



Board of Commissioners Meeting

Wednesday, November 18, 2020

LOCATION: VIRTUAL MEETING



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dacheballi

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

**Board of Commissioners Meeting
Wednesday, November 18, 2020**

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Note to Commissioners:

- Copies of Employee of the Month, Barnes Award Recipient and Calendar of Events found in left inside pocket of binder.

November 18, 2020

*** ALL SPEAKERS STATE YOUR NAME FOR THE RECORD, ESSENTIALLY DURING MOTIONS ***

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

I. VIRTUAL MEETING

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

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

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

II. APPROVAL OF MINUTES

- Regular/Virtual Board Meeting of October 21, 2020
(Commissioner Ben Dachevall did not participate in the October virtual meeting)

III. PUBLIC FORUM (Maximum three-minute limit per speaker)

- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDd1l1WDlpZz09>
Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

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

- Administration ~ [Anita Barrett](#)
- Properties ~ [Peter Williams](#)

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Norma Lopez](#)

AGENDA FOR THE VIRTUAL BOARD MEETING

VI. RESOLUTIONS

- None to come before this forum

VII. PRESIDENT/CEO's REPORT

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

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

- Department of Human Resources ~ [Kenneth Christie](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

- Repeat Public Forum
- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDVDd1l1WDlpZz09>
Password: 009829
Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

XI. NEW BUSINESS

XII. ADJOURNMENT

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

October 21, 2020

I. MEETING (call to order, roll call, etc.)

This meeting of the Tampa Housing Authority Board of Commissioners was called to order at 8:31 a.m. Before the meeting began, Chairman James Cloar read the following statement:

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

Attorney Ricardo Gilmore added that Governor DeSantis had indicated that he was not planning on extending the waiver of the need for physical quorum, passed on the 1st of November; as a result thereof discussions regarding a physical quorum will need to take place. However, the attorney will provide some guidelines to Executive Directors/CEO's that can still be used to make sure that there can still be social distancing and protection for Commissioners. Although the public needs to have access to the meetings, they do not necessarily have to have physical access to the meetings. Attorney Gilmore reiterated that after November 1st there will be a requirement for a physical quorum.

Other Board members participating in this virtual meeting were Bemetra Salter Liggins, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin, and legal counsel Ricardo Gilmore. Commissioner Ben Dachevall did not participate in this meeting.

The Chair began by asking everyone for a moment of silent prayer and/or personal meditation; participants were asked to recite 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 16, 2020 was made by Commissioner Johnson-Griffin and seconded by Commissioner Salter Liggins:

| | | | |
|------------------------------|---------|-----------------------|-----|
| Commissioner Cloar | Present | Commissioner Homans | Yes |
| Commissioner Salter Liggins | Yes | Commissioner Hardwick | Yes |
| Commissioner Johnson-Griffin | Yes | | |

Attorney Gilmore suggested a minor amendment to the agenda from this point forward to indicate who did and who did not participate in the previous meeting.

III. PUBLIC FORUM

Ms. Reva Iman addressed the Board, her comments referred to a handout included in the Board information packet, tab 3. The handout was Ms. Iman's rent adjustment, although she did not just speak for herself, she stated that she would hold the document for future reference. Ms. Iman's rent had increased this month; she provided an example of a single mother with such bill and suggested that changes should be made to give the single mother a chance to adjust or get herself ready to move, perhaps in six months.

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Lorenzo Reed](#)

V. SPECIAL RECOGNITION

- Geraldine Barnes Award Recipient ~ [Bradley Antoine](#)

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

VI. RESOLUTIONS

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2020-4180.

| | |
|-----------|---|
| 2020-4180 | A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM AND OTHER RELATED RENTAL ASSISTANCE PROGRAMS. |
|-----------|---|

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

| | | | |
|------------------------------|-----|-----------------------|-----|
| Commissioner Cloar | Yes | Commissioner Homans | Yes |
| Commissioner Salter Liggins | Yes | Commissioner Hardwick | Yes |
| Commissioner Johnson-Griffin | Yes | | |

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2020-4181 and showed images of the Centro Place Apartments referenced during his presentation. During comments regarding the value of having a Board with the expertise applied to what the agency does; attorney Gilmore asked that staff keep the Board informed of any additional details regarding this resolution in order to have full disclosure. The attorney added that the deal still needed to progress, echoing Mr. Moore's comments. This resolution may be added to the November agenda for an update, the staff and/or the attorney were available to answer questions leading up to the meeting.

| | |
|-----------|---|
| 2020-4181 | A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT (MIPA) WITH CAH/RED CAPITAL AFFORDABLE HOUSING I, LP AND CASCADE CENTRO AUSTRIANO, LLC FOR THE ACQUISITION OF CENTRO PLACE APARTMENTS LOCATED IN TAMPA, FLORIDA, HILLSBOROUGH COUNTY. |
|-----------|---|

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

| | | | |
|------------------------------|-----|-----------------------|-----|
| Commissioner Cloar | Yes | Commissioner Homans | Yes |
| Commissioner Salter Liggins | Yes | Commissioner Hardwick | Yes |
| Commissioner Johnson-Griffin | Yes | | |

The Director of Asset Management, Mr. Lorenzo Bryant presented resolution 2020-4182.

| | |
|-----------|--|
| 2020-4182 | A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE TAX CREDIT PROPERTIES. |
|-----------|--|

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

| | | | |
|------------------------------|-----|-----------------------|-----|
| Commissioner Cloar | Yes | Commissioner Homans | Yes |
| Commissioner Salter Liggins | Yes | Commissioner Hardwick | Yes |
| Commissioner Johnson-Griffin | Yes | | |

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty's report began with a moment of silence for the passing of the Director of North Tampa Housing Development Corp. (NTHDC) Mr. Don Shea.

The CFO's report highlighted the \$3.2 million Cares Act award received through the Assistant Housing department for COVID-19 expenses. A committee had been formed and had met several times to discuss a budget of \$1.8 million. Some of the high-ticket items included an Envision Mobile Command Center, HVAC Replacement and Backup Generator for Palm Terrace Assisted Living Facility, Security for Robles Park, Protective Barriers, One-stop Kiosks and Thermal Imaging Protection Kiosks; other items mentioned were automatic doors and touchless faucets.

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

Operations and Real Estate Development

Sr. VP/COO, Mr. Leroy Moore's report began with Encore updates. The two private deals, lot 9, the Independent and lot 11 the Legacy were both vertical. The design review with the City of Tampa continues for lot 12; soon after will proceed with design development and construction; lot 12 was for the 100 plus units over the grocer. The Urban Farm just north of the Tempo building at Encore had fresh produce already growing before its harvest soft opening, which should be soon. The remaining lots at Encore were attracting interest, however an offer for lot 8 will not "advance," said the COO, this lot was the last lot potentially intended to be developed in partnership with THA's Encore business partner Bank of America; other lots available at Encore were lots 5, 10 and the ground floor retail at lot 12.

The first construction building, the Renaissance at West River, had its ribbon cutting grand opening in September; 17 plus families had already moved in and it was expected to have 50 families moving in per month. The Mary McLeod Bethune Apartments building was complete, families had begun to move in, a ribbon cutting celebration was scheduled for the 28th of October. The three Boulevard Towers under construction will have a fourth Tower under construction before end of year; the contractor will plan on hosting a topping out party sometime in the next 30 days, Commissioners will be invited to attend if interested. The Canopy will be another set of 4 buildings, closing first quarter of 2021. Including the Canopy at West River will represent 927 units under construction, thus far. Additionally, West River will have a grocery store, 325 new market rate residential units that were under contract with a private sector developer, and 80 townhome units to be built by a private home builder.

The Master Planning was officially in design for Robles Park, the master planner was selected as PMG Baker Barrios and officially started two weeks ago. The COO showed images of the small group planning meetings including the last meeting with the youth of the Robles Park community. A list showed the Archeological Committee's progress over the last 13 months; a flowchart was also shown as the roadmap of the committee's master planning process.

The Director of Assisted Housing, Ms. Margaret Jones briefed the Board, details of her report were included in the information packet for this meeting. The Director Human Resources, Mr. Kenneth Christie updated Board members regarding COVID-19 and reminded everyone that election day was Tuesday, November 3, 2020.

Chairman Cloar asked what kind of precautions had been taken to have a physical meeting in November. Mr. Christie responded that precautions will include that the Boardroom area be open, that there is enough space between Board members and that shields are in place at their stations; there will also be PPE's in place for the Commissioners' safety and protection.

The COO added that the Cypress building will be open for the public during the meeting for the first time since the beginning of the pandemic. For the record, Attorney Gilmore stated that THA did not have to break total protocol to have a physical quorum. Furthermore, the public do not have to be in the boardroom or physically in Commissioners' space if they are given access to the meeting in the training room with monitors/screens in place.

Further comments by Mr. Moore, Mr. Ryans and some Board members suggested the possibility of not having a November meeting if no action items arise. If necessary, Commissioner Johnson-Griffin would make the November meeting in person if felt safe to do so, although she was still sheltering at home.

The Director of Community Affairs, Ms. Lillian Stringer reminded Board members that the November meeting was usually the annual meeting, at which time the election of officers takes place.

VIII. SPECIAL PRESENTATION

The Director of Contracting and Procurement, Ms. Tina Washington provided details regarding the Envision Command Center. The Director of Program and Property Services, Ms. Stephanie Brown-Gilmore also chimed in to provide additional details.

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

IX. NOTICES AND UPDATES

None to come before this forum

X. LEGAL MATTERS

None to come before this forum

XI. UNFINISHED BUSINESS

Repeat Public Forum

Mr. Joe Robinson had been monitoring the meeting and had learned a lot about what was going on at THA. He appreciated what the agency was doing in West Tampa by professionally bringing West Tampa back, commending the staff for doing a great job in West Tampa. As the Chair of the West Tampa Community Redevelopment Area-Community Advisory Committee, he was appreciative and wanted to continue this long-term relationship with THA.

XII. NEW BUSINESS

The Director of PPS, Ms. Stephanie Brown-Gilmore reminded Board members of the upcoming 12th Annual Golf Tournament scheduled for Friday, October 23, 2020.

XIII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:17 a.m.

Approved this 18th day of November 2020.

Chairperson

Secretary



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice Chair

Ben Dacheballi

Lorena Hardwick

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TO: Board of Commissioners
SUBJECT: Family Payment to Owner
FROM: Margaret Jones, Director Assisted Housing
DATE: November 9, 2020

Reva Iman presented her concerns to the Board of Commissioners October 21st, 2020 which involved her portion of the rent increasing beyond the contract rent established at Robles Park. During her presentation she suggested the policy needs to be changed so that families pay the contract rent as opposed to paying the total tenant payment which is defined as 30% of tenant adjusted income.

Notice H-2019-09 PIH-2019- 23 (HA) governs the policy on when the family's total tenant payment (TTP) exceeds the gross rent. The regulation stipulates as follows: HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of the family's TTP less the Utility Allowance. Which basically indicated that a family's TTP will become the rent to owner if it exceeds the gross rent. Reva provided documentation that demonstrated her rent to owner will be \$1073 (TTP-Utility Allowance) as opposed to the Contract Rent which is \$867. This policy prevents families with higher incomes from only paying the contract rent.

THA has sent an email request to the RAD Resource Desk asking if the regulation described above is regulatory or statutory. The Resource Desk replied indicating there would need to be further research on the request and it was suggested to submit a detailed plan on what is being requested. This is currently under review and discussion.

4. RESOLUTIONS

Board Meeting of the Housing Authority of the City of Tampa

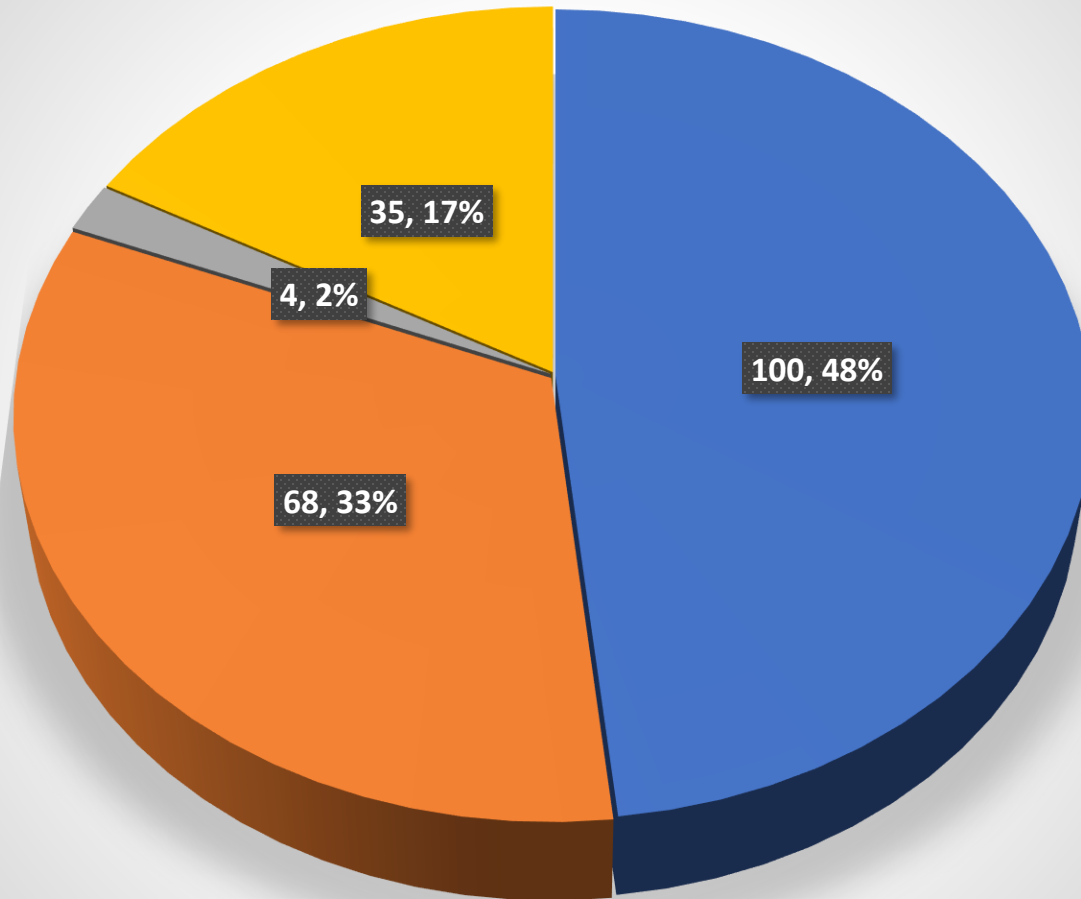
October 2020

THA Employee Statistics

| FTE Make-up | |
|----------------------|----------|
| Regular FT | 185 |
| Temp FT | 21 |
| Temp Part Time | 2 |
| Total Employees: | 207 |
| Residents on Payroll | 9 – 4.3% |

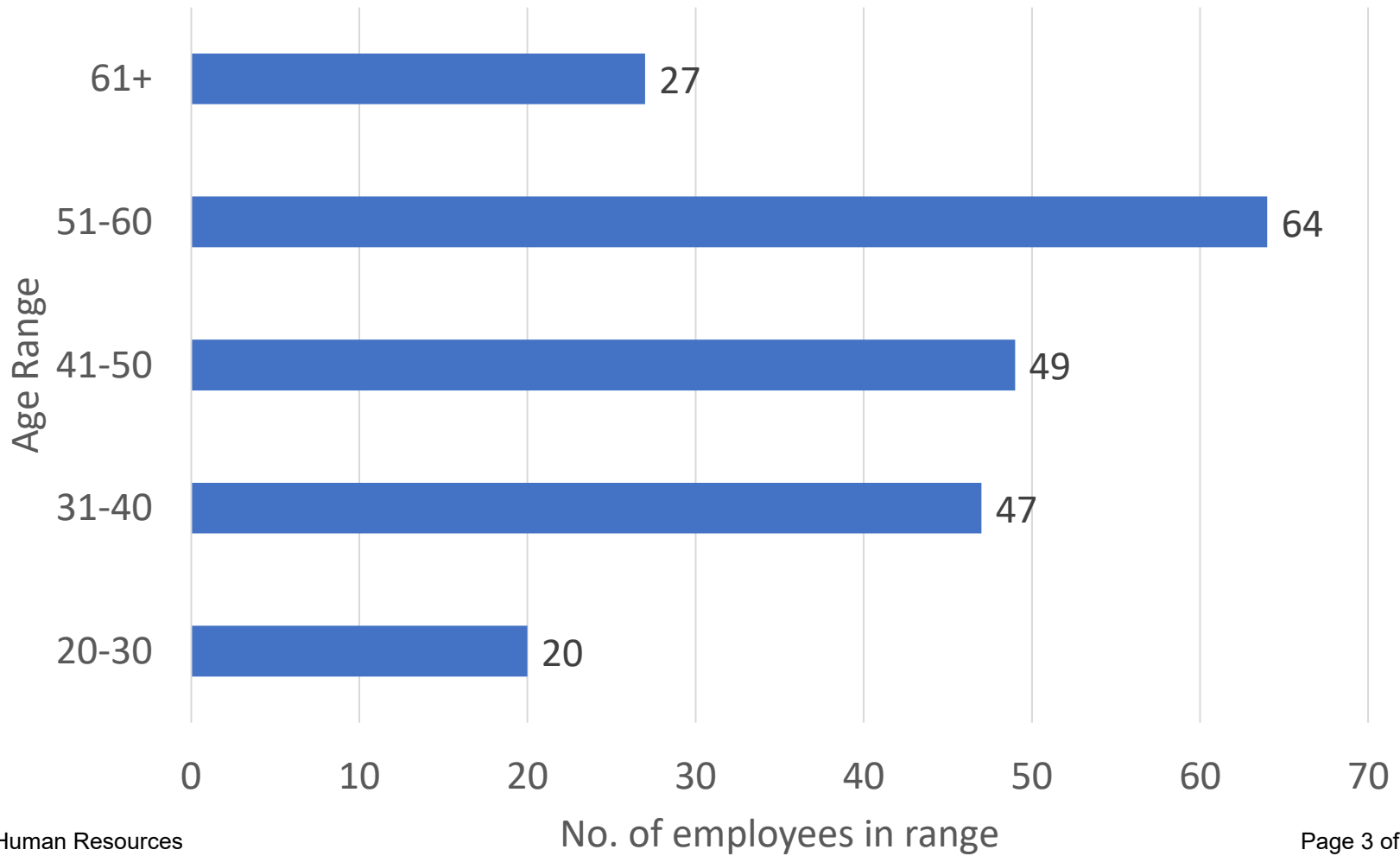
THA Employee Diversity

Staff Racial Make-up

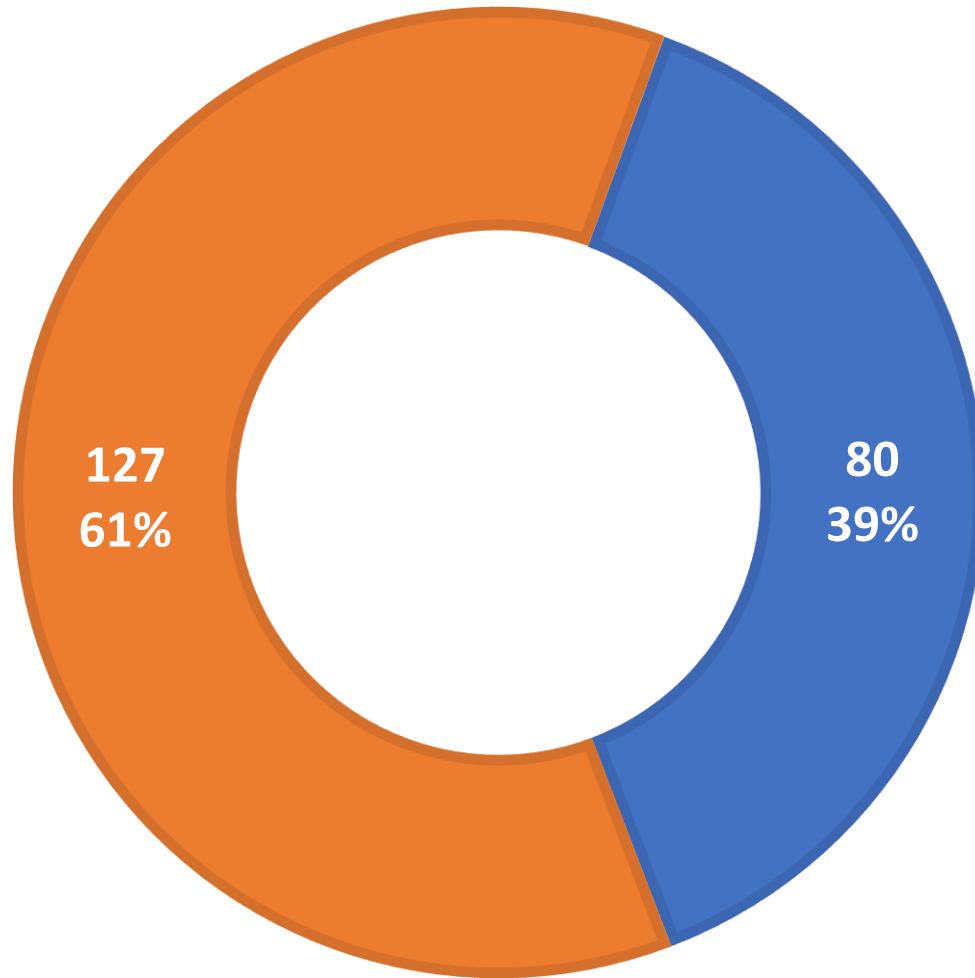


THA Employee Diversity Con't

Employees by Age Range



THA Employee Gender Diversity



Housing Residents Employed by THA

| <i>DEPARTMENT</i> | <i>PROPERTY</i> | <i>TITLE</i> | <i>Hire Date</i> |
|---|-------------------------|--|------------------|
| <i>Assisted Housing</i> | | | |
| | Section 8 | FSS Counselor | 10/28/2019 |
| | Section 8 | Customer Care Representative | 2/17/2020 |
| <i>Program & Property Services</i> | | | |
| | Section 8 | Youth Program Manager | 11/05/2003 |
| | Moses White | Prodigy Site Manager | 02/14/2011 |
| | ORCC | Measurement & Verification Field Technician | 07/18/2011 |
| | Robles Park | Jobs Plus Community Coach | 02/24/2020 |
| | C. Blythe Andrews | Outreach Worker | 07/29/2019 |
| | Gardens of South Bay | Service Coordinator | 06/9/2014 |
| <i>Asset Management</i> | | | |
| | Section 8 | Property Associate | 07/5/2017 |
| TOTAL PUBLIC HOUSING RESIDENTS EMPLOYED: 9 | | | |

NOVEMBER EMPLOYEE OF THE MONTH



ADMINISTRATION



Anita Barrett

November's Employee of the Month from Assisted Housing is Housing Supervisor, Anita Barrett. Ms. Barrett has been with the Tampa Housing Authority for over 25 years. She monitors department quality control, owner/landlord processes, and Senior Housing Specialists. Ms. Barrett is a team player, self-starter, and is extremely dependable; and this was most evident when the department faced position losses in key roles.

Due to COVID related reasons, Ms. Barrett has had to cover for two positions: Landlord Liaison and Intake Specialist since April 2020. Ms. Barrett jumped into those roles while maintaining her own supervisory functions. She ensured that there were no delays in voucher issuance and briefings as well as monitored and processed all Request for Tenancy Approvals. She monitored the landlord portal, processed special pays, added new owners, changed properties as well as communicated daily with owners.

Even with the additional duties, she accepted the task of determining eligibility for 32 Tampa Park relocates, issuing vouchers, monitoring Request for Tenancy Approvals, and effectively communicated with the Tampa Park relocation team. During this time, Anita was also tasked with file preparation, review and submission for the departmental audit.

Anita is a dynamic employee who should be publicly acknowledged for her hard work and dedication. She has never complained about taking on additional roles or duties and only provides solutions. She is a definite asset to this department and agency and is well deserved of the title, Employee of the Month.

NOVEMBER EMPLOYEE OF THE MONTH



PROPERTY



Peter Williams

November's Employee of the Month from Facilities is Facilities Supervisor, Peter Williams. Pete was hired in August of 2018 as a Supervisor for the Preventive Maintenance team and facility buildings.

To fit into that position, he had to have supervisor experience, all aspects of maintenance, especially air conditioning, along with multi-tasking. He has jumped in and been busy ever since. Even when COVID-19 forced him to stay home he still did his supply orders, purchase orders, schedule staff, and contact vendors when needed.

He worked with IT to set up using phones for inspections and work orders. Now he is helping to oversee the setup and installation of much needed water meters at Moses White. He is working with his staff and other supervisors to get more repairs done in units to pass CGI inspections. At the same time, he is taking care of emails and calls from Cypress, Bridges, Oaks Community Center, YouthBuild and others - covering everything from hanging pictures to moving furniture, sometimes more than once, to make Tampa Housing Authority (THA) staff safe and happy.

As Pete continues to absorb more knowledge within THA, he will continue to excel and become an even more valuable asset to THA.

