, honor them in a way that they hadn't been in the past."

The land that included the Ridgewood Cemetery was sold in 1957 and the school was eventually built on top of it.

The attempt to find those graves is the latest in a renewed effort to rediscover parts of Tampa that have been lost to time.

In 1980, construction on the Fort Brooke garage resulted in the first discovery of buried remains, likely consisting of soldiers from the original Fort Brooke, which was established in 1824. The construction of the Tampa Convention Center led to a similar discovery.

In 2018, crews working on the Water Street Project found an old military burial ground, known as the Estuary Cemetery, which might have also been connected to Fort Brooke, Kite-Powell said.

Earlier this year, historians were focused on Zion Cemetery where crews have discovered more than 100 remains. Zion Cemetery is believed to be Tampa's first African-American burial ground before the Robles Park housing project was built.

Experts said there was such a rush to develop the city, preservation wasn't a focus.

"Attitudes change pretty rapidly and so what we see now as a horrible [injustice], people would just see as doing the most convenient thing, the most expedient thing. And we can see it as a tragedy," Kite-Powell said. "Their contributions are often forgotten and when you forget the people, you forget what they did and so being able to remember the people is a way to highlight their contributions to our history."

City Council Chairman Luis Viera is hopeful Tampa continues the effort to remember its past.

"[We can] work with local leaders -- whether it's the school board, whether it's the **Tampa Housing Authority** -- so that we can encourage the right kind of steps taken to respect those who didn't get respect when they were with us," Viera said. "Today we need to make sure that we give them respect. We give them respect by not only finding out what happened but also being able to adopt the lessons of their lives and adopt the lessons of their death to the everyday actions that we take as elected officials."

Kite-Powell said it's unclear how many more graves will be found.

# Fired housing agency CEO demands almost \$1 million in compensation, threatens lawsuit against agency, Rick Kriseman

*Ex-CEO Tony Love's attorney claims the St. Petersburg Housing Authority violated Love's rights under the Family Medical Leave Act.*

Tampa Bay Times, Christopher O'Donnell | Published October 25, 2019

ST. PETERSBURG — Barely a month after Tony Love was fired as CEO of the St. Petersburg Housing Authority, a federal review revealed a slew of “serious lapses” in how contracts were handled under his leadership.

Nonetheless, Love is threatening to sue the agency unless he is paid almost \$1 million in compensation for being fired after he placed himself on medical leave.

That action violated Love’s rights under the federal Family Medical Leave Act, said J.P. Lechner, Love’s new attorney. In a letter sent to the agency this week, the attorney claimed the board retaliated against Love because he went on leave. Under the protections provided by the federal law, Love is entitled to damages of about \$962,000, a figure that includes two years of salary and benefits, Lechner said.

Love also plans to sue St. Petersburg Mayor Rick Kriseman and all but one housing agency board member for conspiring to fire him, Lechner said. His letter claims that Kriseman intends to scrap the redevelopment of the Jordan Park public housing complex in a “blatant racist attempt” to gentrify the predominantly black South St. Petersburg neighborhood.

The attorney, who works for the law firm Whittel and Melton, has given the agency and the city until Monday to confirm they will “remedy the harm” and compensate Love. He advised that the letter serves as formal notice of likely litigation.

Board members acknowledged the legal threat at a meeting Thursday but did not discuss it. Housing agency legal counsel Charley Harris, who was not present, did not return an email requesting comment.



St. Petersburg Housing Authority CEO Tony Love (front) and former St. Petersburg Housing Authority Board Chairman Harry Harvey (left). Love is threatening to sue the agency and Mayor Rick Kriseman over his August termination. Harvey is one of three former board members suing Kriseman and the city of St. Petersburg for removing them from office. [DIRK SHADD | Tampa Bay Times]



An attorney for Tony Love, the ex-CEO of the St. Petersburg Housing Authority, says St. Petersburg Mayor Rick Kriseman (left) intends to scrap the redevelopment of the Jordan Park public housing complex in a “blatant racist attempt” to gentrify the predominantly black South St. Petersburg neighborhood. Love is threatening to sue Kriseman over his dismissal as CEO. [CITY OF ST PETERSBURG | CITY OF ST PETERSBURG]

St. Petersburg Assistant City Attorney Joseph Patner declined to say if the city would take any action before Lechner’s deadline but dismissed the claim that Kriseman conspired with board members.

“Mayor Kriseman had nothing to do with the removal of Tony Love. That was a decision of the board,” Patner said.

Love was fired Aug. 30 after board members said he placed himself on medical leave without notifying his boss, board Chairwoman Stephanie Owens. They were distressed that he would go on leave as Hurricane Dorian was approaching and the agency was making preparations to help its residents

through the storm.

But that was only one of more than a half-dozen missteps that led board members to repeatedly express their frustration with their top executive.



## Fired housing agency CEO demands almost \$1 million in compensation, threatens lawsuit against agency, Rick Kriseman

*Ex-CEO Tony Love's attorney claims the St. Petersburg Housing Authority violated Love's rights under the Family Medical Leave Act.*

Tampa Bay Times, Christopher O'Donnell | Published October 25, 2019

Love was the subject of a third-party investigation into claims he created a hostile work environment. He used at least \$5,600 in agency funds to pay his personal attorney to negotiate a new contract on his behalf. His decision to use \$27,000 of agency funds on a failed lawsuit against St. Petersburg and Kriseman led the U.S. Department of Housing and Urban Development to launch a review of the agency's spending.

Love's contract allows the board to fire him for convenience, as opposed to terminating him for cause. In his letter, Lechner claims that provision would be illegal under the federal medical leave act.

If Love does follow through on his threat, it will be the third time the city has been forced to defend its decision to remove three housing agency board members from office.

Kriseman this year recommended City Council remove the three and also declined to reappoint two other board members after a series of *Times* reports highlighted missteps by the agency, including Love's decision to live rent-free for nine months in an apartment designated for low-income families.

The five board members were staunch backers of Love. Other supporters, including St. Petersburg NAACP Chapter President Maria Scruggs, saw the move as proof that Kriseman's goal was to get Love fired.

State law gives the city the authority to appoint and remove board members but the agency is autonomous, with board members responsible for oversight.

A judge quickly dismissed one previous lawsuit filed by the housing agency against Kriseman. Another filed against the city by the three board members who were removed is ongoing.

"We will once again defend the Mayor against any such allegations as we have successfully done in the past," Patner said.

Lechner's letter also demands that the housing agency pay Love any unused vacation pay.

Agency records obtained through a public records request show that a check for roughly \$4,462 was sent by courier to Love's attorney on Oct. 16. The amount included \$15,700 for 208 unused vacation hours but the agency deducted tax and \$5,689 to reimburse the agency for Love's payments to his personal attorney.

Board members on Thursday also discussed a delay in closing on the financing agreement for the redevelopment of Jordan Park. The project is still slated to go ahead but construction will be delayed by more than four months due to a mix-up between HUD and a consultant, said **Tampa Housing Authority** Chief Operating Officer Leroy Moore.

The Tampa housing agency is assisting its St. Petersburg counterpart while it searches for a new CEO.

# More lost cemeteries will be found, historians say

Three have been discovered in just the past year. City and county officials have been urged to get out in front of the challenge.

Tampa Bay Times, Paul Guzzo | Published Oct. 28, 2019

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The Rev. Larry Roundtree of New Mt. Zion Missionary Baptist Church says local churches can help in the search for lost cemeteries by searching their records. Roundtree attended a meeting of a committee formed to help deal with the discovery that a pauper's cemetery was located on land now occupied by King High School. [DIRK SHADD | Tampa Bay Times] headquarters downtown.

Earlier this year, the **Tampa Housing Authority** established an advisory committee after the *Tampa Bay Times* revealed that some 800 people may have been buried on land now occupied, in part, by the Robles Park Village public housing project.

Perhaps local officials should take a more proactive approach given the likelihood that more forgotten burial grounds will emerge, said Jeff Moates, regional director for the Florida Public Archaeology Network.

"Whether it's the city and the county and the school board and whoever all the players are," Moates said. "There are likely to be several other cemeteries."

Three forgotten burial grounds have been discovered locally in the past year or so.