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

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

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

October Highlights

- Four hundred (400) Fruit and Veggie bags were distributed by Care plus and Physicians First Medical Center to JL Young residents.
- Flyer distribution for voting polls location and offered transportation assistance to the polls for residents.
- October 2nd – Participation in Virtual RMHC Field Placement Fair
- October 6th – 7th – Virtual Florida Network Executive Advisory Roundtable
- FY2021 Village Link Up Contract Executed

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

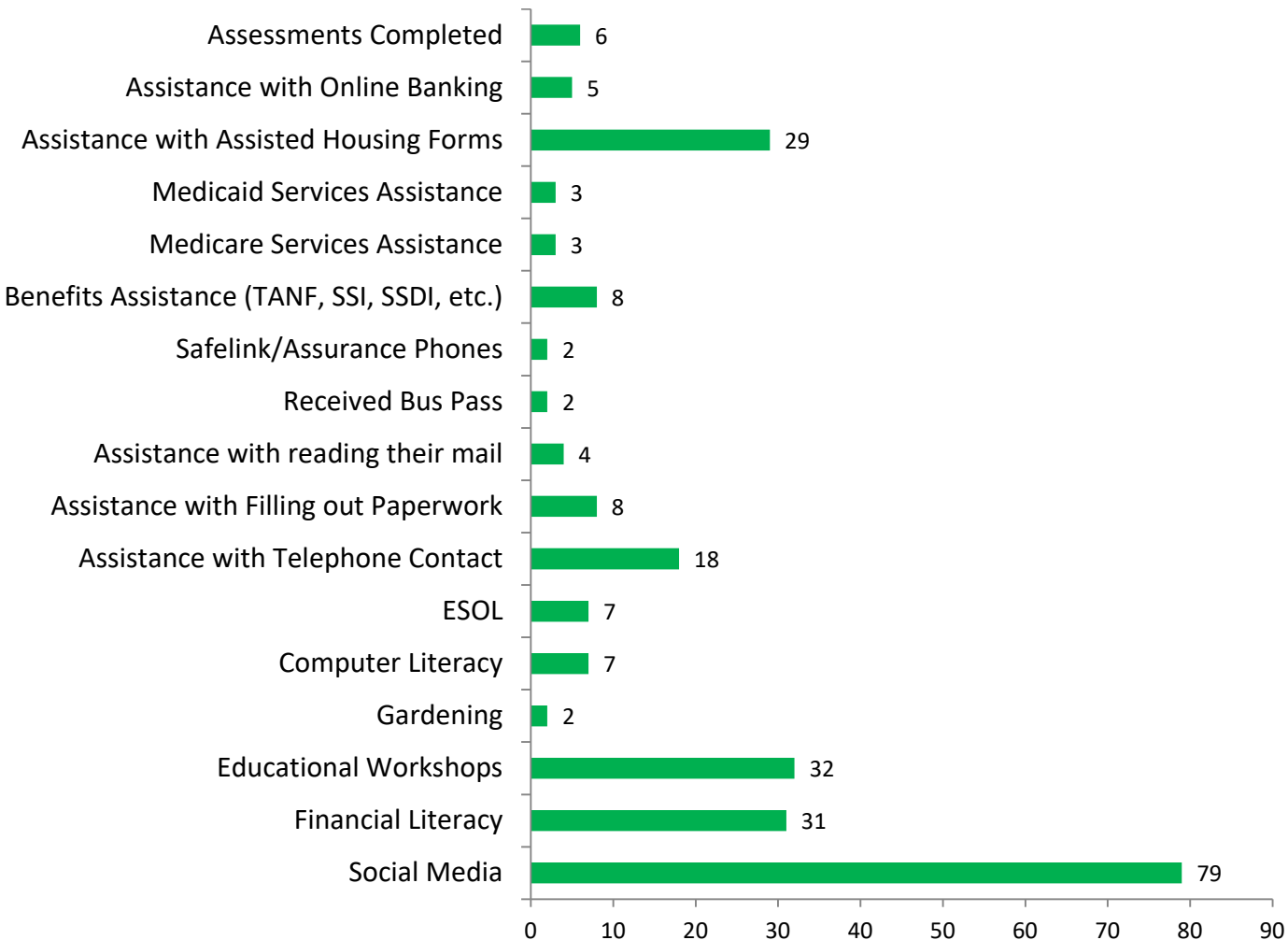
| Program | Award Amount | % Complete |
|---|--------------|------------|
| Elderly Services | N/A | N/A |
| Choice Neighborhood Initiative Trust (CNI) | \$1,605,459 | 5% |
| YouthBuild (YB) | \$1,075,472 | 35% |
| YouthBuild-USA Mentoring | \$29,850 | 23% |
| Citi Foundation | \$70,000 | 90% |
| Florida Network of Youth and Family Services (FLNET) | \$191,724 | 16% |
| Village Link-Up | \$137,345 | 0% |
| Oaks at Riverview Community Center (ORCC) | N/A | N/A |
| DJJ Afterschool Program | \$61,378 | 42% |
| Prodigy | \$45,000 | 33% |
| Jobs Plus Initiative (JPI) | \$2,500,000 | 64% |
| Wells Fargo Financial Literacy | \$12,000 | 19% |
| Johnson Controls | \$50,000 | 98% |

ELDERLY SERVICES OCTOBER 2020

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

Monthly Activities and Resident Participation JL Young - 489 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to fifty-six (**56**) seniors at JL Young.
- **Four-hundred (400)** food boxes were distributed by Resident Council and Tampa Housing Authority to JL Young residents.



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

OCTOBER 2020

The Encore and West River Initiative Programs are 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 residents. This case management service offers specific programs that is designed, modified, and tailored to fit the resident’s individual needs. Programs and services included but not limited to Life Skills, GED Preparation, English for Speakers of Other Languages (ESOL), Adult Literacy, Adult Basic Education, Job Training, Job Readiness, Employment Assistance, Employment Retention Support and Transportation Assistance. Case managers are required to do home visits and provide one-on-one case management. In collaboration with local community partners, the programs offer a wide range of opportunities for residents to improve social, emotional, and other life skills.

CHOICE NEIGHBORHOOD INITIATIVE ENCORE ACCOMPLISHMENTS

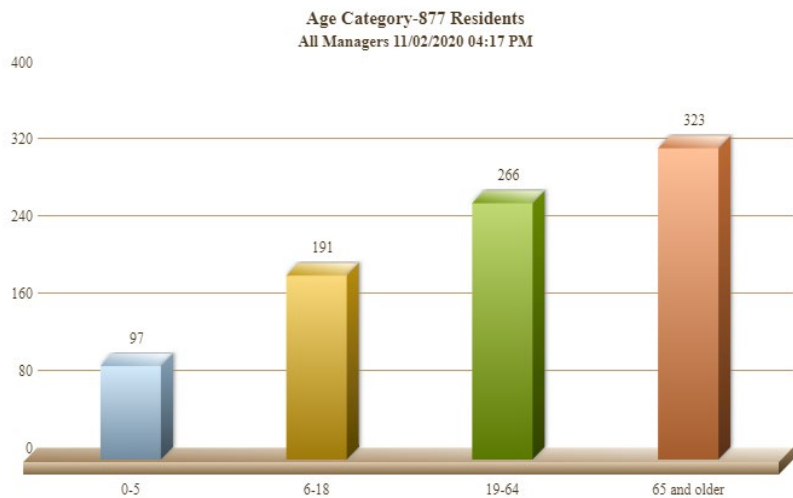
Participant Enrollment

482 Active Families

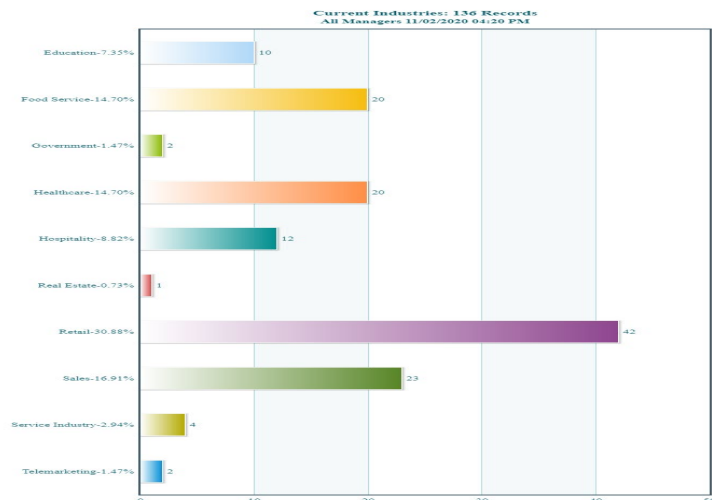
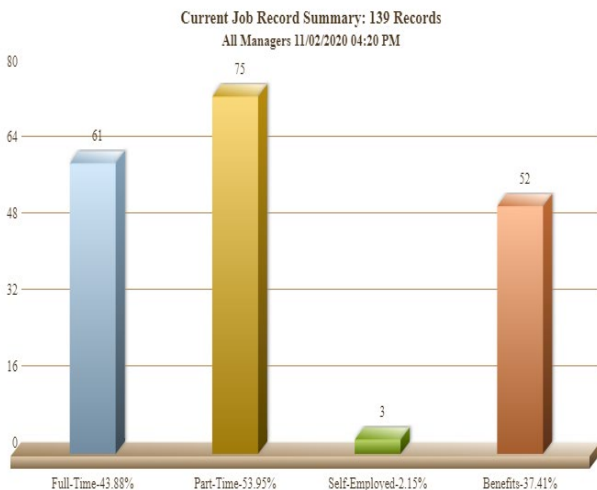
- Ella – 108
- Reed – 156
- Trio – 92
- Tempo – 125

877 Participants Enrolled

- Ella – 133
- Reed – 203
- Trio – 230
- Tempo – 311

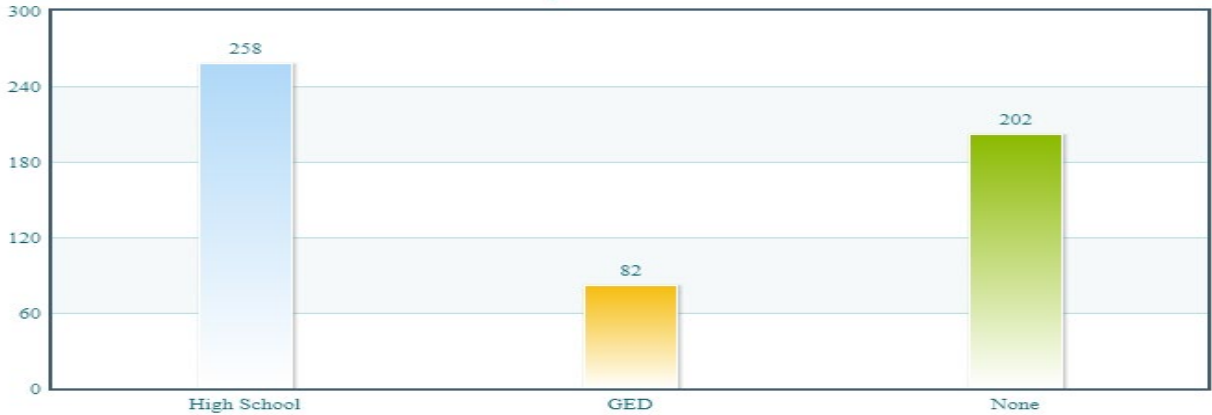


Participant Services

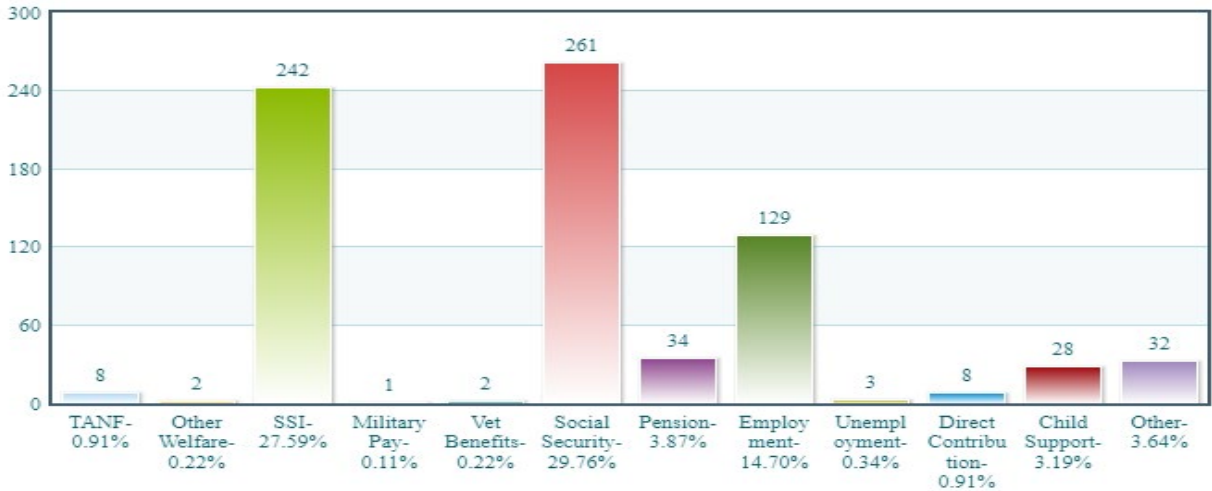


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM OCTOBER 2020

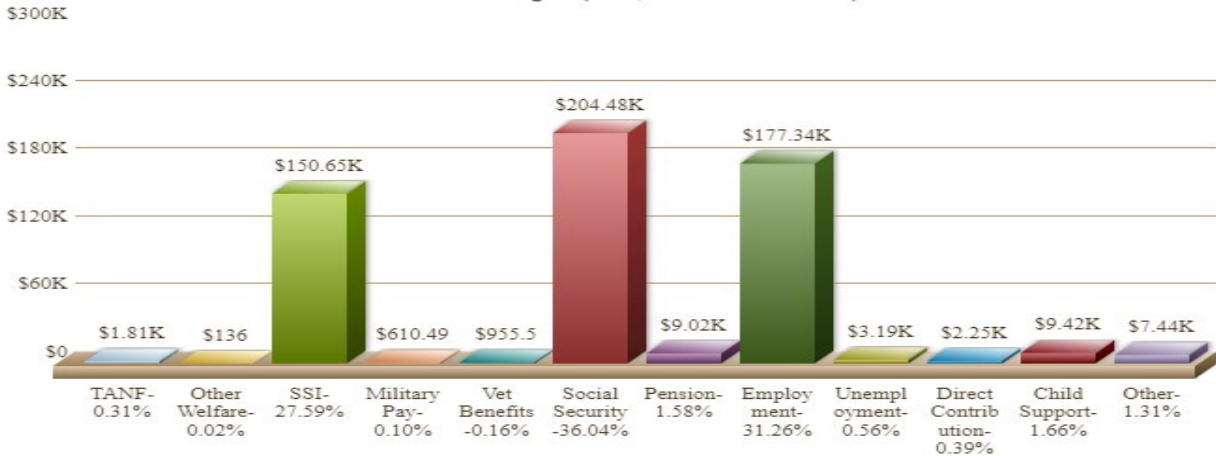
High School/GED Diploma-Current Caseload
All Managers 11/02/2020 04:29 PM



Residents with Income: 877 Residents
All Managers 11/02/2020 04:31 PM



Monthly Amounts: 877 Residents
All Managers (\$567,296.53 Total Income)



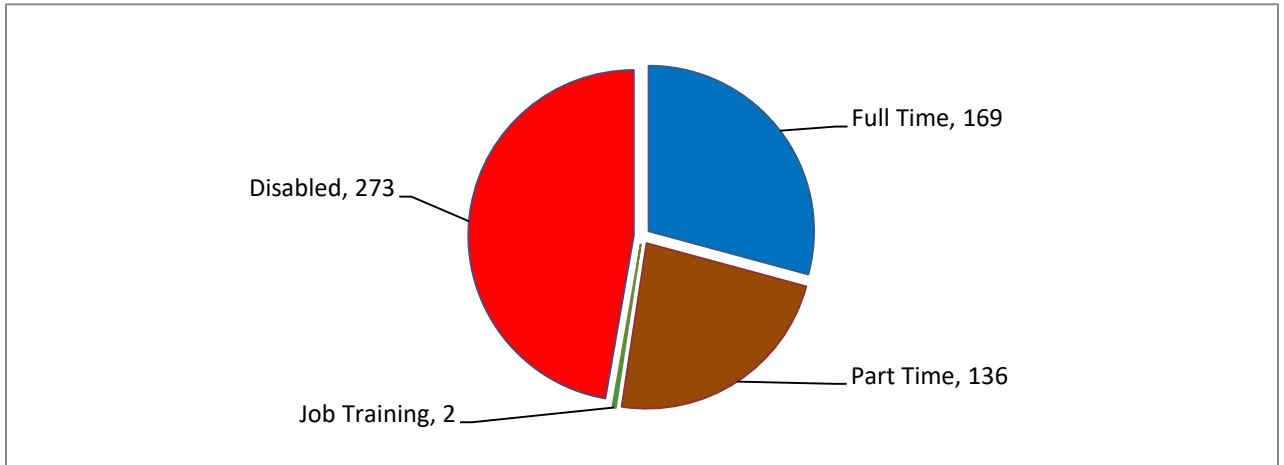
**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM
OCTOBER 2020**

West River Initiative

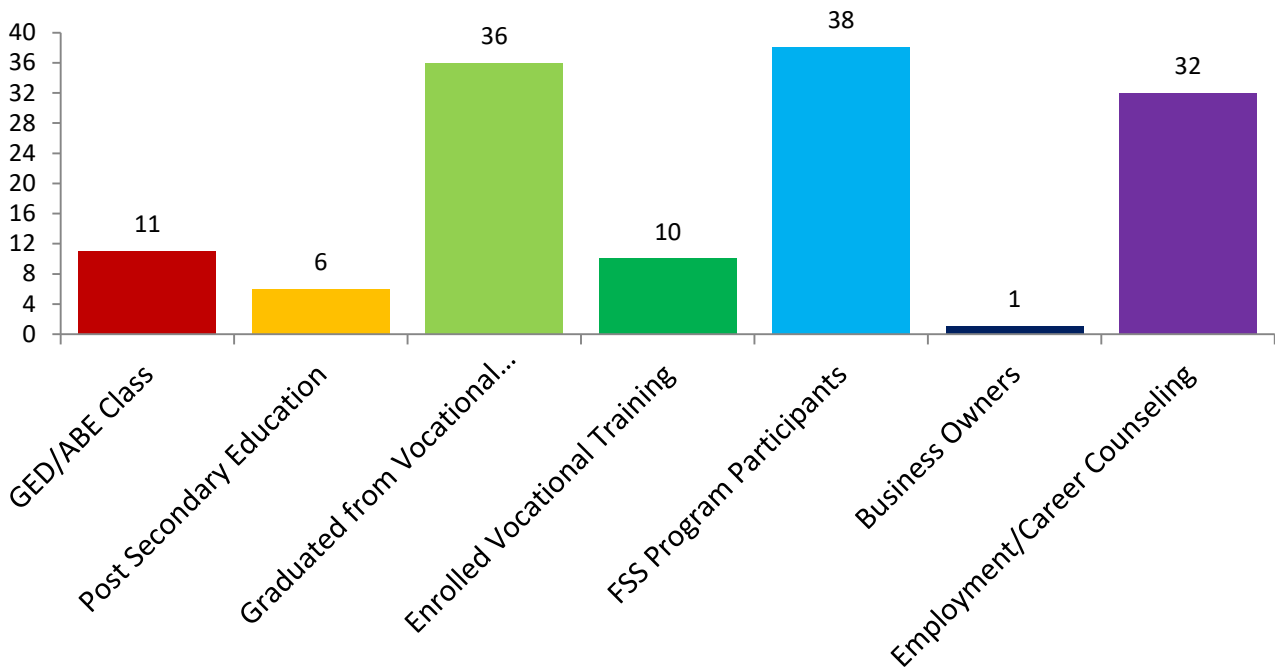
Participant Enrollment

645 Active Families

1639 Participants Enrolled



Participant Services



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM OCTOBER 2020

WEST RIVER RE-OCCUPANCY

- **Renaissance**
 - Fifty-one (51) Expressed interest in returning back
 - Thirty-two (32) Submitted application
 - Two (2) Pending approval
 - Fifteen (15) Approved
 - Thirteen (13) Move ins
 - Two (2) Being processed to move in
- **Mary Bethune**
 - Forty-nine (49) Expressed interest in returning back
 - Twelve (12) Submitted application
 - One (1) Pending approval
 - Eleven (11) Approved
 - Seven (7) Move ins
 - Two (2) Being processed to move in
 - Two (2) Declined to move back

SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
 - Weekly participation with West River/CNI youth
 - Ninety-three (93) families referred
 - Sixty-eight (68) youth attended
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services
 - Resident engagement:
 - CNI books and incentive donation to Booker T. Washington Elementary School for virtual fall festival
 - Case management working on point of entry process for new residents at the Encore

YOUTHBUILD OCTOBER 2020

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

Grant Amount: \$1,075,749

Completion Rate: 35%

Program Description:

The THA YouthBuild Program is an initiative with the primary purpose of establishing employable job skills for at-risk and high school dropouts, 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 | 15 | 16 | 5 | 5 | 36 |
| GED/H.S Attainments | 75% | 5 | 2 | 2 | 1 | 8 |
| Literacy and Numeracy Gains | 65% | 6 Students | 7 | 7 | 1 | 13 |
| Attainment of Degree/ Certification | 85% | NCCER – 12, CNA – 4, Phlebotomy – 1 | NCCER - 2 | | 2 | 15 – NCCER 4 – CAN |
| Placements Employment/ Secondary Education | 74% | 11 | 7 | | | 18 |
| Additional Certifications: | | OSHA 12 Forklift 5 | | | 1 | |

Monthly Highlights:

- YB Student T. Rice earned his GED, which was a very tough task as we are still dealing with COVID Restrictions. He is currently working with YB Construction Teacher to complete all his NCCER Modules.
- THA YB Staff Continued its recruitment
- THA YB Students continue to work on completing their AmeriCorps hours and Internships with Hopps Construction
- THA YB 3rd Cohort began coming on site for their NCCER and GED, in small groups as we continue to monitor COVID.
- THA YB Staff worked on a completed an extension request for the Mentorship grant.
- THA YB Case Manager resigned and Charetha Parnell was placed in this position.
- THA YB had a zoom meeting with C.N.A Technical school to get a better understanding of each programs needs.
- THA YB Students resumed the construction of the YB Bathrooms
- THA YB Students were able to start taking the TABE
- Resume Leadership classes in person

Grant Period: July 1st, 2020 – June 30th, 2021

Grant Amount: \$191,724

Completion Rate: 16%

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, 2021.

Accomplishments:

- Forty-One (**41**) active cases in 2020-2021 Fiscal Year.

Monthly Highlights:

- October 2nd – Participation in Virtual RMHC Field Placement Fair
- October 6th – 7th – Virtual Florida Network Executive Advisory Roundtable
- October 12th – Outreach Visit - Dover Elementary School
- October 13th – Case Staffing Committee
- October 13th – Virtual Outreach Meeting - Middleton High School
- October 19th – Florida Network Assessment and Data Collection Project
- October 22nd – East Tampa Academy Virtual Planning Meeting
- October 27th – Case Staffing Committee
- October 27th – Florida Network Monthly Gathering (Central West & South Regions)
- October 28th – Hillsborough - Kinship Community Partner's Meeting

Upcoming Events:

- November 2nd – Virtual Meeting w/USF Marriage & Family Therapy Placement Coordinator
- November 4th – 6th – 1st Virtual Florida Network One Roof Recharge event
- November 5th – State of the Region Community Forum: Racial Sentiment in Tampa Bay
- November 9th – B.C. Graham Elementary Virtual Planning Meeting
- November 10th – Case Staffing Committee
- November 10th – East Tampa Academy Outreach Visit
- November 16th – East Tampa Academy Threat Assessment Team Meeting
- November 18th – Florida Network Neighborhood Partners' Meeting
- November 19th – Florida Network Virtual Meeting: Review 2020 -2021 Policy and QI Standards
- November 20th – DJJ Circuit Advisory Board Meeting
- November 24th – Florida Network Monthly Gathering (Central West & South Regions)
- November 30th – East Tampa Academy Threat Assessment Team Meeting
- Conducting interviews of prospective student interns for the upcoming Spring 2021 semester

Location: Robles Park VillageGrant Period: October 1st, 2020 – September 30th, 2021

Grant Amount: \$187,345

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 (Year Just Completed)

- Enroll at least 50 Families (51 Enrolled)
- At least **80%** of a minimum of 50 families have improved family wellbeing (48/50 Completed)
- At least **85%** of a minimum of 50 families have increased social supports (44/50 Completed)
- At least **85%** of a minimum of 50 families have increased concrete supports (46/50 Completed)
- At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (49/50 Completed)

Monthly Highlights:

- October 5th – Youth Financial Literacy Workshop – Final Session
- October 14th and 21st – Free4Ever International, Inc. Parent Workshop
- October 16th – Q4 Final Report Review w/Children's Board – Microsoft Teams Meeting
- October 24th – November 1st – Quarterly Parent Tutoring Session
- October 28th – ASO Supervisor's Meeting
- Program Expansion for C. Blythe Andrews Apartments – planning kick-off event and starting participant enrollments
- FY2021 Village Link Up Contract Executed

Upcoming Events:

- November 4th and 18th – Free4Ever International, Inc. Parent Workshop
- November 23rd – Youth Financial Literacy Workshop – facilitated by Ashley McKenzie, Relocation Case Manager
- Program Expansion for C. Blythe Andrews Apartments – planning kick-off event and starting participant enrollments

**OAKS AT RIVERVIEW COMMUNITY CENTER
OCTOBER 2020**

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

Afterschool program has reopened and is working according to the CDC guidelines.

Average Attendance for the month - 20 Youth

Elementary Attendance

- | | |
|----------------------------------|----------|
| • T.E.S | 20 Youth |
| • THA/ PAL Boxing Program | 4 Youth |
| • DJJ 1 Grant | 15 Youth |
| • Prodigy (Dance Class) Via Zoom | 4 Youth |
| • Prodigy (Art Class) Via Zoom | 10 Youth |
| • Scouts of America | 8 Youth |

Middle/High School Attendance

- | | |
|--------|----------|
| • GEMS | 12 Youth |
|--------|----------|

Upcoming Program & Events

- Sports Fest – Dates TBD
- Winter Break Program - Dates TBD

GRANTS AND SPECIAL PROJECTS OCTOBER 2020

Key Activities and Accomplishments:

- **Awarded** \$100,000 from the City of Tampa for afterschool and summer programs for 100 youth residing in THA housing within the city of Tampa limits. Grant funds cover December 1, 2020 through November 30, 2021.
- **Awarded** \$45,000 from Hillsborough County Community Action Board to provide technology (Tablets, Chromebooks, school supplies, etc.) for youth residing in THA and Section 8 housing who are attending on-line school. THA staff will be conducting assistance to the youth and their families to ensure school success. Grant funds cover November 1, 2020 through October 31, 2021.
- Implementation began on the T3 program, a \$1.3M (\$450,000/year for 3 years) through HHS, the Office of Minority Health to encourage low-income families to submit earned income tax credit (EITC) as they complete their tax return and study the benefit's effect on reducing risk factors and increasing protective factors related the adverse childhood experiences (ACEs).
- Received 300 books from Bess the Book Bus to provide one-two free new books for youth at THA sites. Additional book donations are forthcoming.
- Collaborating on a federal proposal with the Rental Assistance Department for services directed to new and existing voucher tenants for enhanced vouchers and services to the clients to negotiate with landlords, moving, connecting to services, and other supports. Application deadline extended to December 11, 2020. Application completed and will be submitted in November 2020.
- Continued to develop additional community partnerships for THA
- Continued research for new/continuing funding opportunities for PPS and THA.
- THA's 12th Annual Charity Golf Tournament was held October 23, 2020 at Saddlebrook Golf Course. More than 100 golfers participated with sponsorships from many continuing and new corporations helped to make the event a success.

Summer/After School Services Program OCTOBER 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 42%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



OCTOBER 2020

Location: Oaks at Riverview Community Center

Grant Period: October 1st, 2019 – September 30th, 2020

Grant Amount: \$45,000

Completion Rate: 34%

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

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

Classes Offered – (Provided for 6 weeks):

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

| Month | Number of Students Enrolled during Month |
|---------|--|
| October | 14 |
| Total | 14 |



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

Each group meets weekly at their respective location.

| Location | Registered | 10/5 | 10/12 | 10/19 | 10/26 |
|---------------------------------|------------|------|-------|-------|-------|
| Robles Park Cubs – 804 | 25 | 0 | 0 | 6 | 10 |
| Oaks at Riverview Cubs – 803 | 2 | - | - | - | 5 |
| Belmont Phase Cubs - 4275 | 10 | - | - | - | - |
| Moses White/Seminole Cubs - 807 | 12 | - | - | - | - |
| C. Blythe Andrews Cubs - 806 | 13 | 7 | 13 | 11 | 12 |
| Scouts BSA | 14 | X | X | X | 4 |

Highlights

- We had the pinewood derby the last week of October. The Scouts were able to race their cars that they completed
- before the COVID lockdowns.
- The Oaks Live meetings resumed
- The Scouts BSA had a trip to Lettuce Lake Park

Looking Forward

- We are planning a shooting sports day on Dec 12 at Camp Brorein
- We are looking to work with Dexter to increase community engagement and participation at Robles.