In September 2018, during development of the \$3 billion Water Street Tampa project, archaeologists uncovered three grave shafts with human remains from the 1830s-era Fort Brooke Estuary Cemetery north of modern day Channelside Drive.

Strategic Property Partners, developers of Water Street, has refused to comment about the identity of the remains. But state records obtained by the *Tampa Bay Times* show that the developers have met with two potential cemetery stakeholders — the U.S. Army and the Seminole Tribe of Florida.

TAMPA — For the second time in four months, an advisory committee has been formed to deal with the possibility that a lost cemetery has been found in Tampa.

There will be more of them, the new group was told during its first meeting Monday by Rodney Kite-Powell of the Tampa Bay History Center.

"This is not going to be the last cemetery we are sitting in a room and talking about," Kite-Powell said. "I am certain of that."

The new committee was established by the Hillsborough County School District in the wake of news that a forgotten, mid-20th century pauper's cemetery might still occupy part of today's King High School campus. The committee held its first meeting at School District



Rodney Kite-Powell of the Tampa Bay History Center says at a meeting Monday that more forgotten cemeteries are likely to be discovered in the Tampa area. There have been three in just the past year, he noted. [DIRK SHADD | Tampa Bay Times]

# More lost cemeteries will be found, historians say

*Three have been discovered in just the past year. City and county officials have been urged to get out in front of the challenge.*

Tampa Bay Times, Paul Guzzo | Published Oct. 28, 2019

Next came Zion Cemetery, revealed June 23 in a *Times* special report and confirmed two months later through ground-penetrating radar with the discovery of some 130 graves along North Florida Avenue in Tampa. Zion was believed to be Tampa's first African-American cemetery.

The School District announced on Oct. 18 that it had learned Ridgewood Cemetery for the indigent and unknown was located on property later used to develop King High School, at Sligh Avenue and 56th Street. Some 250 people were buried at Ridgewood. Surveys using ground penetrating radar are under way at King High now and results are expected this week or next.



Scott Purcell, a senior geophysicist with GeoView, left, and Mike Wightman, president of GeoView use ground penetrating radar technology to scan a portion of King High campus in search for Ridgewood Cemetery. [OCTAVIO JONES | Times]

"This is the third we have talked about in the last 12 months," Kite-Powell said. "There have to be more. People have lived in Tampa for a very long time."

Cemeteries were built in rural areas in the early 1900s, he said, and overtaken as the urban core expanded. Caskets may have been left underground, intentionally or unintentionally, as land was developed.

School Board chairwoman Tamara Shamburger questioned whether more African-American cemeteries will be found. Ridgewood was for all races but primarily was used as a burial place for African-Americans.

"There are only a handful, if that, of black cemeteries near Tampa," Shamburger said.

"Certainly, there have been more black people that have passed away in Tampa than what is represented in terms of cemeteries."

Kite-Powell said the local historian community is trying to identify and find other lost cemeteries. As a starting point, they are scouring city, county, newspaper and death records to find mentions of burial grounds that no longer exist.

Local churches also should check their records, suggested Larry Roundtree, pastor of the 117-year-old New Mt. Zion Missionary Baptist Church in Tampa.

"There are other churches in the area that are even older" than mine, Roundtree said at Monday's meeting. The records might "shed some light into these cemeteries and other cemeteries that have not been identified as of yet."

The Ridgewood Cemetery committee is made up of school district representatives, historians, archaeologists, civil rights activists and elected officials. The committee will decide how to proceed if a burial ground is found at King High.

Sen. Janet Cruz, a Tampa Democrat, has introduced a bill to form a state task force that would search for lost African-American cemeteries. The task force would receive \$500,000 in initial funding.

Cruz told the Ridgewood committee she thinks more money may be allocated now that it appears "we are going to continue uncovering lost cemeteries throughout Florida."

### Should Pinellas County pay \$740,000 for this? Auditor concerned about a "windfall" profit

*There are ties between a seller of the property and a top county official.*

Tampa Bay Times, Susan Taylor Martin | Published October 28, 2019



The site of a former mobile home park where a company wants Pinellas County to fund part of the cost of putting in 34 manufactured homes for low-to-moderate income tenants. [Susan Taylor Martin]

For years, Wood Acres had a reputation as one of the roughest mobile home parks in Pinellas County.

Residents lived in squalid trailers. Arrests were common for drug dealing, sex crimes and assaults. "Horrific," said one online review.

So county officials were pleased this year when a nonprofit company bought the park with plans to demolish the aged trailers and replace them with new manufactured homes with affordable rents.

"It's a really exciting, interesting pilot project," said Kathryn Driver, executive director of the county's **Housing** Finance Authority. It approved buying the land at 3901 46th Avenue N, just outside of the St. Petersburg city limits.

auditor Ken Burke has declined to release payment, citing several "questions and issues" about the transaction. Among them:

But Pinellas Clerk of Court and county

- The nonprofit paid \$300,000 for the property. It deeded it to a related for-profit company that wants to sell it to the county for nearly \$740,000 — a 146 percent profit.
- A principal in both the nonprofit and for-profit companies is the son of assistant Pinellas County Administrator Jacob Stowers.
- An appraisal done for the companies and used to set the sale price to the county valued the property at two-and-a-half times what the county property appraiser says it is worth.
- One document had the wrong address for the property.

"In order to clearly illustrate that this transaction meets the definition of a public purpose and to ensure the expenditure is transparent, I will not authorize the payment until corrective documents are provided and questions sufficiently answered," Burke wrote to the Housing Finance Authority on Oct. 14.

Built in 1940, the Wood Acres Mobile Home Park still had 26 decrepit trailers and more than \$1 million in code violations when the nonprofit Contemporary Housing Alternatives of Florida bought the park in January.

"There had been meth labs, every kind of drug deal," said Joseph Lettelleir, president of the company. "It brought tears to your eyes if you went through it."

The company, which currently has 14 affordable housing projects in Pinellas, relocated some residents to its other communities and helped the remainder find new homes. The trailers contained asbestos but were so dilapidated they couldn't be moved. The company had to pay for asbestos remediation before getting a demolition permit.

In March, Contemporary Housing Alternatives deeded the property to Oasis Acres LLC, formed a month earlier as a for-profit company. The two companies have some of the same managers, including Lettelleir and Jacob Stowers, son of the assistant county administrator with the same name.

**Should Pinellas County pay \$740,000 for this? Auditor concerned about a "windfall" profit**

*There are ties between a seller of the property and a top county official.*

Tampa Bay Times, Susan Taylor Martin | Published October 28, 2019

Lettelleir said the reason they created another company was because they had a new project — Oasis Acres, as it will be called — and the sale of the property could go through faster if the seller was a for-profit limited liability company.

"It's easier to set up an LLC than a nonprofit," he said.

In May, Contemporary Housing Alternatives approached the county with its plans. The Housing Finance Authority would buy the land, then lease it back to Oasis Acres LLC to put up 34 manufactured homes that meet federal wind resistance standards. The one- and two-bedroom homes would rent for \$700 to \$750 a month.

The authority approved the transaction in September. Burke, however, withheld the \$737,524 payment to Oasis Acres LLC, noting among other concerns the "windfall" profit it stood to make and questioning the relationship between one of the company's principals and a top county official.

The younger Stowers said he never discussed the project with his father.

"There was no conflict of interest," the younger Stowers said. "To say there was any favoritism is just ludicrous."

The county told Burke that the elder Stowers recused himself from all conversations related to the Oasis Acres project and that a deputy county administrator reviewed and approved the purchase. The elder Stowers confirmed that, telling a reporter "I stayed out of the loop."

Burke wasn't satisfied with the county's response.

"Conflicts of interest include the appearance of a conflict of interest," he wrote to the Housing Finance Authority on Oct. 21. "Having the son or any relative of a county employee, particularly a high-ranking employee, involved in any county transaction where there is monetary gain (salary or investments) is a conflict."

While county officials appeared to be aware of the conflict, Burke added, it was unclear whether any steps had been taken to "protect the County from perceived or real accusations of inappropriateness."

Burke also wanted proof of the amounts Contemporary Housing Alternatives claimed to have spent for demolition and other costs. And even if it could prove the costs, which bring its investment in the trailer park property to \$579,000, Burke noted that the company would still make a 24.4 percent profit on the sale to the county.