JOBS PLUS INITIATIVE OCTOBER 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

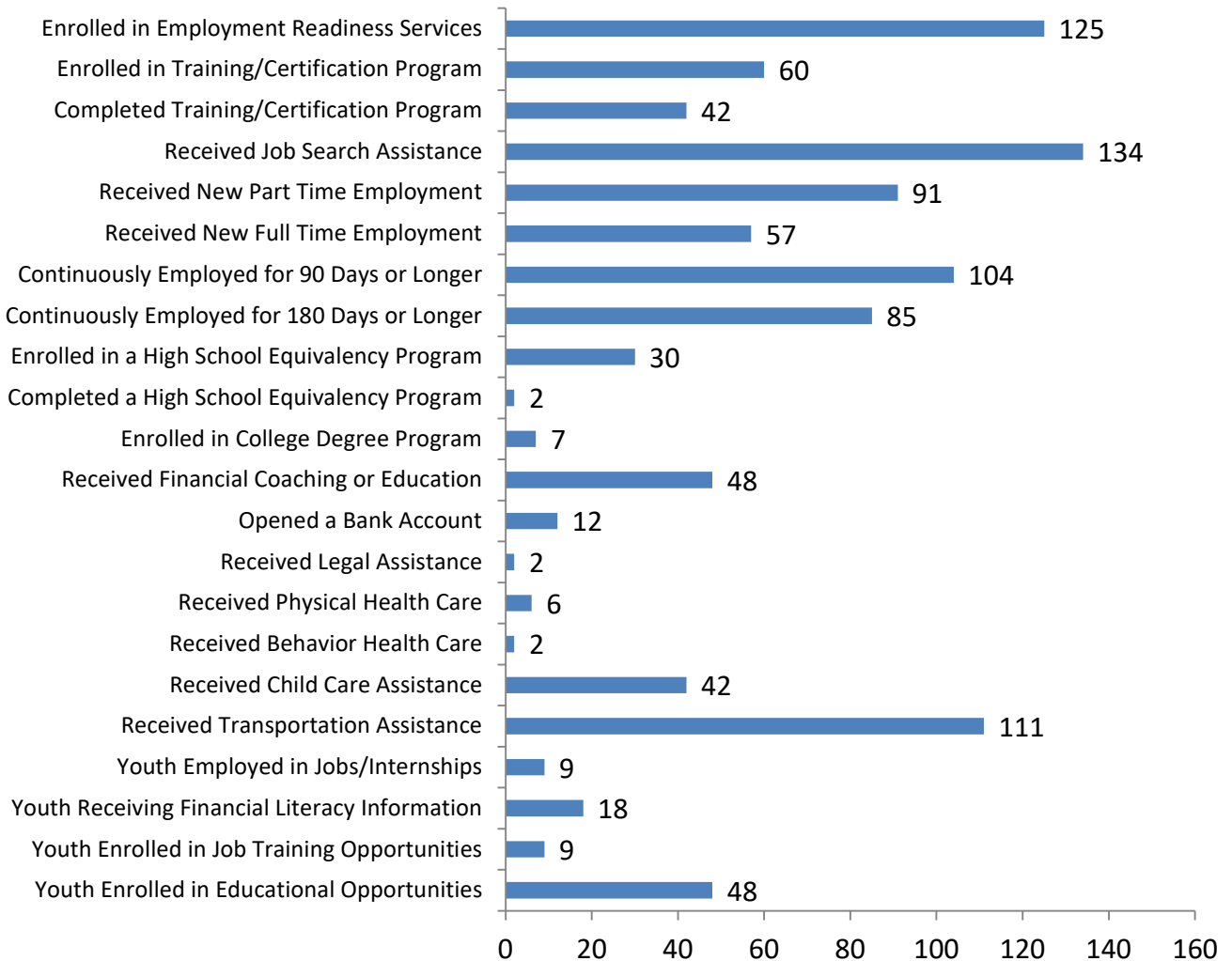
Completion Rate: 64%

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

- 318 Adult Participants enrolled since the beginning of the Program (385 Work-able Residents on the Property). 4 in the Month of October
- 48 14-17-year-old Youths have participated in the JPI Program (67 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

OCTOBER 2020

Monthly Highlights:

- October 21st - Virtual Job Fair
- Partnership with Career Source Tampa Bay
- Workforce Industry HR Departments and area recruiters Presented to jobseekers and accepted Applications.

Specific Employment Industry Opportunities

- Seasonal Employment Opportunities
- Non-Profit Industry Opportunities
- Tampa International Airport

31 Seasonal Employment Opportunities sent via email

Hiring Events

October 7th – Seminole Hard Rock Casino
October 8th – Senior Support Servicing
October 14th – Dick's Sporting Goods
October 21st – 22nd – Crate & Barrel
October 21st – Virtual Job Fair (Career Source TampaBay)
October 24th – Macy's

Educational Opportunities

October 6th – National Dislocated Worker Program \$15.50 Hourly
October 15th – Coca-Cola Scholars Program
October 15th – Dr. Pepper \$125,000 Tuition Give-away
October 28th – PEMCO World Air Services: Tampa International Airport
Sheet Metal MENTEE Program

Trainings & Meetings

October 5th – YouthBuild
October 6th – CareerSource
October 9th – Salvation Army: Seasonal Employment Opportunities
October 21st – Introduced a New Vendor to THA
October 26th – YouthBuild

Upcoming plans for November 2020

- Weekly Job Developer & JPI Program
- Every Tuesday (Annual Committee) Meeting
- Weekly Job Developer on Location at YouthBuild
- Job Readiness Workshops (weekly)
- Vendor & Partnership Meetings
- Job Developer Training



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 98%
October 2020

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
- The Sustainability Ambassadors Program continues to engage residents and volunteer ambassadors through video conferencing via Zoom/Facebook connections.
- Posted advertisement to hire new Sustainability Ambassador Coach.



**Geraldine Barnes Award Winner:
Norma Lopez
*Exceptional Volunteerism***

Congratulations to Ms. Norma Lopez the winner of the Geraldine Barnes Resident Award for Exceptional Volunteerism. Ms. Lopez has been a resident of JL Young since October 2013 but prior to that and she would visit her sister and that lived here prior to her.

Ms. Lopez has been a Senior Companion volunteer with the nonprofit Seniors in Services since 2011. As a Senior Companion prior to COVID-19 Ms. Lopez assisted elderly residents at JL Young to help them maintain their independence by helping with light housekeeping, laundry, running errands, throwing away the trash, picking up the resident's mail. Due to social distancing and COVID Ms. Lopez has been helping Seniors in Service by calling resident through the Tele-Pals program. Tele-Pals help seniors stay socially connected while keeping their distance through telephone reassurance.

Not only is Ms. Lopez volunteering with Senior's in Service but also volunteers with her church, Iglesia Cristiana Misionera Peniel and helps 200 Hillsborough County residents receive food every 2 weeks. Once a month they also go to feed a hot meal to the homeless by JL Young. It is with great honor to congratulate Norma Lopez for the Geraldine Barnes Award for the category of Exceptional Volunteerism.

Nominators Name: Nadia Palomino

Occupation: Elderly Services Support Coordinator

12th Annual Golf Tournament October 23rd, 2020



Memorandum

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: November 9, 2020
RE: Financial Reporting for the Month of October 2020

Financial Highlights

October 31, 2020

Rental Assistance Demonstration (RAD)

For the Seven Months Ended October 31, 2020

- With the change in fiscal year-end for JL Young, which was approved by the board last fiscal year, you will now notice that the summary report now includes this property.
- As of October 31, 2020, the RAD properties generated net cash from operations in the amount of \$867,279 after deducting the Operating Reserves in the amount of \$208,460; PPS, Youth, and Resident Enrichment funding in the amount of \$567,219; Transfers to the Corporate Overhead in the amount of \$387,042, and Replacement Reserves of \$692,273.
- The total RAD rents and other revenues budgeted for this period year to date were \$8,109,471, with actual revenues earned of \$8,655,851. This \$546,379 positive variance is primarily attributable to Robles Park tenant rental revenue billings. While these billings are higher, it may be related to many families who have lost their Assisted Housing benefits but currently cannot be evicted because of the CARES Act moratorium on evictions.
- The Year-to-date (YTD) expenses total is \$5,933,577 which represents \$200,351, or 3.3%, less than YTD budgeted expenses. This amount includes \$165,051 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- Additionally, we have broken out Zion Cemetery related surveying costs on the Robles Park, LLC, financial report which now total \$71,041. While significant expenditures were incurred during the 2019-20 FY, we expect these costs to continue into this fiscal year.

Assisted Housing (AH)

For the Seven Months Ended October 31, 2020

- The Voucher utilization for October 31, 2020, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$8,764,774, and YTD Voucher Revenue was \$55,609,757, which represents a total positive variance of \$6,998,010 compared to the YTD budget. YTD operating expenditures were \$4,706,435 resulting in a positive variance of \$6,568 compared to the YTD budget. The YTD administrative net income was \$2,683,731.

5301 West Cypress St., Tampa, Florida

- Administrative revenues include an additional \$3.4 million received related to the CARES act. These funds, while received, may only be used for specific COVID-19 related expenses. Any unused funds as of December 31, 2021, are eligible for re-capture. This deadline was just recently extended to this date (was previously December 31, 2020).

Business Activities

Palm Terrace ALF (PALM)

For the Six Months Ended September 30, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds and was 90.4% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$580,505 however it is important to note that \$498,672 in CARES Act funds were transferred to Palm Terrace during the month accounting for the majority of this net income. These funds are to be used for installation of an enhanced generator for the property.
- Operating Cash Balance was \$686,827.
- Replacement Reserves Cash Balance was \$122,811.

Cedar Pointe (CPNT)

For the Seven Months Ended October 31, 2020

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 100% occupied at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$75,637 for both phases combined.
- Replacement Reserve for both phases combined was \$260,500.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Seven Months Ended October 31, 2020

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 455 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 \$1,330,576.
- This year’s budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Cultivating Affordable Housing While Empowering People and Communities.

Meridian River Development Corporation (MRDC)

For the Nine Months Ended September 30, 2020

- MRDC's communities are Meridian River, River Place, and River Pines. A substantial capital improvement plan was implemented in 2012 for MRDC properties. MRDC was 98.1% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,342,189.
- Operating Cash Balance was \$5,367,152.
- Replacement Reserves Cash Balance was \$378,718 and has remained this amount for some years. MRDC does not fund a replacement reserve any longer but instead pays for capital improvements out of operations as needed.

Related Entities

The Ella at Encore (ELLA)

For the Nine Months Ended September 30, 2020

- The Ella at Encore operated 32 Low Income Public Housing units, 64 Project-Based Section 8 units, and 64 Affordable Housing Units and was 98.8% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$197,711.
- Operating Cash Balance was \$123,960.
- Replacement Reserve Cash Balance was \$378,993.

The Trio at Encore (TRIO)

For the Nine Months Ended September 30, 2020

- The Trio at Encore operated 32 Low Income Public Housing units, 67 Project-Based Section 8 units, and 42 Market Rate Units and was 95.0% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$115,678.
- Operating Cash Balance was \$336,106.
- Replacement Reserve Cash Balance was \$267,975.

The Reed at Encore (REED)

For the Nine Months Ended September 30, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project-Based Section 8 units, and was 94.9% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$382,850.
- Operating Cash Balance was \$496,372.
- Replacement Reserve Cash Balance was \$249,382.

Cultivating Affordable Housing While Empowering People and Communities.

The Tempo at Encore (Tempo)

For the Nine Months Ended September 30, 2020

- The Tempo at Encore operated 20 Low Income Public Housing units, 122 Project-Based Section 8 units, and 61 Market Rate Units and was 97.5% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$590,571.
- Operating Cash Balance was \$612,366.
- Replacement Reserve Cash Balance was \$71,074.

The Gardens at South Bay, LTD (GSB)

For the Nine Months Ended September 30, 2020

- The Gardens at South Bay, LTD, is a mixed-finance project consisting of 216 apartment units and was 95.8% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(127,583). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,377,299.
- Replacement Reserves Cash Balance was \$278,229.

Osborne Landing, LTD (OSB)

For the Ten Months Ended October 31, 2020

- Osborne Landing operated a 43-unit affordable housing apartment development in Tampa, Florida, and was 97.7% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of Replacement Reserves was \$32,019.
- Operating Cash Balance was \$244,582.
- Replacement Reserves Cash Balance was \$18,505.

Cultivating Affordable Housing While Empowering People and Communities.

Tampa Housing Authority

RAD Properties Summary 1,489 Units

For the Seventh Month Ended October 31, 2020

| |
|------------------------------------|
| Occupancy Percentage: 94.3% |
|------------------------------------|

| | Robles Park, LLC | Arbors Estates, LLC | Seminole Park, LLC | Shimberg Estates, LLC | Scruggs Manor, LLC | JL Young Apartments | YTD Actual | 7 Month Budget | Variance | Annual Budget | PUM |
|---|---------------------|------------------------|-----------------------|--------------------------|-----------------------|------------------------|---------------------|---------------------|-------------------|----------------------|---------------|
| Tenant Revenue | \$ 366,986 | \$ 287,766 | \$ 264,591 | \$ 267,582 | \$ 177,571 | \$ 762,895 | \$ 2,127,390 | \$ 1,795,667 | \$ 331,723 | \$ 3,078,287 | \$ 204 |
| HAP Payments | 1,931,219 | 866,399 | 688,043 | 742,132 | 625,699 | 1,511,062 | 6,364,554 | 6,213,129 | 151,425 | 10,651,078 | 611 |
| Other Revenue | 61,420 | 21,303 | 24,547 | 19,740 | 13,165 | 23,731 | 163,906 | 100,675 | 63,231 | 172,586 | 16 |
| Total Revenue | \$ 2,359,625 | \$ 1,175,468 | \$ 977,181 | \$ 1,029,454 | \$ 816,435 | \$ 2,297,688 | \$ 8,655,851 | \$ 8,109,471 | \$ 546,379 | \$ 13,901,951 | \$ 830 |
| Admin Salaries / Benefits | 201,059 | 127,475 | 88,227 | 155,157 | 97,615 | 185,102 | 854,635 | 946,837 | 92,203 | 1,623,150 | 82 |
| Administrative Expenses | 124,960 | 25,790 | 21,061 | 21,925 | 9,497 | 44,065 | 247,298 | 356,424 | 109,126 | 611,013 | 24 |
| Management Fees | 170,447 | 87,630 | 74,185 | 76,985 | 63,197 | 176,317 | 648,761 | 648,761 | - | 1,112,162 | 62 |
| Tenant Services Salary / Benefits | 22,334 | 3,568 | 15,024 | 13,634 | 8,461 | 45,574 | 108,597 | 116,458 | 7,862 | 199,643 | 10 |
| Tenant Service Expenses | 7,232 | 920 | 371 | 862 | 339 | 4,132 | 13,857 | 25,229 | 11,372 | 43,250 | 1 |
| Utilities | 115,517 | 41,201 | 110,135 | 63,829 | 55,264 | 172,459 | 558,403 | 614,209 | 55,806 | 1,052,930 | 54 |
| Maintenance Salary / Benefits | 416,966 | 177,845 | 132,628 | 128,937 | 88,110 | 334,967 | 1,279,453 | 1,292,493 | 13,040 | 2,215,702 | 123 |
| Maintenance Expenses | 151,820 | 49,806 | 52,527 | 36,972 | 27,474 | 78,670 | 397,269 | 435,746 | 38,477 | 746,993 | 38 |
| Contracted Maintenance Services | 207,604 | 99,487 | 139,057 | 131,488 | 115,172 | 203,058 | 895,866 | 990,522 | 94,657 | 1,698,038 | 86 |
| Protective Services Salary and Benefits | 19,514 | 7,950 | 7,228 | 7,227 | 5,058 | 20,238 | 67,215 | 70,460 | 3,245 | 120,788 | 6 |
| Protective Service Expenses | 128,336 | - | 26,288 | - | - | 81,426 | 236,050 | 128,730 | (107,320) | 220,680 | 23 |
| General Expenses | 135,810 | 79,812 | 68,806 | 56,917 | 46,546 | 73,233 | 461,123 | 427,033 | (34,090) | 732,057 | 44 |
| Bad Debt | 66,058 | 23,963 | 13,542 | 24,100 | 16,840 | 20,548 | 165,051 | 81,025 | (84,026) | 138,900 | 16 |
| Total Expenses | \$ 1,767,656 | \$ 725,447 | \$ 749,079 | \$ 718,034 | \$ 533,572 | \$ 1,439,790 | \$ 5,933,577 | \$ 6,133,929 | \$ 200,351 | \$ 10,515,306 | \$ 569 |
| Net Operating Income | \$ 591,969 | \$ 450,021 | \$ 228,101 | \$ 311,420 | \$ 282,863 | \$ 857,898 | \$ 2,722,273 | \$ 1,975,543 | \$ 746,731 | \$ 3,386,644 | \$ 261 |
| Operating Reserves | 55,860 | 26,740 | 23,660 | 23,100 | 16,240 | 62,860 | 208,460 | 208,460 | - | 357,360 | 20 |
| Transfer to Corporate Overhead | - | 68,785 | 52,456 | 55,625 | 50,743 | 159,433 | 387,042 | 387,042 | - | 663,500 | 37 |
| Resident Enrichment Programs | - | 7,607 | - | 6,984 | 31,236 | 36,044 | 81,871 | 81,871 | - | 140,350 | 8 |
| Oaks at Riverview Youth Programs | - | 38,747 | 21,407 | 47,790 | 51,205 | 90,284 | 249,432 | 249,432 | - | 427,598 | 24 |
| Funding of PPS Salaries | - | 31,865 | 22,600 | 37,290 | 42,688 | 101,474 | 235,916 | 235,916 | - | 404,428 | 23 |
| Replacement Reserves | 306,642 | 62,602 | 56,276 | 53,546 | 37,645 | 175,562 | 692,273 | 692,273 | - | 1,186,754 | 66 |
| Total Other Out Flows | \$ 362,502 | \$ 236,346 | \$ 176,398 | \$ 224,334 | \$ 229,758 | \$ 625,656 | \$ 1,854,994 | \$ 1,854,994 | \$ - | \$ 3,179,990 | \$ 178 |
| Net Cash From Operations | \$ 229,467 | \$ 213,675 | \$ 51,703 | \$ 87,086 | \$ 53,105 | \$ 232,242 | \$ 867,279 | \$ 120,548 | \$ 746,731 | \$ 206,654 | \$ 83 |

Tampa Housing Authority

Robles Park, LLC 399 Units

For the Seventh Month Ended October 31, 2020

| |
|---------------------------|
| Occupancy Percentage: 82% |
|---------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|-------------------|-------------------|--------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Tenant Revenue | \$ 36,620 | \$ 18,767 | \$ 17,853 | \$ 366,986 | \$ 131,369 | \$ 235,616 | \$ 225,205 | \$ 131 |
| HAP Payments | 299,896 | 280,568 | 19,328 | 1,931,219 | 1,963,978 | (32,759) | 3,366,820 | 691 |
| Other Revenue | 7,815 | 5,033 | 2,782 | 61,420 | 35,233 | 26,187 | 60,400 | 22 |
| Total Revenue | \$ 344,331 | \$ 304,369 | \$ 39,962 | \$ 2,359,625 | \$ 2,130,581 | \$ 229,044 | \$ 3,652,425 | \$ 845 |
| Admin Salaries / Benefits | 29,718 | 39,656 | 9,938 | 201,059 | 277,592 | 76,534 | 475,873 | 72 |
| Administrative Expenses | 11,198 | 9,959 | (1,239) | 53,919 | 69,710 | 15,790 | 119,501 | 19 |
| Management Fees | 24,350 | 24,350 | - | 170,447 | 170,447 | - | 292,194 | 61 |
| Tenant Services Salary / Benefits | 5,104 | 2,312 | (2,792) | 22,334 | 16,174 | (6,160) | 27,726 | 8 |
| Tenant Service Expenses | 470 | 900 | 430 | 7,232 | 6,300 | (932) | 10,800 | 3 |
| Utilities | 21,275 | 22,020 | 745 | 115,517 | 154,142 | 38,626 | 264,244 | 41 |
| Maintenance Salary / Benefits | 61,739 | 62,204 | 466 | 416,966 | 435,431 | 18,465 | 746,452 | 149 |
| Maintenance Expenses | 26,284 | 19,233 | (7,051) | 151,820 | 134,633 | (17,186) | 230,800 | 54 |
| Contracted Maintenance Services | 31,653 | 30,458 | (1,195) | 207,604 | 213,208 | 5,605 | 365,500 | 74 |
| Protective Services Salary and Benefits | 2,797 | 2,823 | 26 | 19,514 | 19,758 | 244 | 33,866 | 7 |
| Protective Service Expenses | 21,850 | 9,167 | (12,684) | 128,336 | 64,167 | (64,169) | 110,000 | 46 |
| General Expenses | 19,834 | 18,206 | (1,629) | 135,810 | 127,439 | (8,371) | 218,466 | 49 |
| Bad Debt | 21,160 | 5,833 | (15,327) | 73,359 | 40,833 | (32,526) | 70,000 | 26 |
| Zion Related Expenses | 10,264 | 5,417 | (4,847) | 71,041 | 37,917 | (33,124) | 65,000 | 25 |
| Total Expenses | \$ 287,697 | \$ 252,537 | \$ (35,159) | \$ 1,774,957 | \$ 1,767,751 | \$ (7,207) | 3,030,422 | \$ 636 |
| Net Operating Income | \$ 56,634 | \$ 51,831 | \$ 4,803 | \$ 584,668 | \$ 362,830 | \$ 221,837 | 622,003 | \$ 209 |
| Operating Reserves | 7,980 | 7,980 | - | 55,860 | 55,860 | - | 95,760 | 20 |
| Replacement Reserves | 43,806 | 43,806 | - | 306,642 | 306,642 | - | 525,672 | 110 |
| Total Other Out Flows | \$ 51,786 | \$ 51,786 | \$ - | \$ 362,502 | \$ 362,502 | \$ - | 621,432 | \$ 130 |
| Net Cash From Operations | \$ 4,848 | \$ 45 | \$ 4,803 | \$ 222,166 | \$ 328 | \$ 221,837 | \$ 571 | \$ 80 |

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Seventh Month Ended October 31, 2020

Occupancy Percentage: 98.4%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|-------------------|-------------------|-------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Tenant Revenue | \$ 41,310 | \$ 39,435 | \$ 1,875 | \$ 287,766 | \$ 276,048 | \$ 11,718 | \$ 473,225 | \$ 215 |
| HAP Payments | 130,886 | 115,960 | 14,926 | 866,399 | 811,718 | 54,681 | 1,391,516 | 648 |
| Other Revenue | 1,431 | 1,088 | 344 | 21,303 | 7,613 | 13,691 | 13,050 | 16 |
| Total Revenue | \$ 173,627 | \$ 156,483 | \$ 17,144 | \$ 1,175,468 | \$ 1,095,378 | \$ 80,090 | \$ 1,877,791 | \$ 879 |
| Admin Salaries / Benefits | 18,852 | 15,555 | (3,297) | 127,475 | 121,785 | (5,690) | 199,537 | 95 |
| Administrative Expenses | 5,393 | 9,062 | 3,669 | 25,790 | 64,182 | 38,392 | 108,240 | 19 |
| Management Fees | 12,519 | 12,519 | - | 87,630 | 87,630 | - | 150,223 | 66 |
| Tenant Services Salary / Benefits | 511 | 629 | 118 | 3,568 | 4,399 | 831 | 7,541 | 3 |
| Tenant Service Expenses | - | 431 | 431 | 920 | 3,015 | 2,095 | 5,175 | 1 |
| Utilities | 7,238 | 8,117 | 879 | 41,201 | 56,816 | 15,614 | 97,402 | 31 |
| Maintenance Salary / Benefits | 26,838 | 24,817 | (2,021) | 177,845 | 173,694 | (4,151) | 297,756 | 133 |
| Maintenance Expenses | 5,026 | 7,386 | 2,360 | 49,806 | 53,831 | 4,025 | 90,760 | 37 |
| Contracted Maintenance Services | 24,195 | 22,769 | (1,426) | 99,487 | 156,679 | 57,191 | 264,103 | 74 |
| Protective Services Salary and Benefits | 1,140 | 1,306 | 166 | 7,950 | 9,126 | 1,177 | 15,635 | 6 |
| Protective Service Expenses | - | 640 | 640 | - | 4,480 | 4,480 | 7,680 | - |
| General Expenses | 11,723 | 10,760 | (964) | 79,812 | 75,311 | (4,501) | 129,112 | 60 |
| Bad Debt | 6,817 | 2,117 | (4,700) | 23,963 | 14,817 | (9,146) | 25,400 | 18 |
| Total Expenses | \$ 120,251 | \$ 116,106 | \$ (4,146) | \$ 725,447 | \$ 825,763 | \$ 100,316 | \$ 1,398,564 | \$ 543 |
| Net Operating Income | \$ 53,376 | \$ 40,377 | \$ 12,999 | \$ 450,021 | \$ 269,615 | \$ 180,406 | \$ 479,227 | \$ 337 |
| Operating Reserves | 3,820 | 3,820 | - | 26,740 | 26,740 | - | 45,840 | 20 |
| Transfer to Corporate Overhead | 9,826 | 9,826 | - | 68,785 | 68,785 | - | 117,917 | 51 |
| Resident Enrichment Programs | 1,087 | 1,087 | - | 7,607 | 7,607 | - | 13,041 | 6 |
| Oaks at Riverview Youth Programs | 5,535 | 5,535 | - | 38,747 | 38,747 | - | 66,423 | 29 |
| Funding of PPS Salaries | 4,552 | 4,552 | - | 31,865 | 31,865 | - | 54,626 | 24 |
| Replacement Reserves | 8,943 | 8,943 | - | 62,602 | 62,602 | - | 107,318 | 47 |
| Total Other Out Flows | \$ 33,764 | \$ 33,764 | \$ - | \$ 236,346 | \$ 236,346 | \$ - | \$ 405,165 | \$ 177 |
| Net Cash From Operations | \$ 19,612 | \$ 6,613 | \$ 12,999 | \$ 213,675 | \$ 33,269 | \$ 180,406 | \$ 74,062 | \$ 160 |

Tampa Housing Authority

Seminole Park Apartments, LLC 169 Units
For the Seventh Month Ended October 31, 2020

Occupancy Percentage: 99.4%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|-------------------|-------------------|--------------------|-------------------|-------------------|--------------------|---------------------|---------------|
| Tenant Revenue | \$ 36,875 | \$ 40,199 | \$ (3,324) | \$ 264,591 | \$ 281,392 | \$ (16,801) | \$ 482,386 | \$ 224 |
| HAP Payments | 97,634 | 89,483 | 8,151 | 688,043 | 626,383 | 61,661 | 1,073,799 | 582 |
| Other Revenue | 7,513 | 2,792 | 4,721 | 24,547 | 19,542 | 5,005 | 33,500 | 21 |
| Total Revenue | \$ 142,022 | \$ 132,474 | \$ 9,549 | \$ 977,181 | \$ 927,316 | \$ 49,864 | \$ 1,589,685 | \$ 826 |
| Admin Salaries / Benefits | 12,725 | 12,649 | (77) | 88,227 | 88,551 | 323 | 151,798 | 75 |
| Administrative Expenses | 4,031 | 5,658 | 1,627 | 21,061 | 39,609 | 18,548 | 67,900 | 18 |
| Management Fees | 10,598 | 10,598 | - | 74,185 | 74,185 | - | 127,175 | 63 |
| Tenant Services Salary / Benefits | 2,153 | 2,259 | 106 | 15,024 | 15,823 | 799 | 27,126 | 13 |
| Tenant Service Expenses | - | 352 | 352 | 371 | 2,465 | 2,094 | 4,225 | - |
| Utilities | 26,296 | 16,466 | (9,830) | 110,135 | 115,257 | 5,123 | 197,586 | 93 |
| Maintenance Salary / Benefits | 18,784 | 16,954 | (1,829) | 132,628 | 118,678 | (13,950) | 201,385 | 112 |
| Maintenance Expenses | 9,868 | 9,500 | (368) | 52,527 | 66,500 | 13,973 | 116,064 | 44 |
| Contracted Maintenance Services | 15,476 | 20,513 | 5,037 | 139,057 | 143,589 | 4,532 | 246,153 | 118 |
| Protective Services Salary and Benefits | 1,036 | 1,040 | 3 | 7,228 | 7,274 | 46 | 12,470 | 6 |
| Protective Service Expenses | - | - | - | 26,288 | - | (26,288) | - | 22 |
| General Expenses | 9,846 | 8,950 | (896) | 68,806 | 62,652 | (6,154) | 107,407 | 58 |
| Bad Debt | 4,978 | 542 | (4,437) | 13,542 | 3,792 | (9,751) | 6,500 | 11 |
| Total Expenses | \$ 115,791 | \$ 105,481 | \$ (10,311) | \$ 749,079 | \$ 738,374 | \$ (10,705) | \$ 1,265,789 | \$ 633 |
| Net Operating Income | \$ 26,231 | \$ 26,993 | \$ (762) | \$ 228,101 | \$ 188,942 | \$ 39,160 | \$ 323,896 | \$ 193 |
| Operating Reserves | 3,380 | 3,380 | - | 23,660 | 23,660 | - | 40,560 | 20 |
| Transfer to Corporate Overhead | 7,494 | 7,494 | - | 52,456 | 52,456 | - | 89,925 | 44 |
| Oaks at Riverview Youth Programs | 3,058 | 3,058 | - | 21,407 | 21,407 | - | 36,697 | 18 |
| Funding of PPS Salaries | 3,229 | 3,229 | - | 22,600 | 22,600 | - | 38,742 | 19 |
| Replacement Reserves | 8,039 | 8,039 | - | 56,276 | 56,276 | - | 96,473 | 48 |
| Total Other Out Flows | \$ 25,200 | \$ 25,200 | \$ - | \$ 176,398 | \$ 176,398 | \$ - | \$ 302,397 | \$ 149 |
| Net Cash From Operations | \$ 1,032 | \$ 1,793 | \$ (762) | \$ 51,703 | \$ 12,544 | \$ 39,160 | \$ 21,499 | \$ 44 |