"We recommend that the County assess whether 24.4 percent is reasonable and prudent," he wrote to the Housing Finance Authority on Oct. 21.

Driver, the authority's executive director, said she and other county officials have been gathering documentation to address the clerk's questions. Burke said he will issue a check when "additional information." is provided

"We will meet at some point with all involved to figure how we can improve the process," Burke said. "That is a desire on all of our parts."

As for the project itself, Lettelleir of Contemporary Housing Alternatives said the county has a dire need for affordable housing. He still hopes to have the first four manufactured homes in place by Christmas.

"As fast as we can put them in," he said, "they'll be rented."

## Feature

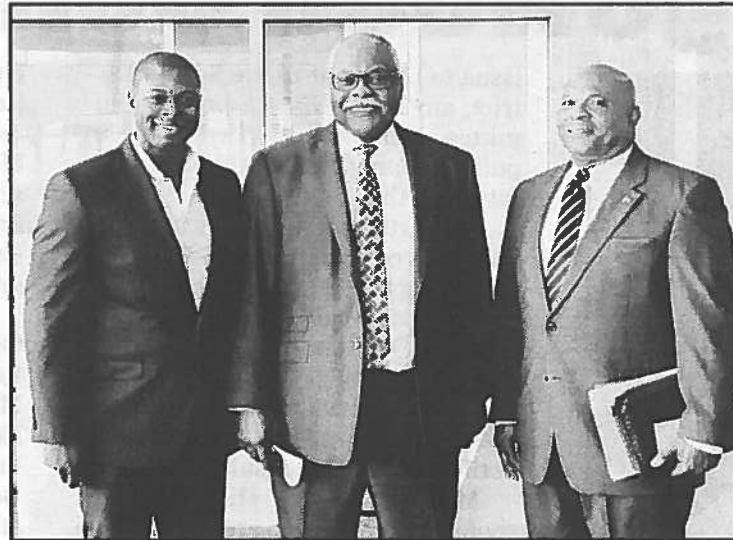
**It's Official:****The Urban League Of Hillsborough County Returns**

BY KENYA WOODARD  
Sentinel Feature Writer

After months of preparation, the Urban League of Hillsborough County officially is back in business.

The organization made its public debut last week at a reception attended by a few dozen community and business leaders at Tampa International Airport.

It's the latest step in efforts initiated by **Stanley Gray** to return an Urban League presence to the area. After 84 years in operation, the local affiliate of the National Urban League disbanded in 2006 after it failed to overcome financial troubles related to the renovations of its West Tampa office.



Urban League of Hillsborough County board chair, Nick Glover, board member, Jerome Ryans and Stanley Gray, who initiated the return of the organization to the area.

This time last year **Gray**, a retired businessman and vet-

eran, began organizing a new chapter under a sponsorship

committee of 20 people. That group has given way to a full-fledged board of directors – 12 total – whose members include Hillsborough County Commission Chair **Les Miller** and **Jerome Ryans**, President and Chief Executive Officer of the Tampa Housing Authority. It will host its first business meeting in January.

An executive director has not been named.

**Gray** did not seek a leadership position in the chapter, opting instead to serve in its organizing. And there's still much work to be done, he said.

National has sanctioned the chapter, but won't officially recognize it as an affiliate until it meets certain requirements. Specifically, it needs to raise \$500,000 and build up its membership, **Gray** said.

To do that, the board will launch a marketing campaign re-introducing the Urban League county-wide and pushing its focus on three areas: education, job training, and healthcare.

Directors will address the first area via its STEM camps that will be offered next year to about 200 students during Spring Break.

The Board also wants to establish a program that pro-

vides summer employment for youth, an effort that requires collaboration with the business community, **Gray** said.

"If we can't get the business community to support us, we shouldn't be around," he said.

**Gray** said he is confident that the Board will meet its goals.

**Chloe Coney**, founder of the Corporation to Develop Communities, Inc., who attended the reception, said she wishes **Gray** and the Board well in their efforts to restore the Urban League to the Tampa area.

"I know how hard it is to get something going from the ground up," she said.