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Seventh Month Ended October 31, 2020

Occupancy Percentage: 100%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|-----------------------------------|-------------------|-------------------|------------------|---------------------|-------------------|------------------|---------------------|---------------|
| Tenant Revenue | \$ 38,823 | \$ 33,257 | \$ 5,566 | \$ 267,582 | \$ 232,797 | \$ 34,785 | \$ 399,080 | \$ 232 |
| HAP Payments | 115,917 | 101,777 | 14,140 | 742,132 | 712,440 | 29,692 | 1,221,326 | 643 |
| Other Revenue | (4,348) | 2,434 | (6,782) | 19,740 | 17,037 | 2,703 | 29,206 | 17 |
| Total Revenue | \$ 150,392 | \$ 137,468 | \$ 12,924 | \$ 1,029,454 | \$ 962,273 | \$ 67,181 | \$ 1,649,612 | \$ 891 |
| Admin Salaries / Benefits | 22,372 | 21,737 | (635) | 155,157 | 152,130 | (3,026) | 260,797 | 134 |
| Administrative Expenses | 2,018 | 6,607 | 4,589 | 21,925 | 46,248 | 24,323 | 79,282 | 19 |
| Management Fees | 10,998 | 10,998 | - | 76,985 | 76,985 | - | 131,974 | 67 |
| Tenant Services Salary / Benefits | 1,954 | 3,101 | 1,147 | 13,634 | 21,700 | 8,066 | 37,194 | 12 |
| Tenant Service Expenses | - | 344 | 344 | 862 | 2,406 | 1,544 | 4,125 | 1 |
| Utilities | 10,781 | 8,352 | (2,429) | 63,829 | 58,463 | (5,365) | 100,223 | 55 |
| Maintenance Salary / Benefits | 16,498 | 19,043 | 2,545 | 128,937 | 133,289 | 4,352 | 228,493 | 112 |
| Maintenance Expenses | 9,209 | 7,146 | (2,063) | 36,972 | 50,024 | 13,052 | 85,755 | 32 |
| Contracted Maintenance Services | 15,455 | 16,221 | 766 | 131,488 | 113,547 | (17,941) | 194,656 | 114 |
| Protective Services and Benefits | 1,036 | 1,248 | 212 | 7,227 | 8,729 | 1,501 | 14,960 | 6 |
| General Expenses | 8,017 | 7,186 | (832) | 56,917 | 50,300 | (6,617) | 86,231 | 49 |
| Bad Debt | 4,034 | 667 | (3,368) | 24,100 | 4,667 | (19,433) | 8,000 | 21 |
| Total Expenses | \$ 102,374 | \$ 102,650 | \$ 276 | \$ 718,034 | \$ 718,489 | \$ 455 | \$ 1,231,690 | \$ 622 |
| Net Operating Income | \$ 48,018 | \$ 34,818 | \$ 13,201 | \$ 311,420 | \$ 243,785 | \$ 67,635 | \$ 417,922 | \$ 270 |
| Operating Reserves | 3,300 | 3,300 | - | 23,100 | 23,100 | - | 39,600 | 20 |
| Transfer to Corporate Overhead | 7,946 | 7,946 | - | 55,625 | 55,625 | - | 95,357 | 48 |
| Resident Enrichment Programs | 998 | 998 | - | 6,984 | 6,984 | - | 11,972 | 6 |
| Oaks at Riverview Youth Programs | 6,827 | 6,827 | - | 47,790 | 47,790 | - | 81,926 | 41 |
| Funding of PPS Salaries | 5,327 | 5,327 | - | 37,290 | 37,290 | - | 63,925 | 32 |
| Replacement Reserves | 7,649 | 7,649 | - | 53,546 | 53,546 | - | 91,793 | 46 |
| Total Other Out Flows | \$ 32,048 | \$ 32,048 | \$ - | \$ 224,334 | \$ 224,334 | \$ - | \$ 384,573 | \$ 194 |
| Net Cash From Operations | \$ 15,970 | \$ 2,770 | \$ 13,201 | \$ 87,086 | \$ 19,451 | \$ 67,635 | \$ 33,349 | \$ 75 |

Tampa Housing Authority

Scruggs Manor, LLC 116 Units

For the Seventh Month Ended October 31, 2020

Occupancy Percentage: 100%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|-----------------------------------|-------------------|-------------------|--------------------|-------------------|-------------------|------------------|---------------------|-----------------|
| Tenant Revenue | \$ 24,149 | \$ 24,542 | \$ (393) | \$ 177,571 | \$ 171,795 | \$ 5,776 | \$ 294,506 | \$ 219 |
| HAP Payments | 96,340 | 86,857 | 9,483 | 625,699 | 607,998 | 17,701 | 1,042,283 | 771 |
| Other Revenue | 100 | 1,453 | (1,353) | 13,165 | 10,168 | 2,998 | 17,430 | 16 |
| Total Revenue | \$ 120,589 | \$ 112,852 | \$ 7,737 | \$ 816,435 | \$ 789,961 | \$ 26,474 | \$ 1,354,219 | \$ 1,005 |
| Admin Salaries / Benefits | 14,002 | 14,064 | 62 | 97,615 | 98,458 | 844 | 168,792 | 120 |
| Administrative Expenses | 1,157 | 4,158 | 3,000 | 9,497 | 29,103 | 19,606 | 49,890 | 12 |
| Management Fees | 9,028 | 9,028 | - | 63,197 | 63,197 | - | 108,338 | 78 |
| Tenant Services Salary / Benefits | 1,213 | 1,264 | 51 | 8,461 | 8,841 | 380 | 15,157 | 10 |
| Tenant Service Expenses | - | 643 | 643 | 339 | 4,497 | 4,158 | 7,700 | - |
| Utilities | 8,483 | 7,486 | (997) | 55,264 | 52,402 | (2,862) | 89,834 | 68 |
| Maintenance Salary / Benefits | 11,668 | 11,854 | 186 | 88,110 | 82,966 | (5,144) | 142,224 | 109 |
| Maintenance Expenses | 4,826 | 6,685 | 1,859 | 27,474 | 46,798 | 19,324 | 80,225 | 34 |
| Contracted Maintenance Services | 28,652 | 13,393 | (15,260) | 115,172 | 93,748 | (21,424) | 160,711 | 142 |
| Protective Services and Benefits | 725 | 729 | 4 | 5,058 | 5,091 | 33 | 8,725 | 6 |
| General Expenses | 6,792 | 6,129 | (663) | 46,546 | 42,904 | (3,642) | 73,549 | 57 |
| Bad Debt | 9,284 | 750 | (8,534) | 16,840 | 5,250 | (11,590) | 9,000 | 21 |
| Total Expenses | \$ 95,831 | \$ 76,183 | \$ (19,648) | \$ 533,572 | \$ 533,255 | \$ (317) | \$ 914,145 | \$ 657 |
| Net Operating Income | \$ 24,758 | \$ 36,669 | \$ (11,911) | \$ 282,863 | \$ 256,706 | \$ 26,157 | \$ 440,074 | \$ 348 |
| Operating Reserves | 2,320 | 2,320 | - | 16,240 | 16,240 | - | 27,840 | 20 |
| Transfer to Corporate Overhead | 7,249 | 7,249 | - | 50,743 | 50,743 | - | 86,988 | 62 |
| Resident Enrichment Programs | 4,462 | 4,462 | - | 31,236 | 31,236 | - | 53,548 | 38 |
| Oaks at Riverview Youth Programs | 7,315 | 7,315 | - | 51,205 | 51,205 | - | 87,780 | 63 |
| Funding of PPS Salaries | 6,098 | 6,098 | - | 42,688 | 42,688 | - | 73,180 | 53 |
| Replacement Reserves | 5,378 | 5,378 | - | 37,645 | 37,645 | - | 64,534 | 46 |
| Total Other Out Flows | \$ 32,823 | \$ 32,823 | \$ - | \$ 229,758 | \$ 229,758 | \$ - | \$ 393,870 | \$ 283 |
| Net Cash From Operations | \$ (8,065) | \$ 3,846 | \$ (11,911) | \$ 53,105 | \$ 26,949 | \$ 26,157 | \$ 46,204 | \$ 65 |

Tampa Housing Authority

JL Young Apartments, Inc. 449 Units

For the Seventh Month Ended October 31, 2020

Occupancy Percentage: 98%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|-------------------|-------------------|--------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Tenant Revenue | \$ 107,723 | \$ 100,324 | \$ 7,399 | \$ 762,895 | \$ 702,266 | \$ 60,629 | \$ 1,203,885 | \$ 243 |
| HAP Payments | 244,158 | 212,945 | 31,214 | 1,511,062 | 1,490,612 | 20,451 | 2,555,334 | 481 |
| Other Revenue | - | 1,583 | (1,583) | 23,731 | 11,083 | 12,647 | 19,000 | 8 |
| Total Revenue | \$ 351,881 | \$ 314,852 | \$ 37,029 | \$ 2,297,688 | \$ 2,203,961 | \$ 93,727 | \$ 3,778,219 | \$ 731 |
| Admin Salaries / Benefits | 33,747 | 30,530 | (3,217) | 185,102 | 213,707 | 28,605 | 366,353 | 59 |
| Administrative Expenses | 6,907 | 10,017 | 3,109 | 44,065 | 71,117 | 27,051 | 121,200 | 14 |
| Management Fees | 25,188 | 25,188 | - | 176,317 | 176,317 | - | 302,258 | 56 |
| Tenant Services Salary / Benefits | 6,716 | 7,076 | 360 | 45,574 | 49,528 | 3,954 | 84,900 | 15 |
| Tenant Service Expenses | - | 935 | 935 | 4,132 | 6,548 | 2,416 | 11,225 | 1 |
| Utilities | 26,560 | 25,304 | (1,256) | 172,459 | 177,125 | 4,667 | 303,641 | 55 |
| Maintenance Salary / Benefits | 49,668 | 49,949 | 282 | 334,967 | 349,645 | 14,678 | 599,392 | 107 |
| Maintenance Expenses | 15,131 | 11,583 | (3,549) | 78,670 | 85,476 | 6,805 | 143,389 | 25 |
| Contracted Maintenance Services | 37,250 | 38,910 | 1,660 | 203,058 | 272,367 | 69,309 | 466,915 | 65 |
| Protective Services Salary and Benefits | 2,901 | 2,928 | 27 | 20,238 | 20,493 | 255 | 35,132 | 6 |
| Protective Service Expenses | 17,992 | 8,583 | (9,408) | 81,426 | 60,083 | (21,343) | 103,000 | 26 |
| General Expenses | 10,742 | 9,774 | (968) | 73,233 | 68,420 | (4,812) | 117,292 | 23 |
| Bad Debt | 10,978 | 1,667 | (9,311) | 20,548 | 11,667 | (8,881) | 20,000 | 7 |
| Total Expenses | \$ 243,780 | \$ 222,445 | \$ (21,335) | \$ 1,439,790 | \$ 1,562,494 | \$ 122,704 | \$ 2,674,697 | \$ 458 |
| Net Operating Income | \$ 108,101 | \$ 92,407 | \$ 15,694 | \$ 857,898 | \$ 641,467 | \$ 216,431 | \$ 1,103,522 | \$ 273 |
| Operating Reserves (1 Month) | 8,980 | 8,980 | - | 62,860 | 62,860 | - | 107,760 | 20 |
| Transfer to Corporate Overhead | 22,776 | 22,776 | - | 159,433 | 159,433 | - | 273,313 | 51 |
| Resident Enrichment Programs | 5,149 | 5,149 | - | 36,044 | 36,044 | - | 61,789 | 11 |
| Oaks at Riverview Youth Programs | 12,898 | 12,898 | - | 90,284 | 90,284 | - | 154,772 | 29 |
| Funding of PPS Salaries | 14,496 | 14,496 | - | 101,474 | 101,474 | - | 173,955 | 32 |
| Replacement Reserves | 25,080 | 25,080 | - | 175,562 | 175,562 | - | 300,964 | 56 |
| Total Other Out Flows | \$ 89,379 | \$ 89,379 | \$ - | \$ 625,656 | \$ 625,656 | \$ - | \$ 1,072,553 | \$ 199 |
| Net Cash From Operations | \$ 18,722 | \$ 3,028 | \$ 15,694 | \$ 232,242 | \$ 15,811 | \$ 216,431 | \$ 30,969 | \$ 74 |

Tampa Housing Authority
 Assisted Housing Voucher Program
 Statement of Operations for the Seven Months Ended October 31, 2020

| | YTD Admin | YTD Voucher | Total | YTD Budget | Variance | Annual |
|----------------------------------|---------------------|----------------------|----------------------|----------------------|-----------------------|----------------------|
| Revenue | | | | | | |
| Housing Assistance Payment (HAP) | \$ - | \$ 52,769,996 | \$ 52,769,996 | \$ 50,161,020 | \$ 2,608,976 | \$ 85,990,320 |
| S8 Administrative Fees | 4,708,783 | - | 4,708,783 | 4,076,904 | 631,879 | 6,988,979 |
| CARES Administrative Fees | 3,184,507 | - | 3,184,507 | - | 3,184,507 | - |
| Port In (vpti) | 860,643 | - | 860,643 | 1,052,338 | (191,695) | 1,804,017 |
| RAPS (Rehab Assistance) | - | 2,762,351 | 2,762,351 | 2,019,689 | 742,662 | 3,462,324 |
| Other Revenue | 10,841 | 77,410 | 88,251 | 66,570 | 21,681 | 114,120 |
| Total Revenue | \$ 8,764,774 | \$ 55,609,757 | \$ 64,374,531 | \$ 57,376,521 | \$ 6,998,010 | \$ 98,359,760 |
| Expenses | | | | | | |
| Administrative | | | | | | |
| Salaries & Benefits | 2,418,760 | - | 2,418,760 | 2,806,672 | 387,912 | 4,811,445 |
| Management Fees | 1,357,476 | - | 1,357,476 | 1,357,476 | - | 2,327,103 |
| Administrative other | 767,173 | - | 767,173 | 455,489 | (311,684) | 780,840 |
| Total Administrative | 4,543,409 | - | 4,543,409 | 4,619,637 | 76,228 | 7,919,388 |
| Tenant and Social Services | 726 | - | 726 | 1,750 | 1,024 | 3,000 |
| Maintenance & Operation | 7,181 | 200 | 7,381 | 10,360 | 2,979 | 17,760 |
| General Expenses | 154,919 | - | 154,919 | 81,256 | (73,663) | 139,296 |
| Total Operating Expenses | \$ 4,706,235 | \$ 200 | \$ 4,706,435 | \$ 4,713,003 | \$ 6,568 | \$ 8,079,444 |
| Other Expenses | | | | | | |
| Escrow Payments | - | 239,864 | 239,864 | 293,525 | 53,661 | 503,190 |
| HAP Utility Assistance Payment | - | 838,746 | 838,746 | 880,579 | 41,833 | 1,509,569 |
| Hsg Assist/Landlord Pymnt | - | 51,834,730 | 51,834,730 | 48,347,013 | (3,487,717) | 82,880,598 |
| Hsg Assist Pymts-Port Out | - | 648,120 | 648,120 | 653,903 | 5,783 | 1,120,963 |
| Hsg Assist Pymts-Port In | 877,211 | - | 877,211 | 999,957 | 122,746 | 1,714,217 |
| RAPS Disbursements | - | - | - | 2,019,689 | 2,019,689 | 3,462,324 |
| Total Other Expenses | \$ 877,211 | \$ 53,561,460 | \$ 54,438,671 | \$ 53,194,666 | \$ (1,244,005) | \$ 91,190,861 |
| Other Financing Sources | 497,597 | - | 497,597 | - | 497,597 | - |
| Net Income | \$ 2,683,731 | \$ 2,048,097 | \$ 4,731,828 | \$ (531,148) | \$ 5,262,976 | \$ (910,545) |

Tampa Housing Authority

Corporate Overhead Income And Operating Expenses

For the Seventh Month Ended October 31, 2020

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual |
|---|-------------------|-------------------|-----------------|---------------------|---------------------|-------------------|---------------------|
| Mgmt Fees - RAD Properties | \$ 92,680 | \$ 92,680 | \$ - | \$ 648,761 | \$ 648,761 | \$ - | \$ 1,112,162 |
| Mgmt Fees - RAD HCV | 193,925 | 193,925 | - | 1,357,477 | 1,357,477 | - | 2,327,103 |
| Mgmt Fees - Related Entities | 59,137 | 59,137 | - | 413,959 | 413,959 | - | 709,644 |
| Other Revenue | 224 | - | 224 | 124,530 | - | 124,530 | - |
| Total Revenue | \$ 345,967 | \$ 345,742 | \$ 224 | \$ 2,544,727 | \$ 2,420,197 | \$ 124,530 | \$ 4,148,909 |
| Admin Salaries / Benefits | 264,461 | 280,327 | 15,867 | 1,845,143 | 1,962,290 | 117,147 | 3,363,927 |
| Administrative Expenses | 76,269 | 62,131 | (14,138) | 366,247 | 440,784 | 74,537 | 730,604 |
| Tenant Service Expenses | - | - | - | 780 | - | (780) | - |
| Utilities | 8,682 | 8,500 | (182) | 48,239 | 59,500 | 11,261 | 102,000 |
| Maintenance Salary / Benefits | 21,255 | 19,123 | (2,132) | 132,128 | 133,863 | 1,735 | 229,480 |
| Maintenance Expenses | 3,082 | 7,988 | 4,906 | 40,506 | 55,913 | 15,406 | 95,850 |
| Contracted Maintenance Services | 11,579 | 16,481 | 4,902 | 148,865 | 110,654 | (38,211) | 189,132 |
| Protective Services Salary and Benefits | 9,274 | 13,852 | 4,577 | 82,246 | 96,963 | 14,717 | 166,222 |
| Protective Service Expenses | 6,293 | 583 | (5,710) | 11,215 | 4,083 | (7,131) | 7,000 |
| General Expenses | 7,430 | 7,505 | 75 | 51,641 | 52,532 | 891 | 90,057 |
| Total Expenses | \$ 408,325 | \$ 416,489 | \$ 8,165 | \$ 2,727,011 | \$ 2,916,582 | \$ 189,571 | \$ 4,974,272 |
| Contribution to Assisted Housing Reserve | 41,667 | 41,667 | - | 291,667 | 291,667 | - | 500,000 |
| Total Contribution to Assisted Housing Reserve | \$ 41,667 | \$ 41,667 | \$ - | \$ 291,667 | \$ 291,667 | \$ - | \$ 500,000 |
| Contribution from other Entities | | | | | | | |
| Transfer from RAD | 55,292 | 55,292 | - | 387,042 | 387,042 | - | 663,500 |
| Transfer from NTHDC | 55,155 | 55,155 | - | 386,087 | 386,087 | - | 661,863 |
| Total Contributions from Other Sources | \$ 110,447 | \$ 110,447 | \$ - | \$ 773,128 | \$ 773,128 | \$ - | \$ 1,325,363 |
| Net Income or (Loss) | \$ 6,422 | \$ (1,967) | \$ 8,389 | \$ 299,178 | \$ (14,923) | \$ 314,101 | \$ - |

Tampa Housing Authority
 Palm Terrace Assisted Living Facility 75 Units
 For the Six Months Ended September 30, 2020

Occupancy Percentage: 90.4%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---------------------------------------|-------------------|-------------------|-------------------|---------------------|-------------------|--------------------|---------------------|-----------------|
| Revenues | | | | | | | | |
| Rent Income / Long Term Care | \$ 125,243 | \$ 120,100 | \$ 5,143 | \$ 772,738 | \$ 720,600 | \$ 52,138 | \$ 1,441,200 | \$ 1,717 |
| Section 8 Subsidies | 36,708 | 36,000 | 708 | 221,869 | 216,000 | 5,869 | 432,000 | 493 |
| Adult Day Care Services | - | 6,221 | (6,221) | 1,533 | 38,809 | (37,276) | 77,618 | 3 |
| Other Income | 498,672 | 125 | 498,547 | 502,925 | 750 | 502,175 | 1,600 | 1,118 |
| Total Revenue | \$ 660,623 | \$ 162,446 | \$ 498,176 | \$ 1,499,065 | \$ 976,159 | \$ 522,906 | \$ 1,952,418 | \$ 3,331 |
| Expenses | | | | | | | | |
| Administration | 31,668 | 23,705 | (7,962) | 179,812 | 145,226 | (34,586) | 313,684 | 400 |
| Food Service | 25,902 | 28,077 | 2,175 | 187,438 | 168,742 | (18,696) | 337,484 | 417 |
| Residential Programs | 38,808 | 52,551 | 13,744 | 295,529 | 312,459 | 16,930 | 627,588 | 657 |
| Maintenance | 11,081 | 14,431 | 3,349 | 85,405 | 91,938 | 6,533 | 184,476 | 190 |
| Utilities | 12,367 | 12,605 | 238 | 76,684 | 76,083 | (602) | 152,871 | 170 |
| Management Fee - 3rd Party Management | 7,793 | 8,125 | 332 | 49,990 | 48,750 | (1,240) | 97,500 | 111 |
| Management Fee - THA | 1,863 | 1,863 | - | 11,180 | 11,180 | - | 22,360 | 25 |
| Insurance | 3,233 | 5,265 | 2,032 | 19,396 | 31,590 | 12,194 | 63,180 | 43 |
| Total Expense | \$ 132,714 | \$ 146,623 | \$ 13,909 | \$ 905,435 | \$ 885,967 | \$ (19,467) | \$ 1,799,142 | \$ 2,012 |
| Net Income | \$ 527,909 | \$ 15,823 | \$ 512,085 | \$ 593,630 | \$ 90,192 | \$ 503,439 | \$ 153,275 | \$ 1,319 |
| Replacement Reserve | 2,188 | 2,188 | - | 13,125 | 13,125 | - | 26,250 | 29 |
| Cash Flow | \$ 525,721 | \$ 13,636 | \$ 512,085 | \$ 580,505 | \$ 77,067 | \$ 503,439 | \$ 127,025 | \$ 1,290 |

Tampa Housing Authority
 Cedar Pointe Apartments Phase 1 & 2 84 Units
 For the Seven Months Ended October 31, 2020

Occupancy Percentage: 100%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|---|------------------|--------------------|------------------|-------------------|--------------------|-------------------|---------------------|---------------|
| Revenues | | | | | | | | |
| Tenant Revenue | \$ 47,918 | \$ 49,207 | \$ (1,289) | \$ 339,953 | \$ 344,452 | \$ (4,499) | \$ 590,490 | \$ 578 |
| Subsidy / Grant Income | 11,237 | 5,526 | 5,711 | 71,130 | 38,681 | 32,449 | 66,311 | 121 |
| Other Income | - | - | - | 3,280 | - | 3,280 | - | 6 |
| Total Revenue | \$ 59,155 | \$ 54,733 | \$ 4,422 | \$ 414,364 | \$ 383,134 | \$ 31,230 | \$ 656,801 | \$ 987 |
| Expenses | | | | | | | | |
| Admin Salaries / Benefits | 11,645 | 13,669 | 2,024 | 80,715 | 95,683 | 14,968 | 164,029 | 137 |
| Administrative Expenses | 1,761 | 7,072 | 5,311 | 12,640 | 49,502 | 36,861 | 84,860 | 21 |
| Management Fees | 4,334 | 4,334 | - | 30,340 | 30,340 | - | 52,011 | 52 |
| Tenant Services Expenses | - | 583 | 583 | - | 4,083 | 4,083 | 7,000 | - |
| Utilities | 7,155 | 6,120 | (1,035) | 29,028 | 42,838 | 13,811 | 73,437 | 49 |
| Maintenance Salary and Benefits | 6,785 | 6,018 | (766) | 47,969 | 42,128 | (5,841) | 72,220 | 82 |
| Maintenance Expenses | 708 | 4,040 | 3,332 | 13,735 | 28,277 | 14,542 | 48,475 | 23 |
| Contracted Maintenance services | 16,101 | 7,116 | (8,984) | 60,359 | 49,814 | (10,545) | 85,395 | 103 |
| Protective Services Salary and Benefits | 414 | 415 | 1 | 2,891 | 2,908 | 17 | 4,986 | 5 |
| General Expenses | 5,068 | 5,654 | 585 | 36,551 | 39,575 | 3,025 | 67,843 | 62 |
| Total Expense | \$ 53,970 | \$ 55,021 | \$ 1,051 | \$ 314,227 | \$ 385,148 | \$ 70,921 | \$ 660,256 | \$ 748 |
| Net Income | \$ 5,185 | \$ (288) | \$ 5,472 | \$ 100,137 | \$ (2,014) | \$ 102,151 | \$ (3,455) | \$ 238 |
| Capital Improvements | - | 9,487 | 9,487 | - | 66,407 | 66,407 | 113,840 | - |
| Replacement Reserve | 3,500 | 3,500 | - | 24,500 | 24,500 | - | 42,000 | 42 |
| Cash Flow | \$ 1,685 | \$ (13,274) | \$ 14,959 | \$ 75,637 | \$ (92,921) | \$ 168,558 | \$ (159,295) | \$ 180 |

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Seven Months Ended October 31, 2020

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual |
|--|-------------------|---------------------|--------------------|---------------------|---------------------|---------------------|----------------------|
| Revenues | | | | | | | |
| HUD Administrative Fees | \$ 995,794 | \$ 1,050,444 | \$ (54,651) | \$ 6,899,524 | \$ 7,353,111 | \$ (453,586) | \$ 12,605,333 |
| Other Revenue | - | - | - | 17,255 | - | 17,255 | - |
| Total Revenue | \$ 995,794 | \$ 1,050,444 | \$ (54,651) | \$ 6,916,780 | \$ 7,353,111 | \$ (436,331) | \$ 12,605,333 |
| Expenses | | | | | | | |
| Administrative Staff Support | 34,188 | 29,323 | (4,865) | 170,379 | 205,261 | 34,882 | 351,876 |
| Administrative Operating Costs | 2,687 | 5,837 | 3,151 | 8,545 | 40,862 | 32,317 | 70,050 |
| Legal Fees | 4,291 | 8,333 | 4,042 | 11,631 | 58,333 | 46,703 | 100,000 |
| Audit Fees | - | 1,625 | 1,625 | - | 11,375 | 11,375 | 19,500 |
| Insurance | 12,314 | 12,507 | 193 | 87,400 | 87,546 | 145 | 150,078 |
| Management Fees | 8,333 | 8,333 | - | 58,333 | 58,333 | - | 100,000 |
| Service Provider Contract Costs | 649,002 | 623,119 | (25,883) | 4,497,302 | 4,361,832 | (135,470) | 7,477,426 |
| Total Expenses | \$ 710,814 | \$ 689,078 | \$ (21,737) | \$ 4,833,589 | \$ 4,823,542 | \$ (10,047) | \$ 8,268,930 |
| Net Operating Income (Loss) | \$ 284,979 | \$ 361,367 | \$ (76,388) | \$ 2,083,191 | \$ 2,529,569 | \$ (446,378) | \$ 4,336,403 |
| Affiliated Entities Operational Funding | | | | | | | |
| THA - Other Operational Funding* | 152,668 | 173,964 | 21,295 | 752,614 | 1,183,986 | 431,372 | 2,446,438 |
| Affiliated Entities Operational Funding | \$ 152,668 | \$ 173,964 | \$ 21,295 | \$ 752,614 | \$ 1,183,986 | \$ 431,372 | \$ 2,446,438 |
| Net Income after Affiliated Funding | \$ 132,311 | \$ 187,403 | \$ (55,092) | \$ 1,330,576 | \$ 1,345,583 | \$ (15,006) | \$ 1,889,965 |

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Seven Months Ended October 31, 2020

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual |
|--|-------------------|-------------------|------------------|-------------------|---------------------|-------------------|---------------------|
| Affiliated Entities Operational Funding | | | | | | | |
| Funding for Encore Developments | | | | | | | |
| Items earmarked from prior year Budget | \$ - | \$ 54,167 | \$ 54,167 | \$ 8,168 | \$ 379,167 | \$ 370,999 | \$ 650,000 |
| THA - Encore CDD Funding | - | - | - | - | - | - | 200,000 |
| THA - Encore Chiller Plant Reserve & Deficit Funding | 70,000 | 25,000 | (45,000) | 140,000 | 175,000 | 35,000 | 300,000 |
| THA - Encore Ella - Art Project | - | - | - | 26,240 | 26,240 | - | 120,000 |
| Total Encore Developments | \$ 70,000 | \$ 79,167 | \$ 9,167 | \$ 174,408 | \$ 580,407 | \$ 405,999 | \$ 1,270,000 |
| THA Operations - Corporate Overhead | | | | | | | |
| THA - THA Wellness Committee | - | 696 | 696 | 3,556 | 4,872 | 1,316 | 8,352 |
| THA - Transfer to AHDC | - | - | - | - | - | - | 18,873 |
| THA - Executive Salaries and Benefits Funding | 24,275 | 24,275 | - | 169,923 | 169,923 | - | 291,296 |
| THA - Funding of Corporate Overhead | 30,881 | 30,881 | - | 216,164 | 216,164 | - | 370,567 |
| THA - Annual Employee Business Meeting | - | 10,000 | 10,000 | - | 10,000 | 10,000 | 40,000 |
| THA - Employee Appreciation Committee | - | 1,392 | 1,392 | - | 9,744 | 9,744 | 16,704 |
| THA - Partnership Sponsorship/Benevolence Fund | 1,043 | 1,083 | 41 | 3,270 | 7,583 | 4,313 | 13,000 |
| Total THA Operations - CO | \$ 56,198 | \$ 68,327 | \$ 12,129 | \$ 392,913 | \$ 418,286 | \$ 25,373 | \$ 758,792 |
| THA Operations - Resident Services | | | | | | | |
| THA - Funding of EnVision Center | - | - | - | - | - | - | 100,000 |
| THA - Funding of ORCC | 2,218 | 2,218 | - | 15,527 | 15,527 | - | 26,618 |
| THA - Funding of PPS | 17,933 | 17,933 | - | 125,533 | 125,533 | - | 215,200 |
| THA - Funding of Boys Club Building | 6,319 | 6,319 | - | 44,233 | 44,233 | - | 75,828 |
| Total THA Operations - Resident Services | \$ 26,471 | \$ 26,471 | \$ - | \$ 185,293 | \$ 185,294 | \$ - | \$ 417,646 |
| Total Affiliated Entities Operational Funding | \$ 152,668 | \$ 173,964 | \$ 21,296 | \$ 752,614 | \$ 1,183,986 | \$ 431,372 | \$ 2,446,438 |

Tampa Housing Authority

Meridian River Development Corporation Consolidated - 700 Units
For The Nine Months Ended September 30, 2020

| | |
|-----------------------|--------------|
| Occupancy Percentage: | 98.1% |
|-----------------------|--------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|-------------------|-------------------|------------------|---------------------|---------------------|---------------------|---------------------|---------------|
| Gross Potential Rent | \$ 495,639 | \$ 479,981 | \$ 15,658 | \$ 4,353,500 | \$ 4,279,146 | \$ 74,354 | \$ 5,722,776 | \$ 693 |
| Vacancy Loss | (16,333) | (23,999) | 7,666 | (120,540) | (213,957) | 93,417 | (286,139) | (19) |
| Delinquent/Prepaid/Other | - | (2,470) | 2,470 | - | (22,230) | 22,230 | (30,440) | - |
| Total Rental Income | \$ 479,306 | \$ 453,512 | \$ 25,794 | \$ 4,232,960 | \$ 4,042,959 | \$ 190,001 | \$ 5,406,197 | \$ 674 |
| Other Income | 9,527 | 12,321 | (2,794) | 134,437 | 115,389 | 19,048 | 154,202 | 21 |
| Total Income | \$ 488,833 | \$ 465,833 | \$ 23,000 | \$ 4,367,397 | \$ 4,158,348 | \$ 209,049 | \$ 5,560,399 | \$ 695 |
| Administrative Salaries / Benefits | 39,892 | 41,390 | 1,498 | 342,909 | 372,510 | 29,601 | 496,680 | 55 |
| Maintenance Salaries / Benefits | 23,350 | 29,224 | 5,874 | 223,577 | 263,016 | 39,439 | 350,739 | 36 |
| Advertising and Promotion | 9,620 | 6,747 | (2,873) | 43,792 | 57,973 | 14,181 | 76,781 | 7 |
| Maintenance Expenses / Contracts | 39,029 | 53,545 | 14,516 | 365,249 | 442,585 | 77,336 | 581,495 | 58 |
| Administrative Expenses | 23,912 | 19,527 | (4,385) | 112,396 | 181,547 | 69,151 | 239,878 | 18 |
| Utilities | 25,328 | 28,275 | 2,947 | 250,672 | 258,375 | 7,703 | 344,500 | 40 |
| Professional Fees | 2,340 | 9,546 | 7,206 | 65,176 | 85,914 | 20,738 | 114,552 | 10 |
| Management Fees | 14,654 | 13,974 | (680) | 131,344 | 124,749 | (6,595) | 166,836 | 21 |
| Management Fees - THA | 25,835 | 25,835 | - | 232,515 | 232,495 | (20) | 310,000 | 37 |
| Insurance | 31,044 | 31,054 | 10 | 279,396 | 279,486 | 90 | 372,648 | 44 |
| Taxes | 13,811 | 13,811 | - | 124,299 | 124,299 | - | 165,732 | 20 |
| Total Expenses | \$ 248,815 | \$ 272,928 | \$ 24,113 | \$ 2,171,324 | \$ 2,422,949 | \$ 251,625 | \$ 3,219,841 | \$ 346 |
| Net Operating Income | \$ 240,018 | \$ 192,905 | \$ 47,113 | \$ 2,196,073 | \$ 1,735,399 | \$ 460,674 | \$ 2,340,558 | \$ 350 |
| Debt Service (Principal, Interest, and Fees) | 68,803 | 68,742 | (61) | 618,748 | 618,678 | (70) | 824,904 | 98 |
| Capital Expenditures/Replacement Reserve | 31,120 | 38,539 | 7,419 | 235,136 | 853,211 | 618,075 | 967,468 | 37 |
| Net Income | \$ 140,096 | \$ 85,624 | \$ 54,472 | \$ 1,342,189 | \$ 263,510 | \$ 1,078,679 | \$ 548,186 | \$ 214 |

Tampa Housing Authority

Meridian River Development Corporation - Meridian Apartments - 280 Units

For The Nine Months Ended September 30, 2020

| | |
|------------------------------|--------------|
| Occupancy Percentage: | 99.3% |
|------------------------------|--------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|-------------------|-------------------|------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Gross Potential Rent | \$ 233,074 | \$ 224,305 | \$ 8,769 | \$ 2,047,804 | \$ 1,998,981 | \$ 48,823 | \$ 2,673,058 | \$ 816 |
| Vacancy Loss | (5,745) | (11,215) | 5,470 | (49,353) | (99,949) | 50,596 | (133,653) | (20) |
| Delinquent/Prepaid/Other | - | (1,125) | 1,125 | - | (10,125) | 10,125 | (13,500) | - |
| Total Rental Income | \$ 227,329 | \$ 211,965 | \$ 15,364 | \$ 1,998,451 | \$ 1,888,907 | \$ 109,544 | \$ 2,525,905 | \$ 796 |
| Other Income | 5,131 | 6,209 | (1,078) | 85,077 | 58,681 | 26,396 | 78,708 | 34 |
| Total Income | \$ 232,460 | \$ 218,174 | \$ 14,286 | \$ 2,083,527 | \$ 1,947,588 | \$ 135,939 | \$ 2,604,613 | \$ 830 |
| Administrative Salaries / Benefits | 14,583 | 16,551 | 1,968 | 133,739 | 148,959 | 15,220 | 198,612 | 53 |
| Maintenance Salaries / Benefits | 6,880 | 8,449 | 1,569 | 65,178 | 76,041 | 10,863 | 101,388 | 26 |
| Advertising and Promotion | 4,552 | 2,727 | (1,825) | 18,932 | 23,443 | 4,511 | 31,074 | 8 |
| Maintenance Expenses / Contracts | 18,358 | 32,980 | 14,622 | 199,278 | 254,520 | 55,242 | 328,810 | 79 |
| Administrative Expenses | 4,787 | 9,060 | 4,273 | 41,951 | 85,075 | 43,124 | 112,355 | 17 |
| Utilities | 7,342 | 7,420 | 78 | 71,239 | 66,780 | (4,459) | 89,040 | 28 |
| Professional Fees | 750 | 3,739 | 2,989 | 21,115 | 33,651 | 12,536 | 44,868 | 8 |
| Management Fees | 7,015 | 6,545 | (470) | 63,146 | 58,426 | (4,720) | 78,138 | 25 |
| Management Fees - THA | 10,335 | 10,335 | - | 93,015 | 92,995 | (20) | 124,000 | 37 |
| Insurance | 10,206 | 10,206 | - | 91,854 | 91,854 | - | 122,472 | 37 |
| Taxes | 9,569 | 9,569 | - | 86,121 | 86,121 | - | 114,828 | 34 |
| Total Expenses | \$ 94,377 | \$ 117,581 | \$ 23,204 | \$ 885,567 | \$ 1,017,865 | \$ 132,298 | \$ 1,345,585 | \$ 353 |
| Net Operating Income | \$ 138,084 | \$ 100,593 | \$ 37,491 | \$ 1,197,960 | \$ 929,723 | \$ 268,237 | \$ 1,259,028 | \$ 477 |
| Debt Service (Principal, Interest, and Fees) | 48,172 | 48,108 | (64) | 433,065 | 432,972 | (93) | 577,296 | 172 |
| Capital Expenditures/Replacement Reserve | 10,980 | 14,100 | 3,120 | 82,976 | 445,100 | 362,124 | 487,400 | 33 |
| Net Income | \$ 78,932 | \$ 38,385 | \$ 40,547 | \$ 681,919 | \$ 51,651 | \$ 630,268 | \$ 194,332 | \$ 272 |

Tampa Housing Authority

Meridian River Development Corporation - River Pines Apartments - 300 Units

For The Nine Months Ended September 30, 2020

| | |
|------------------------------|--------------|
| Occupancy Percentage: | 98.0% |
|------------------------------|--------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|-------------------|-------------------|------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Gross Potential Rent | \$ 169,222 | \$ 161,805 | \$ 7,417 | \$ 1,479,931 | \$ 1,448,145 | \$ 31,786 | \$ 1,934,815 | \$ 550 |
| Vacancy Loss | (4,501) | (8,090) | 3,589 | (33,052) | (72,408) | 39,356 | (96,741) | (12) |
| Delinquent/Prepaid/Other | - | (1,345) | 1,345 | - | (12,105) | 12,105 | (16,940) | - |
| Total Rental Income | \$ 164,721 | \$ 152,370 | \$ 12,351 | \$ 1,446,879 | \$ 1,363,632 | \$ 83,247 | \$ 1,821,134 | \$ 538 |
| Other Income | 2,204 | 3,773 | (1,569) | 19,464 | 33,957 | (14,493) | 45,276 | 7 |
| Total Income | \$ 166,925 | \$ 156,143 | \$ 10,782 | \$ 1,466,343 | \$ 1,397,589 | \$ 68,754 | \$ 1,866,410 | \$ 545 |
| Administrative Salaries / Benefits | 14,363 | 12,416 | (1,947) | 111,608 | 111,744 | 136 | 148,992 | 41 |
| Maintenance Salaries / Benefits | 9,497 | 12,041 | 2,544 | 96,319 | 108,369 | 12,050 | 144,492 | 36 |
| Advertising and Promotion | 4,277 | 2,467 | (1,810) | 15,754 | 20,303 | 4,549 | 26,704 | 6 |
| Maintenance Expenses / Contracts | 10,325 | 12,875 | 2,550 | 87,296 | 120,975 | 33,679 | 159,490 | 32 |
| Administrative Expenses | 9,090 | 7,378 | (1,712) | 39,042 | 68,891 | 29,849 | 90,875 | 15 |
| Utilities | 15,083 | 17,655 | 2,572 | 142,634 | 158,895 | 16,261 | 211,860 | 53 |
| Professional Fees | 840 | 3,340 | 2,500 | 24,572 | 30,060 | 5,488 | 40,080 | 9 |
| Management Fees | 4,949 | 4,684 | (265) | 43,886 | 41,928 | (1,958) | 56,016 | 16 |
| Management Fees - THA | 11,070 | 11,070 | - | 99,630 | 99,630 | - | 132,840 | 37 |
| Insurance | 8,852 | 8,853 | 1 | 79,668 | 79,677 | 9 | 106,236 | 30 |
| Taxes | 1,560 | 1,560 | - | 14,040 | 14,040 | - | 18,720 | 5 |
| Total Expenses | \$ 89,905 | \$ 94,339 | \$ 4,434 | \$ 754,449 | \$ 854,512 | \$ 100,063 | \$ 1,136,305 | \$ 280 |
| Net Operating Income | \$ 77,019 | \$ 61,804 | \$ 15,215 | \$ 711,894 | \$ 543,077 | \$ 168,817 | \$ 730,105 | \$ 265 |
| Debt Service (Principal, Interest, and Fees) | 11,472 | 11,473 | 1 | 103,244 | 103,257 | 13 | 137,676 | 38 |
| Capital Expenditures/Replacement Reserve | 17,800 | 21,089 | 3,289 | 134,393 | 365,081 | 230,688 | 428,348 | 50 |
| Net Income | \$ 47,748 | \$ 29,242 | \$ 18,506 | \$ 474,258 | \$ 74,739 | \$ 399,519 | \$ 164,081 | \$ 176 |

Tampa Housing Authority

Meridian River Development Corporation - River Place Apartments - 120 Units

For The Nine Months Ended September 30, 2020

| | |
|------------------------------|--------------|
| Occupancy Percentage: | 95.8% |
|------------------------------|--------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|------------------|------------------|-------------------|-------------------|-------------------|-------------------|---------------------|---------------|
| Gross Potential Rent | \$ 93,343 | \$ 93,871 | \$ (528) | \$ 825,765 | \$ 832,020 | \$ (6,255) | \$ 1,114,903 | \$ 765 |
| Vacancy Loss | (6,087) | (4,694) | (1,393) | (38,135) | (41,600) | 3,465 | (55,745) | (35) |
| Delinquent/Prepaid/Other | - | - | - | - | - | - | - | - |
| Total Rental Income | \$ 87,256 | \$ 89,177 | \$ (1,921) | \$ 787,630 | \$ 790,420 | \$ (2,790) | \$ 1,059,158 | \$ 729 |
| Other Income | 2,192 | 2,339 | (147) | 29,896 | 22,751 | 7,145 | 30,218 | 28 |
| Total Income | \$ 89,448 | \$ 91,516 | \$ (2,068) | \$ 817,526 | \$ 813,171 | \$ 4,355 | \$ 1,089,376 | \$ 757 |
| Administrative Salaries / Benefits | 10,947 | 12,423 | 1,476 | 97,562 | 111,807 | 14,245 | 149,076 | 90 |
| Maintenance Salaries / Benefits | 6,973 | 8,734 | 1,761 | 62,079 | 78,606 | 16,527 | 104,808 | 57 |
| Advertising and Promotion | 791 | 1,553 | 762 | 9,107 | 14,227 | 5,120 | 19,186 | 8 |
| Maintenance Expenses / Contracts | 10,346 | 7,690 | (2,656) | 78,674 | 67,090 | (11,584) | 93,345 | 73 |
| Administrative Expenses | 10,035 | 3,089 | (6,946) | 31,404 | 27,581 | (3,823) | 36,648 | 29 |
| Utilities | 2,903 | 3,200 | 297 | 36,798 | 32,700 | (4,098) | 43,600 | 34 |
| Professional Fees | 750 | 2,467 | 1,717 | 19,489 | 22,203 | 2,714 | 29,604 | 18 |
| Management Fees | 2,690 | 2,745 | 55 | 24,312 | 24,395 | 83 | 32,681 | 23 |
| Management Fees - THA | 4,430 | 4,430 | - | 39,870 | 39,870 | - | 53,160 | 37 |
| Insurance | 11,986 | 11,995 | 9 | 107,874 | 107,955 | 81 | 143,940 | 100 |
| Taxes | 2,682 | 2,682 | - | 24,138 | 24,138 | - | 32,184 | 22 |
| Total Expenses | \$ 64,533 | \$ 61,008 | \$ (3,525) | \$ 531,308 | \$ 550,572 | \$ 19,264 | \$ 738,232 | \$ 492 |
| Net Operating Income | \$ 24,915 | \$ 30,508 | \$ (5,593) | \$ 286,218 | \$ 262,599 | \$ 23,619 | \$ 351,144 | \$ 265 |
| Debt Service (Principal, Interest, and Fees) | 9,160 | 9,161 | 1 | 82,438 | 82,449 | 11 | 109,932 | 76 |
| Capital Expenditures/Replacement Reserve | 2,340 | 3,350 | 1,010 | 17,768 | 43,030 | 25,262 | 51,720 | 16 |
| Net Income | \$ 13,416 | \$ 17,997 | \$ (4,581) | \$ 186,012 | \$ 137,120 | \$ 48,892 | \$ 189,492 | \$ 172 |

Tampa Housing Authority

The Ella at Encore, LP 160 Units

For the Nine Months Ended September 30, 2020

| |
|-----------------------------|
| Occupancy Percentage: 98.8% |
|-----------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|-------------------|-------------------|------------------|---------------------|---------------------|------------------|---------------------|---------------|
| Rental Income | \$ 146,247 | \$ 138,544 | \$ 7,703 | \$ 1,245,525 | \$ 1,215,874 | \$ 29,651 | \$ 1,632,790 | |
| Vacancy | (3,545) | (3,959) | 414 | (29,908) | (34,706) | 4,798 | (46,623) | (21) |
| Total Rental Revenue | \$ 142,702 | \$ 134,585 | \$ 8,117 | \$ 1,215,617 | \$ 1,181,168 | \$ 34,449 | \$ 1,586,167 | \$ 844 |
| Other Non-Rental Income | 1,402 | 950 | 452 | 18,806 | 8,820 | 9,986 | 11,730 | 13 |
| Total Revenue | \$ 144,104 | \$ 135,535 | \$ 8,569 | \$ 1,234,423 | \$ 1,189,988 | \$ 44,435 | \$ 1,597,897 | \$ 857 |
| Aministrative Salaries Expense | 24,076 | 29,400 | 5,324 | 236,071 | 270,830 | 34,759 | 359,912 | 164 |
| Administration Expense | 6,845 | 8,883 | 2,038 | 56,533 | 70,392 | 13,859 | 92,609 | 39 |
| Management Fee | 5,759 | 5,421 | (338) | 49,407 | 47,599 | (1,808) | 63,915 | 34 |
| Legal / Professional Fees | 280 | 744 | 464 | 12,270 | 13,198 | 928 | 14,038 | 9 |
| Utilities Expense | 30,682 | 32,292 | 1,610 | 240,964 | 243,808 | 2,844 | 316,565 | 167 |
| Maintenance Supplies / Contracts | 12,566 | 12,800 | 234 | 140,425 | 128,104 | (12,321) | 156,389 | 98 |
| Property Insurance & Taxes | 9,551 | 10,120 | 569 | 82,898 | 90,673 | 7,775 | 120,206 | 58 |
| Total Expenses | \$ 89,759 | \$ 99,660 | \$ 9,901 | \$ 818,569 | \$ 864,604 | \$ 46,035 | \$ 1,123,634 | \$ 568 |
| Net Operating Income | \$ 54,345 | \$ 35,875 | \$ 18,470 | \$ 415,854 | \$ 325,384 | \$ 90,470 | \$ 474,263 | \$ 289 |
| Bond / Mortgage Interest | 5,941 | 6,030 | 89 | 53,734 | 54,270 | 536 | 72,360 | 37 |
| THA Land Note | 5,076 | 5,076 | - | 45,685 | 45,684 | (1) | 60,912 | 32 |
| THA Equity | 2,614 | 2,614 | - | 23,529 | 23,526 | (3) | 31,368 | 16 |
| Debt Service Fees | 5,781 | 5,824 | 43 | 52,149 | 52,416 | 267 | 69,888 | 36 |
| Replacement Reserves | 4,816 | 4,816 | - | 43,046 | 43,344 | 298 | 57,792 | 30 |
| Total Non-Operating Expenses | \$ 24,228 | \$ 24,360 | \$ 132 | \$ 218,143 | \$ 219,240 | \$ 1,097 | \$ 292,320 | \$ 151 |
| Net Income after Non-Operating Expenses | \$ 30,117 | \$ 11,515 | \$ 18,338 | \$ 197,711 | \$ 106,144 | \$ 91,567 | \$ 181,943 | \$ 137 |

Tampa Housing Authority

The Trio at Encore, LP 141 Units

For the Nine Months Ended September 30, 2020

| |
|------------------------------------|
| Occupancy Percentage: 95.0% |
|------------------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|-------------------------------------|-------------------|-------------------|--------------------|---------------------|---------------------|--------------------|---------------------|-----------------|
| Gross Potential Revenue | \$ 159,810 | \$ 155,036 | \$ 4,774 | \$ 1,383,828 | \$ 1,327,400 | \$ 56,428 | \$ 1,794,079 | \$ 1,090 |
| Vacancy | (8,402) | (6,186) | (2,216) | (48,509) | (57,201) | 8,693 | (75,820) | (38) |
| Total Rental Revenue | \$ 151,408 | \$ 148,850 | \$ 2,558 | \$ 1,335,320 | \$ 1,270,199 | \$ 65,121 | \$ 1,718,259 | \$ 1,052 |
| Other Income | 13,667 | 11,368 | 2,299 | 95,325 | 104,037 | (8,712) | 138,716 | (38) |
| Total Revenue | \$ 165,076 | \$ 160,218 | \$ 4,858 | \$ 1,430,644 | \$ 1,374,236 | \$ 56,408 | \$ 1,856,975 | \$ 1,127 |
| Aministrative Salaries Expense | 29,084 | 31,145 | 2,061 | 256,094 | 283,175 | 27,081 | 377,490 | 202 |
| Administration Expense | 7,458 | 7,684 | 226 | 62,770 | 66,717 | 3,947 | 87,938 | 49 |
| Management Fee | 6,808 | 6,409 | (399) | 57,478 | 54,969 | (2,509) | 74,278 | 45 |
| Professional Fees | 247 | 247 | - | 11,971 | 13,273 | 1,302 | 14,664 | 9 |
| Utilities Expense | 30,270 | 24,000 | (6,270) | 265,629 | 206,850 | (58,779) | 270,450 | 209 |
| Maintenance Supplies / Contracts | 17,367 | 9,662 | (7,705) | 135,045 | 136,271 | 1,226 | 169,728 | 106 |
| Property Insurance / Taxes | 12,698 | 12,845 | 147 | 116,090 | 122,740 | 6,650 | 161,393 | 91 |
| Total Expenses | \$ 103,931 | \$ 91,992 | \$ (11,940) | \$ 905,077 | \$ 883,995 | \$ (21,082) | \$ 1,155,941 | \$ 713 |
| Net Operating Income | \$ 61,144 | \$ 68,226 | \$ (7,082) | \$ 525,567 | \$ 490,241 | \$ 35,326 | \$ 701,034 | \$ 414 |
| New Perm Note - Interest | 13,524 | 13,524 | - | 122,173 | 122,112 | (61) | 162,456 | 96 |
| THA Land Note | 2,850 | 2,850 | - | 25,650 | 25,650 | - | 34,200 | 20 |
| THA Equity | 5,603 | 5,603 | - | 50,427 | 50,427 | - | 67,464 | 40 |
| Debt Service | 14,900 | 14,902 | 1 | 136,642 | 134,422 | (2,220) | 179,130 | 108 |
| Replacement Reserves | 8,333 | 8,333 | - | 74,997 | 74,997 | - | 99,996 | 59 |
| Total Non-Operating Expenses | \$ 45,210 | \$ 45,212 | \$ 2 | \$ 409,889 | \$ 407,608 | \$ (2,281) | \$ 543,246 | \$ 713 |
| Net Income (Loss) | \$ 15,934 | \$ 23,014 | \$ (7,084) | \$ 115,678 | \$ 82,633 | \$ 33,045 | \$ 157,788 | \$ 91 |