**Urban League of Hillsborough County Board of Directors**

**Charles Klug, Debra Bellanti, Natasha Goodley (Vice Chair), Sammy Kicks (Board Treasurer), Kelly Parris, Jerome Ryans, Kenneth Ray, County Commissioner Les Miller, Karen Perez (Board Secretary), Ron Weaver, Nicholas Glover (Board Chair), and Joseph Johnson.**

## Man no longer homeless after choosing his dog over housing

*James Kelly could have found a place to live but it meant he'd have to give up his dog. He opted to live on the streets for seven months instead.*

10 News, Bobby Lewis | Published: 5:59 PM EST November 8, 2019

TAMPA, Fla. — James Kelly watched from the sliding glass door of his new apartment as his dog, Diezel, pranced around the backyard. It's only been two days since they moved in but it already feels like home.

"I love this place," Kelly said.

For the last seven months, Kelly, 39, and Diezel have been sleeping on concrete. The duo was homeless after, as Kelly says, his roommate failed to pay rent. It was a swift eviction. Kelly and his dog ended up sleeping near the Pet Supermarket on Fowler Avenue near the University of South Florida.



"I just love him. He's my main man," Kelly said of his 75-pound pit bull. "I could have been off the street the first month I was out there but it was a dog situation."

Nowhere Kelly could find for housing would accept Diezel, whose name is tattooed on Kelly's right forearm. So, Kelly opted to remain homeless instead of giving up his dog.

"There's a lot of homeless that have an animal that they rely on for emotional support," Hillsborough County deputy Chris DePolis said. "Trying to convince a person to give up that one thing that they care about and are impassioned about and are out here dealing with the elements with every day to say, 'hey, give up your buddy and I can help you', they'd rather stay on the street."

DePolis found Kelly and Diezel and got the wheels turning towards housing. He got them connected with Rhonda Eldridge, president of the Community Pet Project. She connected Diezel with Harmony Vet Care to treat the dog's stomach issues. Kelly got a mental evaluation in order to have Diezel named an official emotional support animal. That label opened the doors for housing, which DePolis coordinated with the **Tampa Housing Authority**.

"Thank God for all the people who had my back," Kelly said.

It all started because a man wouldn't exchange a dog for housing.

"These are housewarming gifts. Diezel just moved in two days ago," Eldridge said with a bag full of goodies. "For us to be able to see them in an environment where he's happy and healthy, it means everything to us."

The fight isn't over. Health issues have plagued Kelly. He's crunched his 6-foot-4 frame into a wheelchair for over a year. A staph infection in his leg required the removal of part of his hip. Crohn's Disease is a major factor in him only weighing 135 pounds. He needs another surgery but couldn't recover while sleeping on the pavement.

This new home means so much more than just a roof and four walls.

"I feel like a millionaire," he said. "I really do."

The next hurdle for Kelly is to get a wheelchair ramp built for his apartment. For information on how to help, contact the Hillsborough County Sheriff's Office at 813-247-8060 or Deputy DePolis at [cdepolis@hcsso.tampa.fl.us](mailto:cdepolis@hcsso.tampa.fl.us)

Community Pet Project website says it "was organized in 2017 as an all-volunteer 501c3 charitable organization serving Hillsborough County, Florida. Many area rescue volunteers often encounter homeless and at-risk people who are desperately trying to care for their pets. For some, their pets are the only reason they are able to survive a life of hopelessness and despair and many end up surrendering their pets to local shelters because they are unable to provide for their pets. The need is great and through the Community Pet Project volunteers work to help these people keep and care for their pets."

## Veteran's Day means getting a place to live for 25 who didn't have one

*Through Operation Reveille, advocates spend the year finding housing for Hillsborough's homeless veterans. Their numbers have fallen since it launched in 2014.*

Tampa Housing Authority, Christopher O'Donnell | Published November 12, 2019

TAMPA — During two tours of duty in Iraq as an Army medic, Jeremy Haddock coped with the horrific injuries he saw by focusing on those he could help.

But he could no longer keep the images at bay once he returned to life as a civilian.

In jobs like customer service and life insurance sales, he was successful at first. But after a few months, a crippling surge of anxiety made it almost impossible to concentrate and eventually, he would lose his job.

"I could only fake it for so long," he said. "You end up stuck here wondering why you're failing. It's because you have demons in the closet."