Tampa Housing Authority

The Reed at Encore, LP 158 Units

For the Nine Months Ended September 30, 2020

Occupancy Percentage: 94.9%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|-------------------------------------|-------------------|-------------------|------------------|---------------------|---------------------|-------------------|---------------------|---------------|
| Gross Potential Rent | \$ 172,998 | \$ 169,647 | \$ 3,351 | \$ 1,411,694 | \$ 1,410,128 | \$ 1,566 | \$ 1,920,833 | \$ 993 |
| Vacancy | (8,936) | (5,081) | (3,855) | (34,991) | (42,228) | 7,237 | (57,523) | (25) |
| Total Rental Revenue | \$ 164,062 | \$ 164,566 | \$ (504) | \$ 1,376,703 | \$ 1,367,900 | \$ 8,803 | \$ 1,863,310 | \$ 968 |
| Other Non-Rental Income | 1,858 | 1,236 | 622 | 13,095 | 13,469 | (374) | 17,862 | 9 |
| Total Revenue | \$ 165,920 | \$ 165,802 | \$ 118 | \$ 1,389,798 | \$ 1,381,369 | \$ 8,429 | \$ 1,881,172 | \$ 977 |
| Aministrative Salaries Expense | 23,225 | 29,018 | 5,793 | 212,240 | 261,810 | 49,570 | 349,945 | 149 |
| Administrative Expense | 6,093 | 8,557 | 2,464 | 45,236 | 60,721 | 15,485 | 79,124 | 32 |
| Management Fee | 6,681 | 6,632 | (49) | 55,576 | 55,256 | (320) | 75,248 | 39 |
| Legal / Professional | 277 | 277 | - | 10,989 | 11,457 | 468 | 12,288 | 8 |
| Utilities | 22,246 | 26,742 | 4,496 | 184,240 | 213,394 | 29,154 | 284,399 | 130 |
| Maintenance Supplies / Contracts | 11,406 | 16,650 | 5,244 | 105,234 | 130,225 | 24,991 | 154,891 | 74 |
| Property Insurance and Taxes | 10,362 | 10,295 | (67) | 92,057 | 96,686 | 4,629 | 127,689 | 65 |
| Total Expenses | \$ 80,291 | \$ 98,171 | \$ 17,880 | \$ 705,572 | \$ 829,549 | \$ 123,977 | \$ 1,083,584 | \$ 496 |
| Net Operating Income (Loss) | \$ 85,629 | \$ 67,631 | \$ 17,998 | \$ 684,226 | \$ 551,820 | \$ 132,406 | \$ 797,588 | \$ 481 |
| New Perm Note - Interest | 16,234 | 16,234 | - | 144,937 | 144,937 | - | 192,438 | 102 |
| THA Land Note | 3,691 | 3,691 | - | 33,219 | 33,219 | - | 44,292 | 23 |
| THA Equity | 3,523 | 3,523 | - | 31,707 | 31,707 | - | 42,276 | 22 |
| THA RHF Funds | 5,560 | 5,560 | - | 50,040 | 50,040 | - | 66,720 | 35 |
| Replacement Reserves | 4,608 | 4,608 | - | 41,472 | 41,472 | - | 55,296 | 29 |
| Total Non-Operating Expenses | \$ 33,616 | \$ 33,616 | \$ - | \$ 301,376 | \$ 301,375 | \$ (1) | \$ 401,022 | \$ 212 |
| Net Income (Loss) | \$ 52,013 | \$ 34,015 | \$ 17,998 | \$ 382,850 | \$ 250,445 | \$ 132,405 | \$ 396,566 | \$ 269 |

Tampa Housing Authority
The Tempo at Encore, LP 203 Units
For the Nine Months Ended September 30, 2020

Occupancy Percentage: 97.5%

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|-------------------------------------|-------------------|-------------------|-------------------|---------------------|---------------------|--------------------|---------------------|-----------------|
| Gross Potential Rent | \$ 242,698 | \$ 220,377 | \$ 22,321 | \$ 2,068,140 | \$ 1,796,301 | \$ 271,839 | \$ 2,713,250 | \$ 1,132 |
| Vacancy | (6,432) | (8,256) | 1,824 | (102,446) | (78,512) | (23,934) | (103,396) | (56) |
| Total Rental Revenue | \$ 236,266 | \$ 212,121 | \$ 24,145 | \$ 1,965,694 | \$ 1,717,789 | \$ 247,905 | \$ 2,609,854 | \$ 1,076 |
| Other Non-Rental Income | 15,542 | 15,764 | (222) | 127,055 | 142,796 | (15,741) | 190,698 | 70 |
| Total Revenue | \$ 251,808 | \$ 227,885 | \$ 23,923 | \$ 2,092,749 | \$ 1,860,585 | \$ 232,164 | \$ 2,800,552 | \$ 1,145 |
| Aministrative Salaries Expense | 30,580 | 35,678 | 5,098 | 245,885 | 332,379 | 86,494 | 444,783 | 135 |
| Administrative Expense | 7,602 | 11,113 | 3,511 | 71,765 | 90,240 | 18,475 | 117,760 | 39 |
| Management Fee | 9,386 | 9,642 | 256 | 82,591 | 82,922 | 331 | 112,021 | 45 |
| Legal / Professional | 3,080 | 849 | (2,231) | 85,074 | 13,677 | (71,397) | 15,236 | 47 |
| Utilities | 16,995 | 17,600 | 605 | 206,647 | 158,400 | (48,247) | 211,200 | 113 |
| Maintenance Supplies / Contracts | 11,545 | 8,599 | (2,947) | 153,555 | 124,903 | (28,652) | 163,889 | 84 |
| Property Insurance and Taxes | 17,775 | 20,464 | 2,689 | 162,665 | 187,076 | 24,411 | 248,586 | 89 |
| Total Expenses | \$ 96,963 | \$ 103,945 | \$ 6,982 | \$ 1,008,181 | \$ 989,597 | \$ (18,584) | \$ 1,313,475 | \$ 552 |
| Net Operating Income (Loss) | \$ 154,845 | \$ 123,940 | \$ 30,905 | \$ 1,084,568 | \$ 870,988 | \$ 213,580 | \$ 1,487,077 | \$ 594 |
| Interest On Mortgage/Bonds Payable | 27,226 | 27,084 | 142 | 245,032 | 244,324 | 708 | 325,292 | 170 |
| Debt Service Fees | 20,413 | 98,469 | 78,056 | 199,590 | 386,204 | 186,614 | 572,903 | 139 |
| Replacement Reserves | 5,921 | 5,921 | - | 53,308 | 53,308 | - | 71,052 | 29 |
| Total Non-Operating Expenses | \$ 53,073 | \$ 131,474 | \$ 78,401 | \$ 493,997 | \$ 683,836 | \$ 189,839 | \$ 969,247 | \$ 270 |
| Net Income (Loss) | \$ 101,772 | \$ (7,534) | \$ 109,305 | \$ 590,571 | \$ 187,152 | \$ 403,418 | \$ 517,830 | \$ 323 |

Tampa Housing Authority

The Gardens at Southbay, LTD 216 Units

For The Nine Months Ended September 30, 2020

| | |
|------------------------------|--------------|
| Occupancy Percentage: | 95.8% |
|------------------------------|--------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|--------------------|--------------------|-----------------|---------------------|---------------------|--------------------|---------------------|----------------|
| Rental Income | 186,666 | 183,600 | \$ 3,066 | 1,679,031 | 1,646,400 | \$ 32,631 | \$ 2,197,200 | \$ 864 |
| Hud Subsidy | 5,921 | 5,000 | 921 | 60,231 | 44,350 | 15,881 | 59,350 | 31 |
| Capital Fund | 3,000 | 3,000 | - | 27,000 | 27,000 | - | 36,000 | 14 |
| Vacancy Loss | (9,665) | (6,000) | (3,665) | (89,179) | (54,000) | (35,179) | (72,000) | (46) |
| Concessions | (290) | (600) | 310 | (2,490) | (5,400) | 2,910 | (7,200) | (1) |
| Total Rental Income | \$ 185,632 | \$ 185,000 | \$ 632 | \$ 1,674,593 | \$ 1,658,350 | \$ 16,243 | \$ 2,213,350 | \$ 861 |
| Other Income | 8,660 | 7,400 | 1,260 | 31,258 | 63,000 | (31,742) | 82,825 | 16 |
| Total Income | \$ 194,292 | \$ 192,400 | \$ 1,892 | \$ 1,705,850 | \$ 1,721,350 | \$ (15,500) | \$ 2,296,175 | \$ 877 |
| Administrative Salaries / Benefits | 12,803 | 15,383 | 2,580 | 110,513 | 138,447 | 27,934 | 184,596 | 57 |
| Maintenance Salaries / Benefits | 12,362 | 14,430 | 2,068 | 100,740 | 129,870 | 29,130 | 173,160 | 52 |
| Maintenance Expense / Contracts | 21,188 | 27,280 | 6,092 | 203,219 | 215,845 | 12,626 | 289,995 | 105 |
| Administrative Expenses | 21,738 | 9,305 | (12,433) | 69,411 | 88,755 | 19,344 | 135,620 | 36 |
| Advertising | 955 | 1,909 | 954 | 10,771 | 14,381 | 3,610 | 19,108 | 6 |
| Utilities | 6,563 | 9,350 | 2,787 | 64,233 | 84,150 | 19,917 | 112,200 | 33 |
| Professional Fees | 3,506 | 7,250 | 3,744 | 39,661 | 70,650 | 30,989 | 74,900 | 20 |
| Land Lease | 1,420 | 1,420 | - | 12,780 | 12,780 | - | 17,040 | 7 |
| Insurance and Taxes | 18,741 | 18,741 | - | 168,669 | 168,669 | - | 224,892 | 87 |
| Management Fees | 6,458 | 6,900 | 442 | 60,248 | 62,100 | 1,852 | 82,800 | 31 |
| Management Fees - THA | 1,845 | 1,950 | 105 | 17,214 | 17,550 | 336 | 23,400 | 9 |
| Total Expenses | \$ 107,580 | \$ 113,918 | \$ 6,338 | \$ 857,459 | \$ 1,003,197 | \$ 145,738 | \$ 1,337,711 | \$ 441 |
| Net Operating Income | \$ 86,712 | \$ 78,482 | \$ 8,230 | \$ 848,392 | \$ 718,153 | \$ 130,239 | \$ 958,464 | \$ 436 |
| Debt Service (Principal, Interest, and Fees) | 104,652 | 104,653 | 1 | 941,865 | 941,874 | 9 | 1,255,832 | 484 |
| Replacement Reserve | 3,790 | 3,790 | - | 34,110 | 34,110 | - | 45,480 | 18 |
| Net Income | \$ (21,730) | \$ (29,961) | \$ 8,231 | \$ (127,583) | \$ (257,831) | \$ 130,248 | \$ (342,848) | \$ (66) |

Tampa Housing Authority

Osborne Landing, LTD

43 Units

For The Ten Months Ended October 31, 2020

| |
|-----------------------------|
| Occupancy Percentage: 97.7% |
|-----------------------------|

| | PTD Actual | PTD Budget | Variance | YTD Actual | YTD Budget | Variance | Annual | PUM |
|--|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|---------------|
| Revenues | | | | | | | | |
| Tenant Revenue | \$ 24,484 | \$ 23,691 | \$ 793 | \$ 243,006 | \$ 236,913 | \$ 6,093 | \$ 284,296 | \$ 565 |
| Vacancy Loss | - | (917) | 917 | - | (9,167) | 9,167 | (11,000) | - |
| Section 8 Subsidy | 8,060 | 8,333 | (273) | 82,676 | 83,329 | (653) | 99,995 | 192 |
| Total Revenue | \$ 32,544 | \$ 31,108 | \$ 1,436 | \$ 325,682 | \$ 311,076 | \$ 14,606 | \$ 373,291 | \$ 757 |
| Expenses | | | | | | | | |
| Admin Salaries / Benefits | 4,261 | 4,306 | 45 | 42,170 | 43,063 | 893 | 51,552 | 98 |
| Administrative Expenses | 946 | 2,912 | 1,966 | 25,351 | 29,117 | 3,765 | 35,065 | 59 |
| Management Fees | 2,489 | 2,489 | - | 24,889 | 24,886 | (3) | 29,863 | 58 |
| Tenant and Social Services | - | 67 | 67 | - | 667 | 667 | 800 | - |
| Utilities | 941 | 1,615 | 674 | 8,125 | 16,153 | 8,028 | 19,384 | 19 |
| Maintenance Salary / Benefits | 4,991 | 4,481 | (510) | 53,798 | 44,813 | (8,985) | 53,776 | 125 |
| Maintenance Expenses | 1,560 | 2,354 | 794 | 24,422 | 23,542 | (881) | 28,250 | 57 |
| Contracted Maintenance Services | 2,942 | 5,121 | 2,178 | 57,486 | 51,208 | (6,277) | 61,450 | 134 |
| Protective Services Salaries/Benefits | 311 | 292 | (19) | 3,663 | 2,917 | (746) | 3,501 | 9 |
| General Expenses | 9,125 | 1,637 | (7,489) | 33,399 | 16,367 | (17,032) | 19,640 | 78 |
| Bad Debt | 293 | 250 | (43) | 3,818 | 2,500 | (1,318) | 3,000 | 9 |
| Total Expenses | \$ 27,860 | \$ 25,523 | \$ (2,337) | \$ 277,122 | \$ 255,232 | \$ (21,889) | \$ 306,280 | \$ 644 |
| Net Operating Income | \$ 4,684 | \$ 5,584 | \$ (901) | \$ 48,561 | \$ 55,844 | \$ (7,283) | \$ 67,011 | \$ 113 |
| Other Out Flow | | | | | | | | |
| Replacement Reserve | 1,254 | 1,254 | - | 12,542 | 12,542 | - | 15,050 | 29 |
| Operating Income after Reserves | \$ 3,430 | \$ 4,330 | \$ (900) | \$ 36,019 | \$ 43,302 | \$ (7,283) | \$ 51,961 | \$ 84 |

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

Department of Asset Management
Lorenzo Bryant, Director

Tampa Housing Authority RAD Project Based Properties

The Asset Management staff, and Property Managers have maintained effective and efficient procedures during such an uncertain environment with respect to the COVID-19 pandemic. Our RAD property managers have maintained the outstanding level of service we set out to provide for our residents and are adaptive of the circumstances we now exist in. While state restrictions have been lifted and the county is deemed “open,” most of our leasing offices are still not open to the public but the property managers continue to facilitate all leasing processes via telephone, virtually or by appointment.

We are proud to announce that all our self-managed sites have maintained good occupancy levels for the month of October 94.29%. The occupancy rates improved during the past months and most of our properties report low to no vacancies on a weekly basis. Collected rents improved at many properties increasing our average to 93.18% in the month of October.

At the end of October, our department, along with the PPS Department and their case managers have continued relocating residents and assisting with the moves scheduled into the Renaissance and Bethune Hi- Rise Development.

Encore Properties

The Encore properties maintained their monthly resident activities, and for the month of October the residents enjoyed a Fall Festival at the Reed. The residents of these properties received meals and food delivered to their door with the assistance of THA staff.

Palm Terrace ALF

For the month of October, Palm Terrace management continued to keep their senior residents entertained and happy despite still being closed to the public for visitation. The team received some great donations including an Amazon Alexa Echo Show 8 from the Barnes Trial Group. This allows the residents to Video call and message friends and family, watch TV shows, movies and much more. The residents were very appreciative of this and were excited to discover the ways to use this device.

MRDC & Gardens at South Bay

During the month of October, the MRDC properties residents received meals and food packages from THA which were delivered to their door. The management of these properties along with the Gardens at South Bay continue to follow their operating procedures by controlling traffic to the leasing office and are still adhering to safety measures and social distancing. Leasing has been consistent throughout this period and the properties have been able to maintain low vacancy rates within these properties.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2021

OCTOBER 2020

| MANAGEMENT OPERATIONS | RENT/OTHER COLLECTED | OCCUPANCY |
|----------------------------|----------------------|----------------|
| PROPERTY | PERCENT | PERCENT |
| J. L. Young, Inc. | 98.00% | 98.00% |
| Robles, LLC | 72.40% | 81.91% |
| Scruggs Manor, LLC | 90.35% | 100.00% |
| Azzarelli | 98.34% | 100.00% |
| Scruggs Manor | 87.33% | 100.00% |
| Seminole, LLC | 97.46% | 99.41% |
| Seminole Park | 97.42% | 99.00% |
| Moses White Estates | 97.50% | 100.00% |
| Shimberg, LLC | 96.30% | 100.00% |
| Shimberg Estates | 96.30% | 100.00% |
| Squire Villa | 100.00% | 100.00% |
| C. Blythe Andrews | 100.00% | 100.00% |
| Arbors, LLC | 99.16% | 98.43% |
| Arbors at Padgett Estates | 99.10% | 97.48% |
| Azeele | 100.00% | 100.00% |
| Bay Ceia Apartments | 100.00% | 100.00% |
| Soho Place Apartments | 94.49% | 100.00% |
| St. Louis/St. Conrad | 100.00% | 100.00% |
| RAD Overall Average | 93.18% | 94.29% |
| Cedar Pointe | 97.54% | 98.81% |
| Osborne | 96.50% | 97.67% |

APR-OCT 2020

RAD Tenant Accounts Receivable

| Property | Total Tenant Revenue | CURRENT Accts Receivable | Bad Debt / Over 90 Days | PAST Bad Debt/ Over 90 Days | Fraud | Eviction Legal Adjustments to TARs | Adjusted Receivables | % |
|---------------------------|-----------------------|--------------------------|-------------------------|-----------------------------|---------------|------------------------------------|----------------------|---------------|
| J L Young, Inc. | \$ 763,120.35 | \$15,555.72 | \$298.50 | \$2,376.50 | \$0.00 | \$0.00 | \$15,257.22 | 98.00% |
| Robles Park, LLC | \$402,483.96 | \$111,381.49 | \$282.00 | \$16,730.52 | \$0.00 | \$1,621.40 | \$111,099.49 | 72.40% |
| Scruggs Manor, LLC | \$182,599.00 | \$17,613.80 | \$0.00 | \$5,413.00 | \$0.00 | \$0.00 | \$17,613.80 | 90.35% |
| Azzarelli | \$50,098.00 | \$830.00 | \$0.00 | \$1,186.00 | \$0.00 | \$0.00 | \$830.00 | 98.34% |
| Scruggs Manor | \$132,501.00 | \$16,783.80 | \$0.00 | \$4,227.00 | \$0.00 | \$0.00 | \$16,783.80 | 87.33% |
| Seminole Park, LLC | \$278,653.62 | \$7,088.16 | \$0.00 | \$3,432.59 | \$0.00 | \$0.00 | \$7,088.16 | 97.46% |
| Seminole Park | \$146,254.22 | \$3,780.02 | \$0.00 | \$3,289.60 | \$0.00 | \$0.00 | \$3,780.02 | 97.42% |
| Moses White Estates | \$132,399.40 | \$3,308.14 | \$0.00 | \$142.99 | \$0.00 | \$0.00 | \$3,308.14 | 97.50% |
| Shimberg, LLC | \$277,979.27 | \$4,449.63 | \$0.00 | \$2,512.12 | \$0.00 | \$0.00 | \$4,449.63 | 98.40% |
| Shimberg Estates | \$120,220.14 | \$4,449.63 | \$0.00 | \$1,546.65 | \$0.00 | \$0.00 | \$4,449.63 | 96.30% |
| Squire Villa | \$43,294.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 100.00% |
| C.B. Andrews | \$114,465.13 | \$0.00 | \$0.00 | \$965.47 | \$0.00 | \$0.00 | \$0.00 | 100.00% |
| Arbors, LLC | \$298,123.53 | \$2,495.40 | \$0.00 | \$1,603.80 | \$0.00 | \$6,184.00 | \$2,495.40 | 99.16% |
| Arbors at Padgett | \$188,167.30 | \$1,695.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,695.40 | 99.10% |
| Azeele | \$13,927.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,184.00 | \$0.00 | 100.00% |
| Bay Ceia Apartments | \$71,670.23 | \$0.00 | \$0.00 | \$1,603.80 | \$0.00 | \$0.00 | \$0.00 | 100.00% |
| Soho Place | \$14,529.00 | \$800.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$800.00 | 94.49% |
| St. Louis/St. Conrad | \$9,830.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 100.00% |
| RAD Totals | \$2,202,959.73 | \$158,584.20 | \$580.50 | \$32,068.53 | \$0.00 | \$7,805.40 | \$150,198.30 | 93.18% |
| Cedar Pointe | \$ 339,953.41 | \$ 13,233.73 | \$ 4,885.50 | \$ 940.92 | \$ - | \$ - | \$8,348.23 | 97.54% |
| Osborne | \$ 243,447.78 | \$ 9,856.86 | \$ 1,334.60 | \$ 3,147.01 | \$ - | \$ - | \$8,522.26 | 96.50% |

OCTOBER

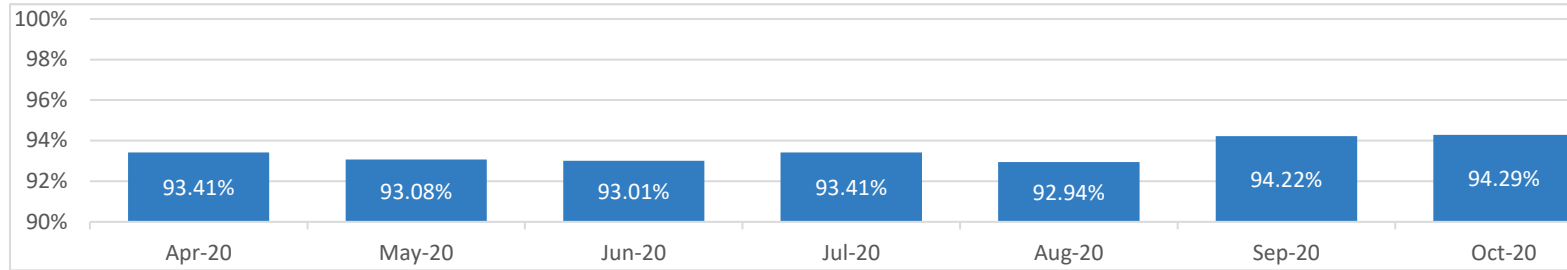
Reporting Month: 2020

RAD Occupancy

| Property | Avail Units | Service Units | Demo/ Fire Casualty | MOD/ Offline | Adjusted | Leased Units | Vacant Units | Approved to move in | % |
|---------------------------|--------------|---------------|---------------------------|-----------------|--------------|-----------------|-----------------|------------------------|----------------|
| J L Young, Inc. | 450 | 1 | 0 | 0 | 449 | 440 | 9 | 9 | 98.00% |
| Robles, LLC | 400 | 1 | 1 | 0 | 398 | 326 | 72 | 17 | 81.91% |
| Scruggs Manor, LLC | 116 | 0 | 0 | 0 | 116 | 116 | 0 | 0 | 100.00% |
| Azzarelli | 30 | 0 | 0 | 0 | 30 | 30 | 0 | 0 | 100.00% |
| Scruggs Manor | 86 | 0 | 0 | 0 | 86 | 86 | 0 | 0 | 100.00% |
| Seminole Park, LLC | 169 | 0 | 0 | 0 | 169 | 168 | 1 | 1 | 99.41% |
| Seminole Park | 100 | 0 | 0 | 0 | 100 | 99 | 1 | 1 | 99.00% |
| Moses White Estates | 69 | 0 | 0 | 0 | 69 | 69 | 0 | 0 | 100.00% |
| Shimberg, LLC | 165 | 0 | 0 | 0 | 165 | 165 | 0 | 0 | 100.00% |
| Shimberg Estates | 78 | 0 | 0 | 0 | 78 | 78 | 0 | 0 | 100.00% |
| Squire Villa | 30 | 0 | 0 | 0 | 30 | 30 | 0 | 0 | 100.00% |
| C.B. Andrews | 57 | 0 | 0 | 0 | 57 | 57 | 0 | 0 | 100.00% |
| Arbors, LLC | 191 | 0 | 0 | 0 | 191 | 188 | 3 | 3 | 98.43% |
| Arbors at Padgett | 119 | 0 | 0 | 0 | 119 | 116 | 3 | 3 | 97.48% |
| Azeele | 10 | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 100.00% |
| Bay Ceia Apartments | 40 | 0 | 0 | 0 | 40 | 40 | 0 | 0 | 100.00% |
| Soho Place | 14 | 0 | 0 | 0 | 14 | 14 | 0 | 0 | 100.00% |
| St. Louis/Conrad | 8 | 0 | 0 | 0 | 8 | 8 | 0 | 0 | 100.00% |
| Total | 1,491 | 2 | 1 | 0 | 1,488 | 1,403 | 85 | 30 | 94.29% |

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

94.29%



| Agency Wide | Apr-20 | May-20 | Jun-20 | Jul-20 | Aug-20 | Sep-20 | Oct-20 |
|----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Total Units | 1,491 | 1,491 | 1,491 | 1,491 | 1,491 | 1,491 | 1,491 |
| 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 | 0 | 0 | 0 |
| Modernization | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Available | 1,488 | 1,488 | 1,488 | 1,488 | 1,488 | 1,488 | 1,488 |
| Occupied | 1,390 | 1,385 | 1,384 | 1,390 | 1,383 | 1,402 | 1,403 |
| Vacant | 98 | 103 | 103 | 97 | 104 | 86 | 85 |
| % Occupancy Rate | 93.41% | 93.08% | 93.01% | 93.41% | 92.94% | 94.22% | 94.29% |

| | | | | | | | | | |
|---------------------|-----------|----------|----------|----------|-----------|-----------|----------|----------|---------------|
| Cedar Pointe | 84 | 0 | 0 | 0 | 84 | 83 | 1 | 0 | 98.81% |
|---------------------|-----------|----------|----------|----------|-----------|-----------|----------|----------|---------------|

| | | | | | | | | | |
|----------------|-----------|----------|----------|----------|-----------|-----------|----------|----------|---------------|
| Osborne | 43 | 0 | 0 | 0 | 43 | 42 | 1 | 0 | 97.67% |
|----------------|-----------|----------|----------|----------|-----------|-----------|----------|----------|---------------|

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

Department of Assisted Housing
Margaret Jones, Director

HUD as presented an opportunity to apply for Youth Aging Out of Foster Care vouchers and have contacted our community partners of the interest and need. Maximum amount of the award is 25.

HUD provided an opportunity for PHAs to submit for additional HUDVASH vouchers that serve homeless veterans. After meeting with community partners, it was agreed that the application for additional vouchers be submitted due to potential increased homelessness due to COVID-19. THA was notified November 1st of an additional award of 31 HUDVASH vouchers.

HUDVASH RFP has been released for interested owners/developers to submit proposals to project based HUDVASH vouchers that are specific to the veteran population. Proposals are due by the end of October 2020. There were no responses to the RFP and will be readvertised.

HUD has released a Housing Choice Voucher Mobility demonstration NOFA which may bring additional vouchers to the community. The NOFA is to use this demonstration as a randomized control experiment to determine if the control groups move to higher opportunity area with intensive services. There will be three control groups: Families with children that will provide intensive services, families with children with lesser services, and families with children with no services. This is a 6-year study that the agency will be responsible to report findings to HUD. Only 6-10 agencies will be selected through this NOFA. Grant submission was extended until December 15th, 2020 and will be submitted this week.

Leasing has begun for Renaissance and Mary Bethune as part of the West River Development. Both buildings are expected to lease approximately 50 families a month. Both buildings are RAD developments.

Current baseline is 10,727 with approximately 79 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

| | |
|----------------|----------------------|
| Participants | 365 |
| Workshops | One virtual workshop |
| Escrows | 227 |
| Graduates | 3 |
| Homeownership | 60 |
| Escrow | 61% |
| Escrow Payment | \$21,313 (3 clients) |

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

New increment award December 2020 of 31. The HUDVASH program is administered to assist 814 homeless veterans. This program began July 1, 2008 with 105 vouchers and was increased by 35 vouchers October 1, 2009. June 1, 2010 THA was awarded an additional 150 VASH vouchers. August 1, 2011 the agency was awarded an additional 75 vouchers. THA was awarded another 75 effective April 1, 2012. THA received another award of 205 HUD-VASH Vouchers effective August 1, 2013. Another increment of 22 vouchers was received October 1, 2014 and another 12 December 2014. We have partnered with the Department of Veterans Affairs which is responsible to refer families to the agency. THA then proceeds with the necessary steps to determine eligibility. THA received an additional 45 HUDVASH vouchers effective May 1, 2015. THA was approved for an additional HUDVASH project based vouchers November 1, 2015. THA received an additional 39 vouchers effective June 2016. November 1st, 2016 an additional 20 were added to the Project Based HUDVASH voucher inventory.

NED

250 designated housing vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to

receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so choose. The family does not have to be listed on the PHA's voucher waiting list. Instead they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

SECTION 811 MAINSTREAM VOUCHERS

Total baseline for the mainstream program is 172. 40 additional mainstream vouchers were awarded July 1st 2020. 55 Mainstream vouchers were awarded November 2018. These vouchers are specific to those families that are non-elderly disabled, homeless, at risk of homelessness, at risk of becoming institutionalized, or leaving an institution. Mainstream is now 99 percent leased. 77 were awarded for February 2020.

PORTABILITY

The agency currently administers 164 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

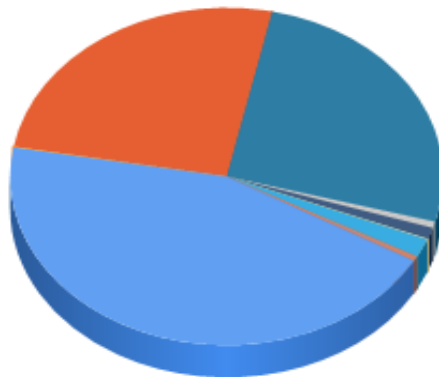
The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD/PB is 32 families a month
 The current attrition rate for VREG is 33 families a month
 Average HAP is \$791

| <i>PROGRAM</i> | <i>BUDGETED UNITS</i> | <i>LEASED UNITS</i> | <i>UTILIZATION RATE</i> | |
|-----------------------|------------------------------|----------------------------|--------------------------------|----------------------|
| LEASED PROGRAMS | 8785 | 8,564 | 97% Monthly | |
| RAD | 1,601 | 1,401 | 88% Monthly | |
| <i>PROGRAM</i> | <i>AUTHORIZED ACC</i> | <i>UTILIZED ACC</i> | <i>MONTHLY</i> | <i>ANNUAL</i> |
| LEASED PROGRAMS TOTAL | \$7,602,762 | \$7,779,663 | 100% | 99% |

THA Monthly Management Report September 2020

| INSPECTION TYPE | TOTALS |
|---|--------------|
| Annuals Due | 472 |
| Annual Completed | 654 |
| Annual Covid Completed | 1 |
| Annual Re-inspection Completed | 376 |
| Initial Completed | 382 |
| Initial Covid Completed | 9 |
| Initial Re-inspection Completed | 16 |
| Quality Control Re-inspection Completed | 1 |
| Special Completed | 26 |
| Special Re-inspection Completed | 7 |
| Total Inspections Completed | 1,472 |
| | |

**Completed Inspections
September 2020**



- | | | |
|----------------------|-----------------------|-------------------------------|
| Annual | Initial | Quality Control Re-inspection |
| Annual Covid | Initial Covid | Special |
| Annual Re-inspection | Initial Re-inspection | Special Re-inspection |

| | |
|-----------------------------|------------|
| Annual | 654 |
| PASSED | 290 |
| FAIL | 218 |
| INCONCLUSIVE | 146 |
| Annual Covid | 1 |
| PASSED | 1 |
| Annual Re-inspection | 376 |
| PASSED | 232 |
| FAIL | 65 |
| INCONCLUSIVE | 79 |



THA Monthly Management Report September 2020

| | |
|-------------------------------|-------|
| Initial | 382 |
| PASSED | 349 |
| FAIL | 17 |
| INCONCLUSIVE | 16 |
| Initial Covid | 9 |
| PASSED | 4 |
| INCONCLUSIVE | 5 |
| Initial Re-inspection | 16 |
| PASSED | 16 |
| Quality Control Re-inspection | 1 |
| FAIL | 1 |
| Special | 26 |
| PASSED | 8 |
| FAIL | 9 |
| INCONCLUSIVE | 9 |
| Special Re-inspection | 7 |
| PASSED | 2 |
| FAIL | 3 |
| INCONCLUSIVE | 2 |
| Total Inspections | 1,472 |

| | |
|--------------------------------|-------|
| Total Inspections by Inspector | 1,472 |
| B. Lackey | 415 |
| J. Estep | 467 |
| J. Williford | 150 |
| M. Smith | 437 |
| S. Certification | 3 |

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

In a constant effort to try and keep our employees and residents safe from the COVID-19 virus, the Public Safety Department and the Facilities Department had a joint training session with our custodial and maintenance staff on how to properly use the Victory Sanitizer Sprayer with a Vidal Oxide solution. This was a hands-on training session which allowed the participants to prepare the solution and use the equipment in a conditioned setting. Victory Electrostatic Sprayer allows the user hours of spraying time without the hassle of dragging a power cord around. In addition, it is designed to save time and labor, spray less liquid, and cover more surfaces. Victory Sprayers' have a patented technology that provides an electrical charge to the Vidal Oxide solution. This allows it to wrap around conductive surfaces with an effective and even coverage. The sprayer also double-charges the Vidal Oxide solution particles to envelope all conductive surfaces – shadowed, vertical and underneath. The Vidal Oxide solution is a commercial grade disinfectant, cleaner and mold remover that kills the COVID-19 virus. It sanitizes food-contact surfaces with no rinse required and eliminates odor at a molecular level. It is for use in households and commercial facilities, as well as hospitals and other healthcare settings. Our custodial staff and maintenance staff will be spraying and treating our building with Vidal Oxide every 7 days to guard against the COVID-19 virus as recommended by the EPA.

The Public Safety Department is in the process of hiring additional community patrols officer to provide safety patrols and security at all our properties. The existing staff along with the new hires will be used to replace the security contractors. By providing the security service in house it gives us better control and allows us to distribute our resources at a moment's notice and where needed most.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

The Public Safety Departments continues to work with THA Property Management to reduce the unauthorized and junk vehicles parked in our communities. Vehicles that do not have a THA parking sticker are subject to be towed at the expense of the owner. Vehicles are removed from the properties if they 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 investigations and make arrests. The Public Safety Department has also been meeting with residents to help form Crime Watch Communities to help combat crime in our communities.

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

| POLICE REPORT REQUEST | | | | |
|------------------------------|------------------------|----------------------|------------------------|---------------------|
| NAME | DATE OF REQUEST | DATE RECEIVED | POLICE REPORT # | REQUESTING |
| Confidential | 10/09/2020 | 10/13/2020 | 20-463852 | Public Safety Dept |
| Confidential | 10/09/2020 | 10/13/2020 | 20-463507 | Public Safety Dept. |
| Confidential | 10/09/2020 | 10/13/2020 | 20-464862 | Public Safety Dept. |
| Confidential | 10/12/2020 | 10/13/2020 | 19-12998 | Public Safety Dept. |
| Confidential | 10/19/2020 | 10/21/2020 | 20-325019 | Public Safety Dept. |
| Confidential | 7/26/2020 | 10/15/2020 | 20-421265 | Public Safety Dept. |
| Confidential | 10/09/2020 | 10/15/2020 | 18/457522 | Public Safety Dept. |
| Confidential | 9/28/2020 | 10/22/2020 | 20-230516 | Public Safety Dept. |
| Confidential | 9/28/2020 | 10/22/2020 | 20-74834 | Public Safety Dept. |
| Confidential | 9/28/2020 | 10/22/2020 | 19-857640 | Public Safety Dept. |
| Confidential | 9/28/2020 | 10/22/2020 | 19-825626 | Public Safety Dept. |
| Confidential | 9/28/2020 | 10/22/2020 | 19-820170 | Public Safety Dept. |
| Confidential | 9/28/2020 | 10/22/2020 | 19-743358 | Public Safety Dept. |
| Confidential | 10/26/2020 | 10/28/2020 | 20-686759 | Public Safety Dept. |
| Confidential | 10/22/2020 | 10/26/2020 | 20-654106 | Public Safety Dept. |
| Confidential | 10/27/2020 | 10/28/2020 | 20-682988 | Public Safety Dept. |
| Confidential | 10/28/2020 | 10/28/2020 | 20-494402 | Public Safety Dept. |
| Confidential | 10/29/2020 | 10/30/2020 | 19-834518 | Public Safety Dept. |
| Confidential | 10/31/2020 | 10/31/2020 | 20-499817 | Public Safety Dept. |

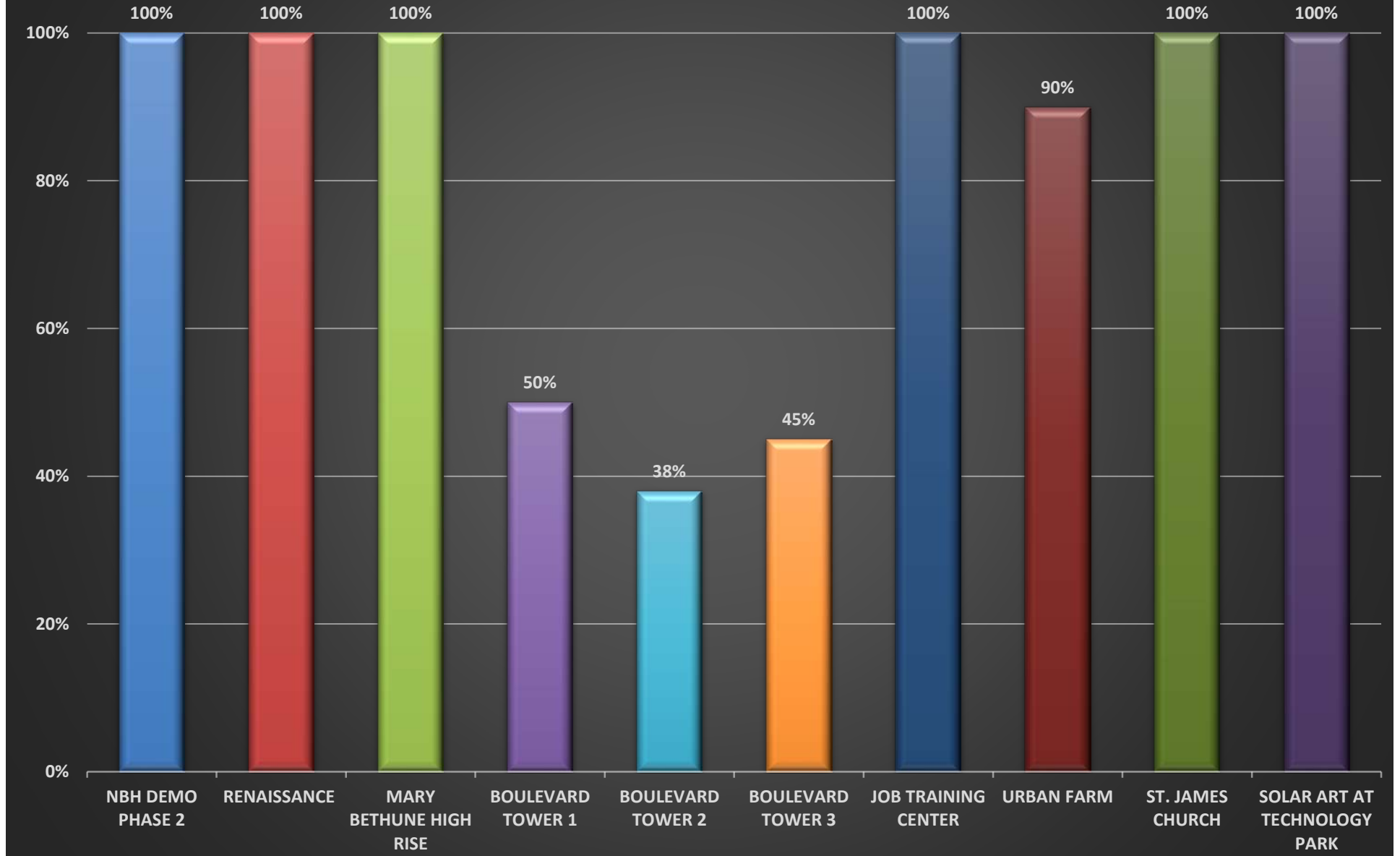
| TAG & TOW | | | | | | | |
|-------------|-----------------|-------|-----------|----------|-------------|-------------|------------|
| PROPERTY | MAKE | YEARS | COLOR | TAG# | REASON/AREA | TAGGED DATE | TOW |
| Robles Park | Toyota Cam. | N/A | Silver | 84972V9 | No Permit | N/A | 10/01/2020 |
| Robles Park | Infinity M4S | N/A | Gray | 7872RB | No Permit | N/A | 10/01/2020 |
| Robles Park | Honda Acc. | N/A | Dark Grey | N/A | No Permit | N/A | 10/09/2020 |
| Robles Park | Kia Optima | N/A | Black | RNCN69 | No Permit | N/A | 10/10/2020 |
| Robles Park | BMW 3281 | N/A | White | NMTJ94 | No Permit | N/A | 10/12/2020 |
| Robles Park | Chevy Imp. | N/A | Silver | NSFE11 | No Permit | N/A | 10/13/2020 |
| Robles Park | Hyundai Elan. | N/A | Black | GIBT 48 | No Permit | N/A | 10/14/2020 |
| Robles Park | Nissan Max. | N/A | White | 429ZVG | No Permit | N/A | 10/15/2020 |
| Robles Park | Infinity 635 | N/A | Black | N/A | No Permit | N/A | 10/16/2020 |
| Robles Park | Range Rov. | N/A | Gold | N/A | No Permit | N/A | 10/16/2020 |
| Robles Park | Hyundai Sant. | N/A | Brown | CUF 0879 | No Permit | N/A | 10/16/2020 |
| Robles Park | Acura TC | N/A | Grey | I142 YIC | No Permit | N/A | 10/16/2020 |
| Robles Park | Kia Solve | N/A | Black | NQYL48 | No Permit | N/A | 10/19/2020 |
| Robles Park | Toyota Cam. | N/A | Gold | CTI2267 | No Permit | N/A | 10/19/2020 |
| Robles Park | Infinity 635 | N/A | Gold | NCBC86 | No Permit | N/A | 10/19/2020 |
| Robles Park | Toyota Cam. | N/A | Black | N/A | No Permit | N/A | 10/19/2020 |
| Robles Park | Dodge Charger | N/A | White | N/A | No Permit | N/A | 10/21/2020 |
| Robles Park | Infinity 445 | N/A | Grey | N/A | No Permit | N/A | 10/22/2020 |
| Robles Park | Infinity 635 | N/A | White | Z776DI | No Permit | N/A | 10/22/2020 |
| Robles Park | Mercedes CLK320 | N/A | Orange | NYUHI7 | No Permit | N/A | 10/23/2020 |
| Robles Park | VW Tiguan | N/A | Black | RX37504 | No Permit | N/A | 10/27/2020 |
| Robles Park | Hyundai Son. | N/A | Black | N/A | No Permit | N/A | 10/28/2020 |
| Robles Park | Chevy Malibu | N/A | White | HL6487 | No Permit | N/A | 10/29/2020 |

DILIGENT SEARCHES

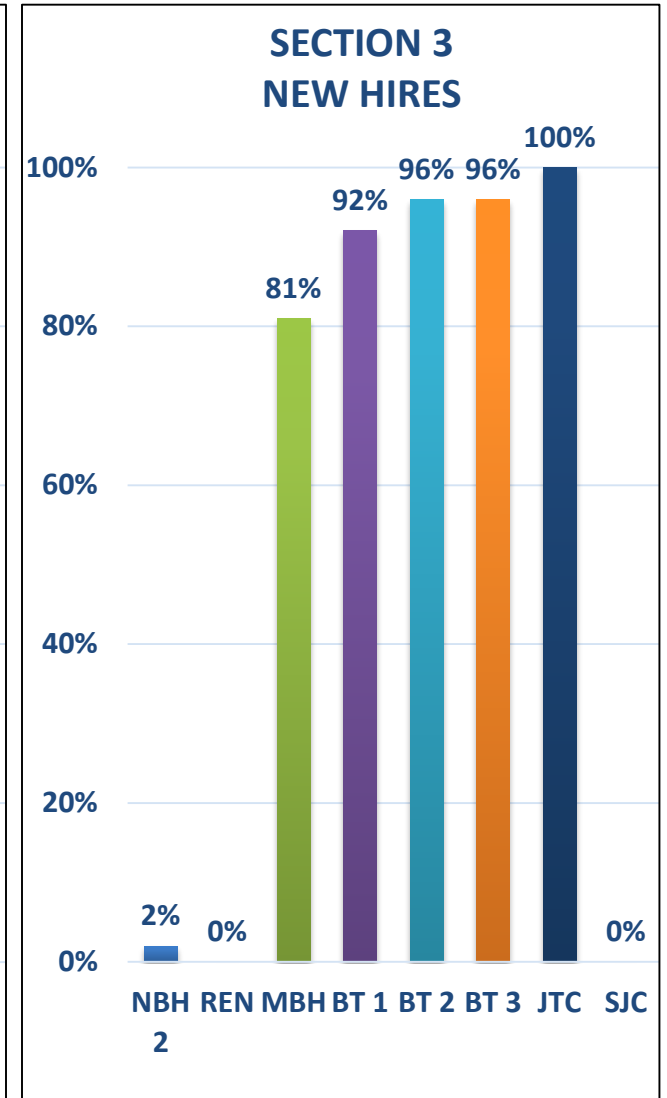
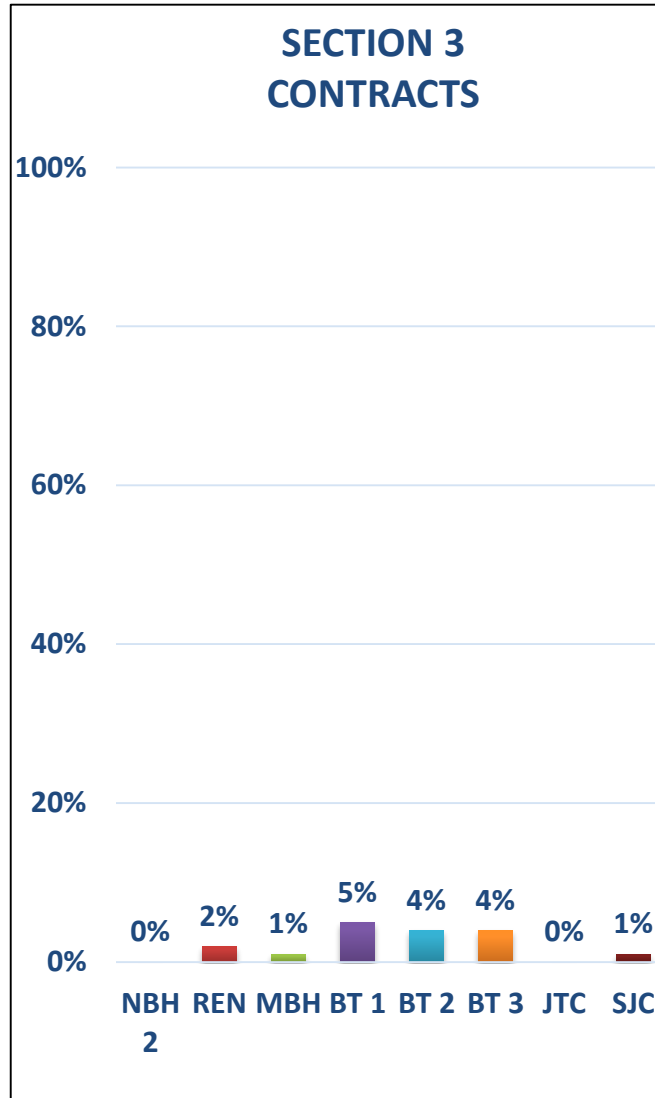
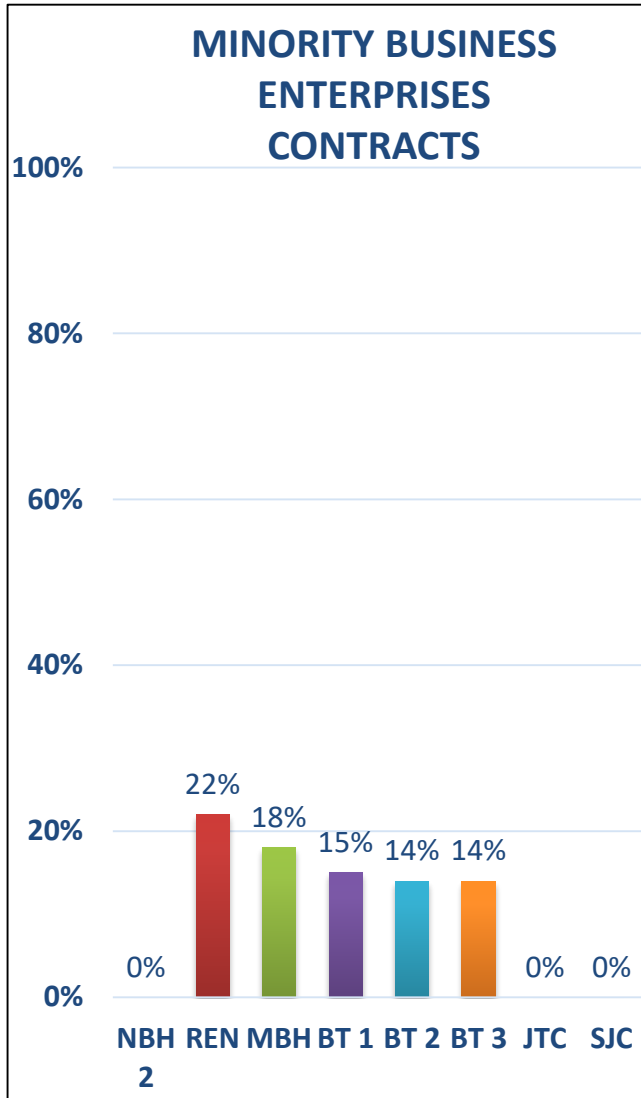
| NAME | DATE OF REQUEST | DATE RECEIVED | INFORMATION FOUND | AGENCY |
|--------------|------------------------|----------------------|---------------------------------------|---------------|
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | No Records | Eckerd |
| Confidential | 10/10/2020 | 10/10/2020 | 208 S. Tampania Ave, Tampa Fl.3360- | Eckerd |
| Confidential | 10/14/2020 | 10/14/2020 | No Records | ChildNet |
| Confidential | 10/21/2020 | 10/21/2020 | No Records | Eckerd |
| Confidential | 10/21/2020 | 10/21/2020 | No Records | Eckerd |
| Confidential | 10/21/2020 | 10/21/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | No Records | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | 7223 Delano Ave. Tampa, Fl. 33619 | Eckerd |
| Confidential | 10/27/2020 | 10/27/2020 | 1908 W Saint Louis St Tampa, Fl.33607 | Eckerd |

OCTOBER 2020

MAJOR ACTIVE PROJECTS



MBE & SECTION 3 CONTRACTORS & INDIVIDUALS



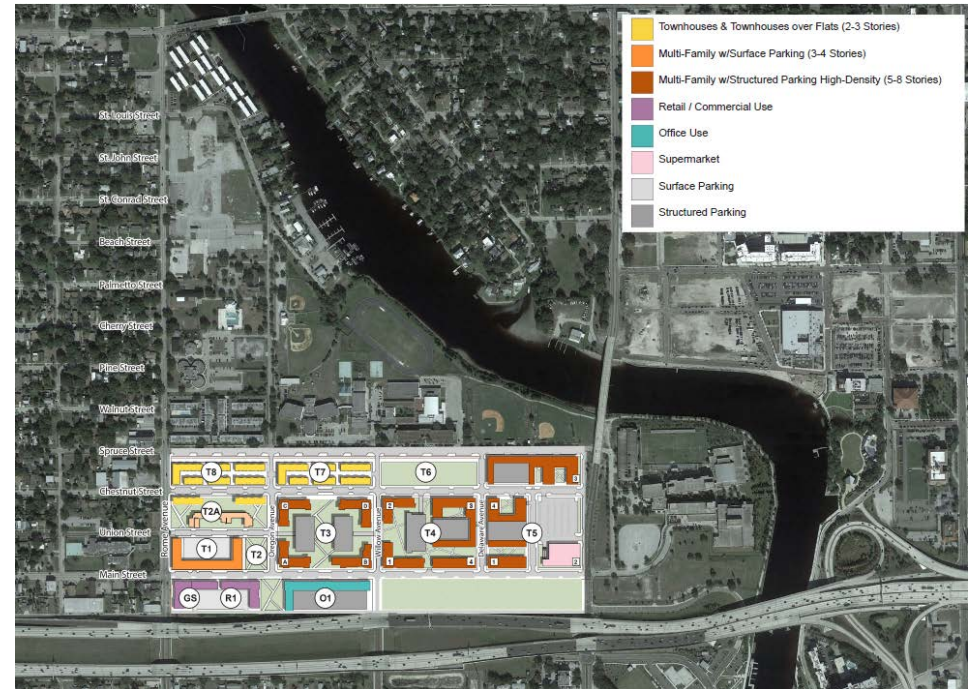
WEST RIVER REDEVELOPMENT



**Aerial View of Renaissance, Mary Bethune High Rise,
and Boulevard Towers 1, 2, 3, and 4**

WEST RIVER REDEVELOPMENT

- T1-Renaissance at West River: 160 senior units. **Lease-up in progress. Project is 100% complete.**
- T2A-Mary McLeod Bethune Apartments: 150 senior units. **Lease-up in progress. Close-out documents being compiled. Project is 100% complete.**
- T3A-Boulevard Tower 1: Funded 9% Tax Credit, 119 multi-family units. General Contractor Suffolk Construction. **In progress: 1st floor interior wall paint priming, 2nd floor drywall finishing, 5th floor interior wall framing.** Scheduled completion date is August 2021. **Project is 50% complete.**
- T3C-Boulevard Tower 2: Funded 4% Tax Credit, 119 multi-family units. **In progress: 1st floor drywall finishing, 2nd and 3rd floor interior wall framing, 4th floor windows and SGDs install, 6th to 7th floor CMU walls install.** Scheduled completion date is October 2021. **Project is 38% complete.**
- T3B-Boulevard Tower 3: Funded 9% Tax Credit, 133 multi-family units. **In progress: 1st floor hanging of drywall and finishing, 4th and 5th floor interior wall framing, 8th floor hollow core install.** Scheduled completion date is August 2021. **Project is 45% complete.**
- T3D-Boulevard Tower 4: 102 multi-family units. **Contractor's contract submitted for review.**
- T2A North-Boulevard Villas: 32 rental units. **Barr and Barr determined metal framing is not cheaper than wood framing. Originals plan to be used for construction.**
- T4-Canopy 1: 112 units. Zyscovich has been selected. **50% CD submittal due at the end of October.**
- T4-Canopy 2: 120 units. **THA submitted for 9% Tax Credit on 10/20 for Senior Housing Development.**
- T4-Canopy 3: 142 units. **Funding application pending.**
- T4-Canopy 4: 147 units. **Funding application pending.**
- T5-Potential Grocery Store: 325 units. White Development is Developer. PSA executed on August 4, 2020. Buyer going through Due Diligence items which have been provided.



- T7-Townhomes: Received updated PSA on 8-27-20 and Saxon Gilmore is reviewing.
- T8-Townhomes: Received updated PSA on 8-27-20 and Saxon Gilmore is reviewing.