Unable to keep a job, Haddock, 38, ended up homeless. For the past two months, he has lived in a shelter.



Andrew Morrow, 67, an Army veteran, has a place to live through Operation Reveille and the Tampa-Hillsborough Homeless Coalition. Some days, Morrow said, he would wake up crying after a night on the streets. [MARTHA ASECIO-RHINE | Times]



The Tampa Hillsborough Homeless Initiative helped Army veteran Jeremy Haddock, 38, find a place to live and get other services during an event Monday at Veterans Memorial Park. [MARTHA ASECIO-RHINE | Times]

Mental health issues like post traumatic stress disorder, substance abuse and physical disabilities put veterans at higher risk for homelessness. So on the day the nation celebrated those who have served in the military, local service agencies banded together to get 25 veterans off the street and out of shelters by providing them permanent housing. The initiative, named for the bugle call that wakes military personnel, is known as Operation Reveille.

The event was launched in 2014 with the lofty goal of ending veteran homelessness. Five years on, organizers now work toward a more realistic target of making veteran homelessness rare, brief and non-recurring, said Antoinette Hayes-Triplett, CEO of the Tampa Hillsborough Homeless Initiative.

The 25 veterans chosen to receive housing this year were selected based on how vulnerable they are, she said. Those attending the event held at Veterans Memorial Park and Museum were also provided an array of other social services including help finding medical care and financial and legal advice.

Coming up with 25 vacant apartments took the combined efforts of Hillsborough County Homeless Services, the Tampa Housing Authority, the Society of St. Vincent de Paul, Tampa Crossroads and others. Most of the veterans qualify for a housing voucher through a federal program known as HUD/VASH, which combine efforts by local housing authorities and Veterans Administration physical and mental health programs.

Organizers often have to reassure landlords to take tenants who may be recovering addicts or have criminal records. In some cases, this is done through guarantees that unpaid rent will be covered, Hayes-Triplett said. Case managers will make regular visits to ensure veterans are getting the help they need.

Almost 40,000 U.S. veterans were homeless during 2018 counts conducted around the nation and compiled by the U.S. Department of Housing and Urban Development.

This includes about 150 veterans in Hillsborough, down from about 236 in 2014 when Operation Reveille first was launched, Hayes-Triplett said.



## Veteran's Day means getting a place to live for 25 who didn't have one

*Through Operation Reveille, advocates spend the year finding housing for Hillsborough's homeless veterans. Their numbers have fallen since it launched in 2014.*

Tampa Housing Authority, Christopher O'Donnell | Published November 12, 2019

Jessie Jackson served in the Army for four years with the 19th Maintenance Battalion. After he left the service, he struggled for years to overcome an addiction to crack cocaine that eventually put him on the streets.



Jessie Jackson, 54, a veteran of the Army, attends during Operation Reveille, an event by the Tampa Hillsborough Homeless Initiative to provide homeless veterans with housing aid, at Veterans Memorial Park. [MARTHA ASENCIO-RHINE | Times]

He said he has been clean for the past year and working as a cook at a DoubleTree Hotel while living in a shelter. Hearing that he will get his own apartment is a life changer, he said.

"When I turn the key and get through the door and I can relax and know it's mine, I'll feel safe," he said.

On Monday, Jackson sat alongside Andrew Morrow at Veterans memorial park, 3602 U.S. 301, enjoying a plate of chicken wings and pizza provided for homeless veterans.

The 67-year-old Clearwater native served only 10 months before he was badly injured during basic training at Fort Bragg, N.C. He was just 19.

After that, Morrow worked for a utility company until a series of health issues stopped him from working.

He became homeless about seven months ago after he spent two weeks in hospital recovering from a heart attack. When he returned to his Tampa apartment, his belongings were piled outside next to the trash.

He has family in the area, but said he has been sleeping on the streets close to Fletcher and Nebraska avenues. His children also are "living hard" and in no position to support him.

"People are glad to see you for two weeks," he said. "Then they're glad to get rid of you."

Sleeping on the street has taken an emotional toll, Morrow said. A diabetic, he has nowhere to store his medication.

"Sometimes you wake up and start crying," he said. "I just want a nice place where I can have dinner and stuff with my family and grandchildren."



## **15. LEGAL**

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