**Updates for West River can be found at
www.tpatogether.com**

RENAISSANCE AT WEST RIVER



Senior Housing Development
6 Stories – 160 Units

RENAISSANCE AT WEST RIVER



Lobby



Community Room



Salon



Computer Lab

RENAISSANCE AT WEST RIVER



Typical Kitchen



Entrance



Elevation View from Rome Avenue



Landscaping

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Senior Housing Development
8 Stories – 150 Units

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Lobby



Community Room



Typical 2BR Kitchen



Typical 1BR Bedroom

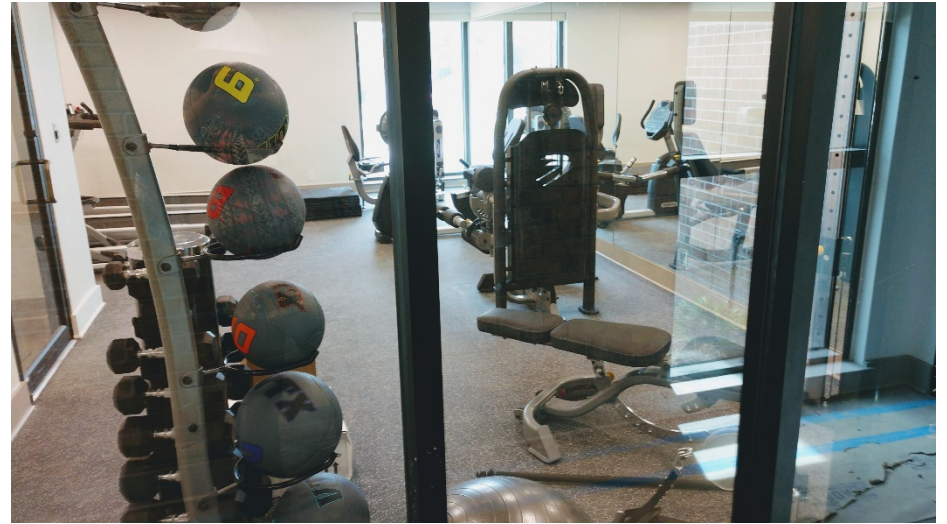


Typical Bathroom

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Laundry Room



Fitness Center



Dog Park



Landscaping

THE BOULEVARDS AT WEST RIVER – IN PROGRESS



Aerial View of Boulevard Towers 1, 2, 3, and 4

THE BOULEVARDS AT WEST RIVER – ARCHITECTURAL RENDERING



Tower 1-119 Units Mixed-Used Multi-Family Development



Tower 2-119 Units Mixed-Used Multi-Family Development



Tower 3-133 Units Mixed-Used Multi-Family Development



Tower 4-102 Units Mixed-Used Multi-Family Development

THE BOULEVARDS AT WEST RIVER – TOWER 1



Tower 1 – 8th Floor CMU Walls install in Progress



Tower 1 – 1st Floor Interior Unit Kitchen in Progress



Tower 1 – 5th Floor Interior Wall Framing in Progress



Tower 1 – 1st Floor Interior Wall Paint Priming in Progress

THE BOULEVARDS AT WEST RIVER – TOWERS 2 & 3



Tower 2 – 6th to 7th Floor CMU Walls Install in Progress



Tower 2 – 7th Floor Hollow Core Plank Install in Progress



Tower 3 – 8th Floor Hollow Core Plank Install in Progress



Tower 3 – 4th & 5th Floor Interior Wall Framing in Progress

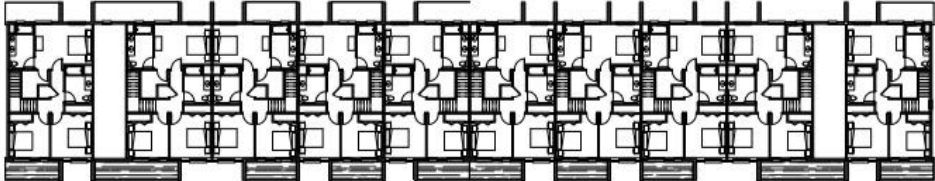
THE BOULEVARD VILLAS AT WEST RIVER – ARCHITECTURAL RENDERING



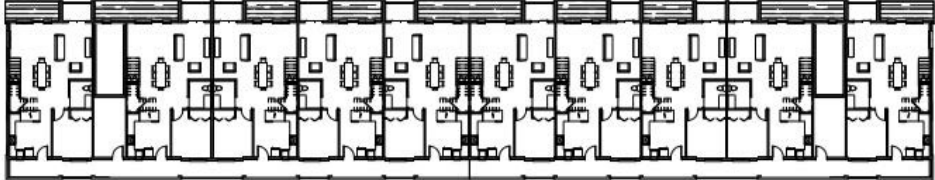
Front Rendering



Back Rendering



THIRD FLOOR



SECOND FLOOR

3 Stories – 32 Units

THE CANOPY AT WEST RIVER – ARCHITECTURAL RENDERING



Tower 1-112 Units Mixed-Used Multi-Family Development

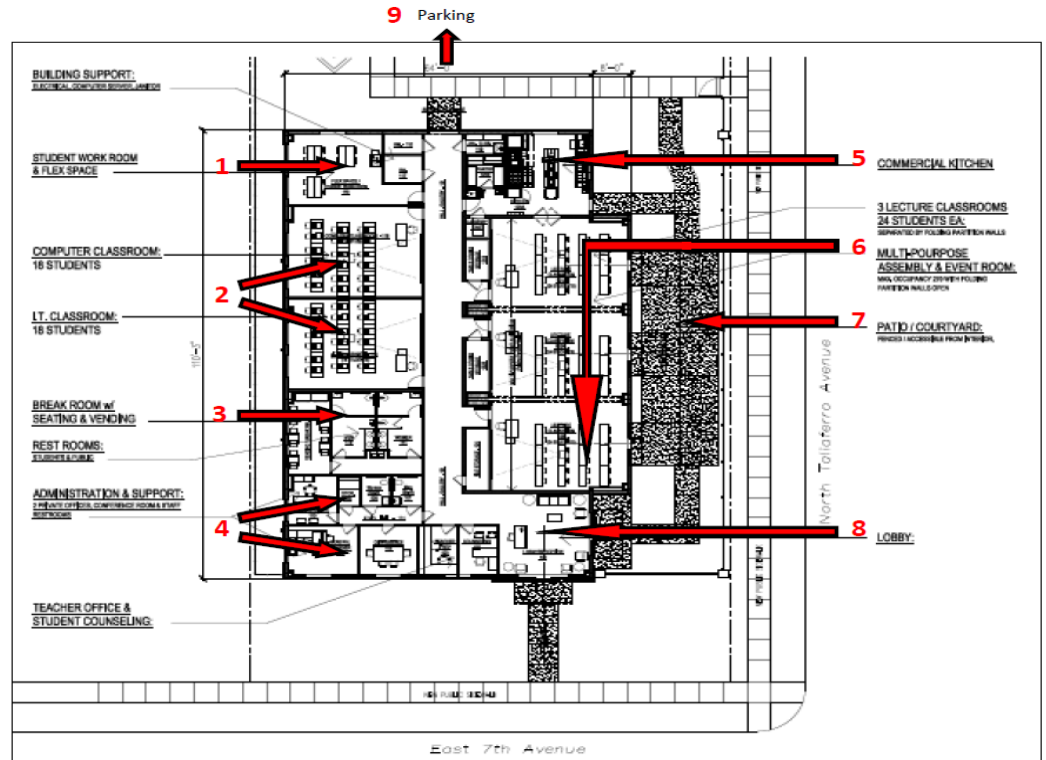
THE ENCORE DISTRICT – IN PROGRESS



Aerial View of Job Training Center, Urban Farm, St. James Church, Solar Art at Technology Park, Lot 9 (Independence), Lot 11 (Legacy), and Lot 12 (Adderley)

JOB TRAINING CENTER

Certificate of Occupancy received 6-23-20. Executed lease between THA and Hillsborough County School Board submitted on 10/26/2020. Building should be in operation by April 2021. Project is 100% complete.



Typical Flex-Space Classrooms



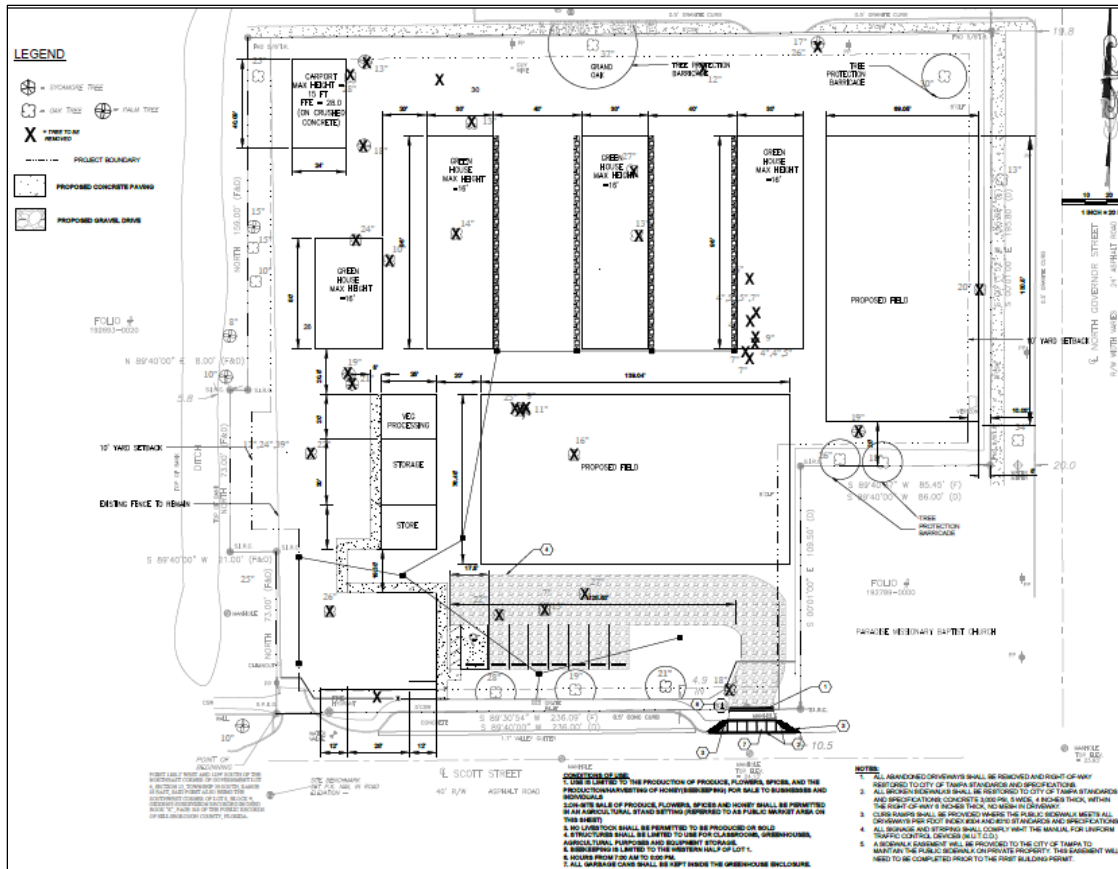
Typical Individual Classrooms

URBAN FARM – IN PROGRESS

Electrical Inspection passed on 10/26/2020, final power has been requested from TECO. The Farmers are continuing to plant the fields with:

- Lettuce ● Radish ● Arugula ● Turnips ● Kale ● Cucumbers ● Eggplant ● Kohlrabi
- Broccoli ● Cauliflower ● Bulbing Fennel ● Tomatoes ● Herbs

Project is 90% complete.



Greenhouse Plantings



Field Plantings

ST. JAMES CHURCH AND BELL – IN PROGRESS



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



Church Interior Finishes

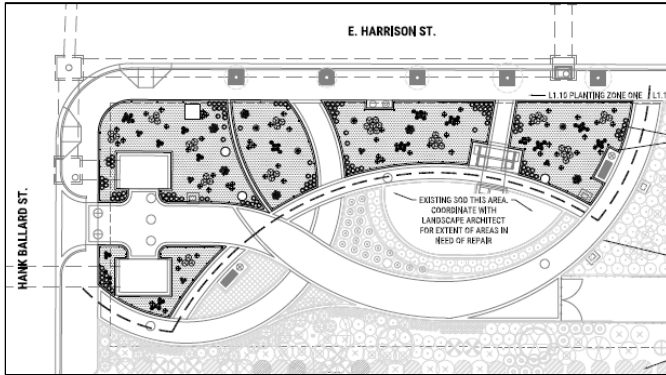
THA received official notification transferring the Bell to THA on 10/12/20. The Architect is working on the Bell design documents. St. James Church is 100% complete.



Proposed Church Bell Design

SOLAR ART AT TECHNOLOGY PARK – IN PROGRESS

The landscape design was changed to a native plant design. Executed Contract and Notice to Proceed was submitted to Landscaper on 10/29/20. Solar Art Project is 100% complete.



This public art project is a unique partnership between Tampa Housing Authority, the City of Tampa Public Art Program, and the University of South Florida, School of Architecture. It includes:

- **WATER BEARERS**, 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**, 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.



LOTS 9, 11 AND 12 – IN PROGRESS

Lot 9 - Independence: 288 multi-family market rate units. On-going development by 3rd party. **Project is 35% complete.**

Lot 11 - Legacy: 228 multi-family market rate units. On-going development by 3rd party. **Project is 25% complete.**

Lot 12 - Adderley: 100 multi-family market rate units above 22,000 SF grocery store. Mixed-used development. **Schematic design at 100% was submitted on 10-2-20. Architect Cost Estimate was submitted on 10/20/2020. Review meeting was held on 10/30/2020. THA will reevaluate the design of the project based on the Architectural Cost estimate in November.**



Lot 9 - Independence



Lot 11 - Legacy



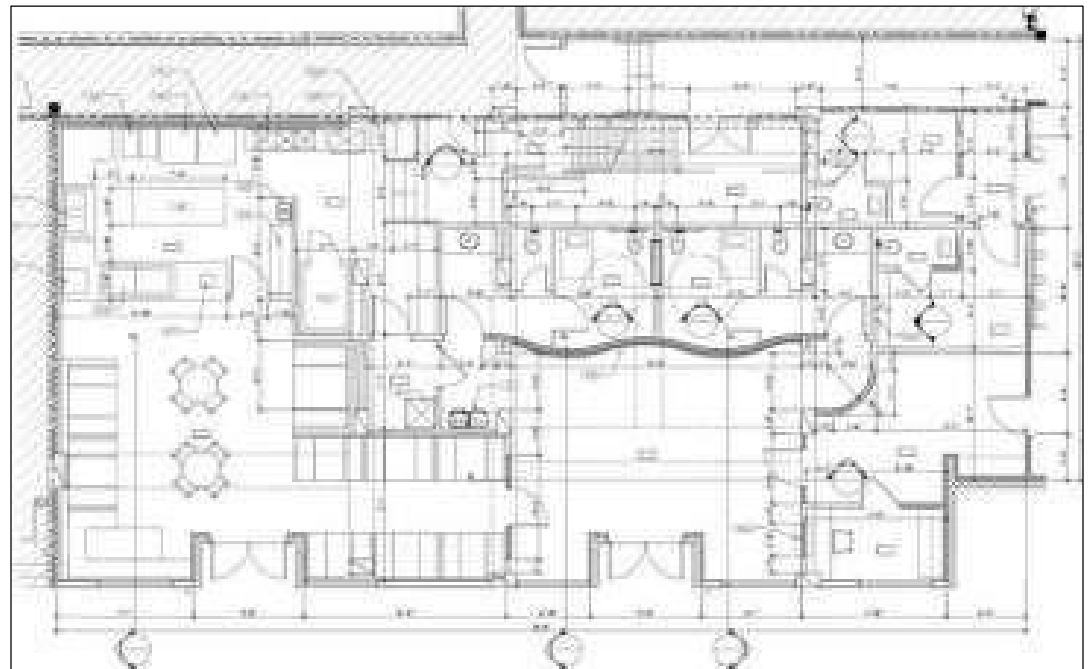
Lot 12 - Adderley (Rendering) – Design Phase

TEMPO THEATRE/RESTAURANT - PENDING

Designed by GLE. Interior build-out design complete. Searching for operator. Project is pending.



Theatre Interior Pending



Schematic Layout – Ground Floor

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

November 2020

Submitted by: Facilities
Terrance Brady: Director

Facilities Department Activities:

Maintenance staff is required to honor the 6-foot separation rule and to wear a face mask and gloves upon entering a resident's apartment; if a 6-foot separation cannot be maintained staff is to leave the work area. Seminole Apartment's water line replacement has been completed.

Encore Chiller Plant

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we have hit above 30% and we have switched over to a Time of Day (TOD) rate structure. The electrical rate was reduced by 10.15% via switching from the 2019 General Service Demand – Optional rate to the 2020 General Service Demand – Time of Day rate. Part of the overall rate reduction was contributed by the increase in chiller plant efficiency by 64%. The September kW/Ton efficiency was at .83

Educating Residents & Staff: The City of Tampa Water & Sewer rates have increased by 3% as of October 1st, 2020. 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:

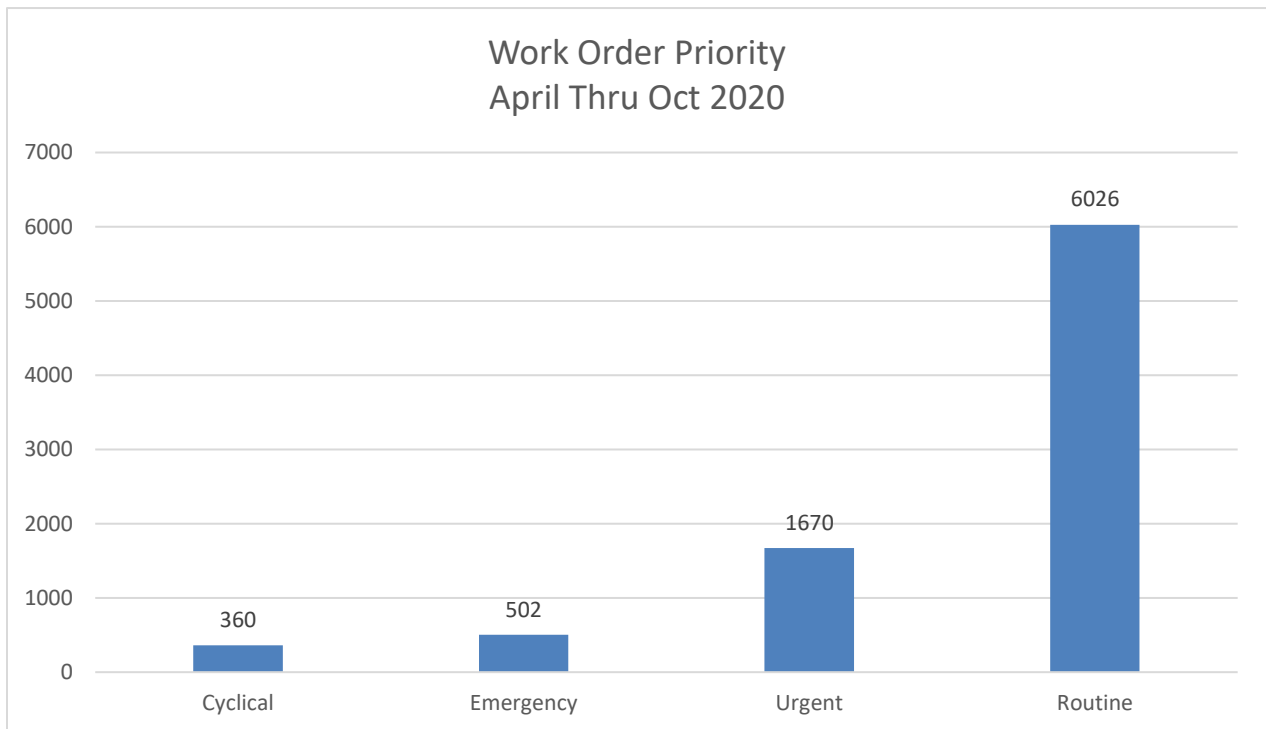
We are improving data collection from work orders to measure and control costs and inventory and developing a customer satisfaction survey procedure. Electronic work orders are currently being utilized by all the maintenance staff to convert to a paperless work order system.

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

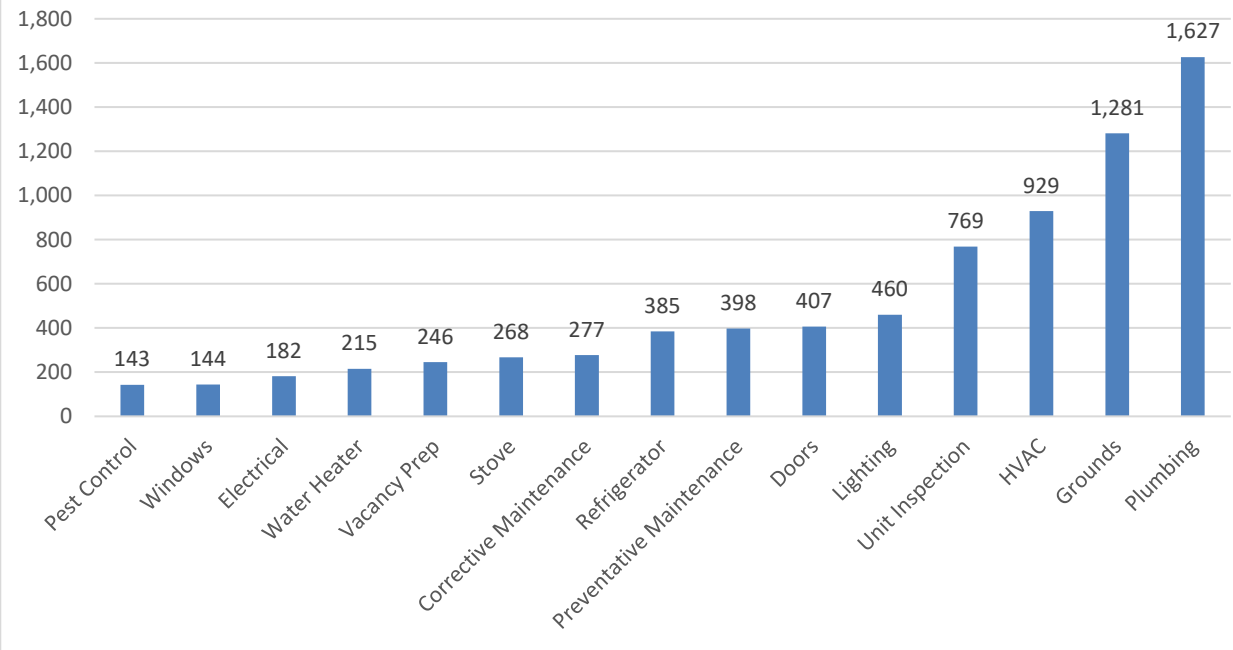
Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident’s normal or expected living conditions and will be addressed within **24 hours**.

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

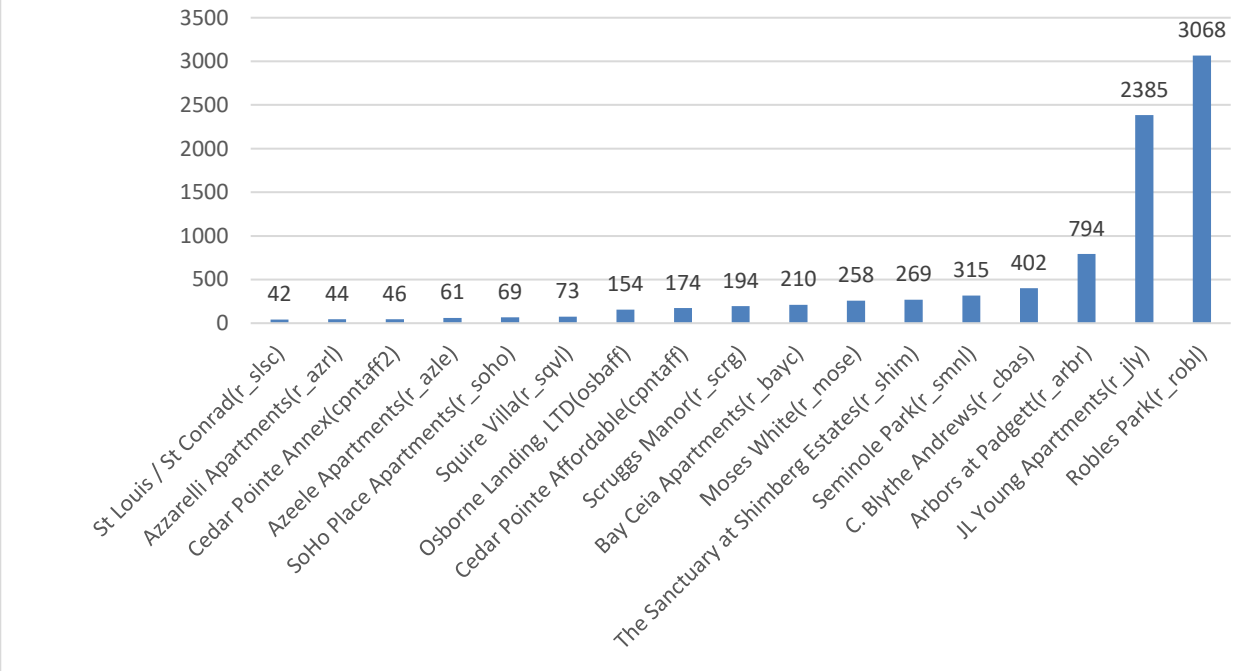
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

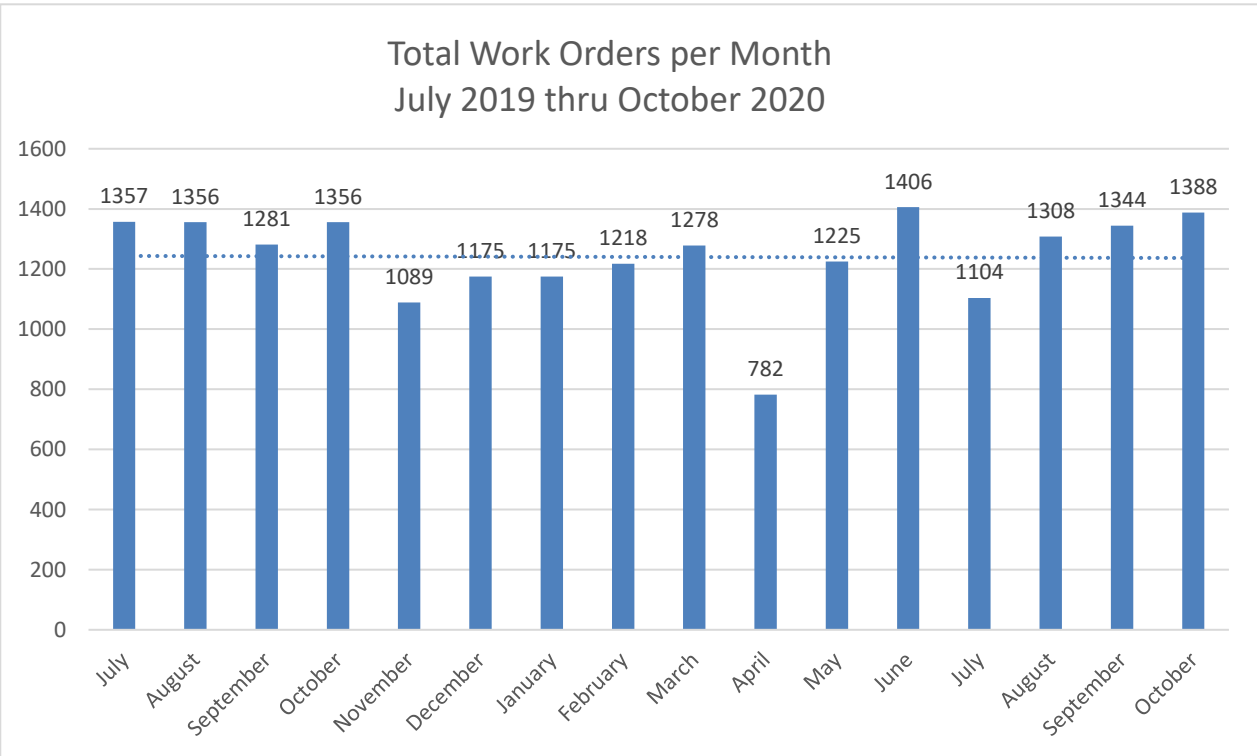
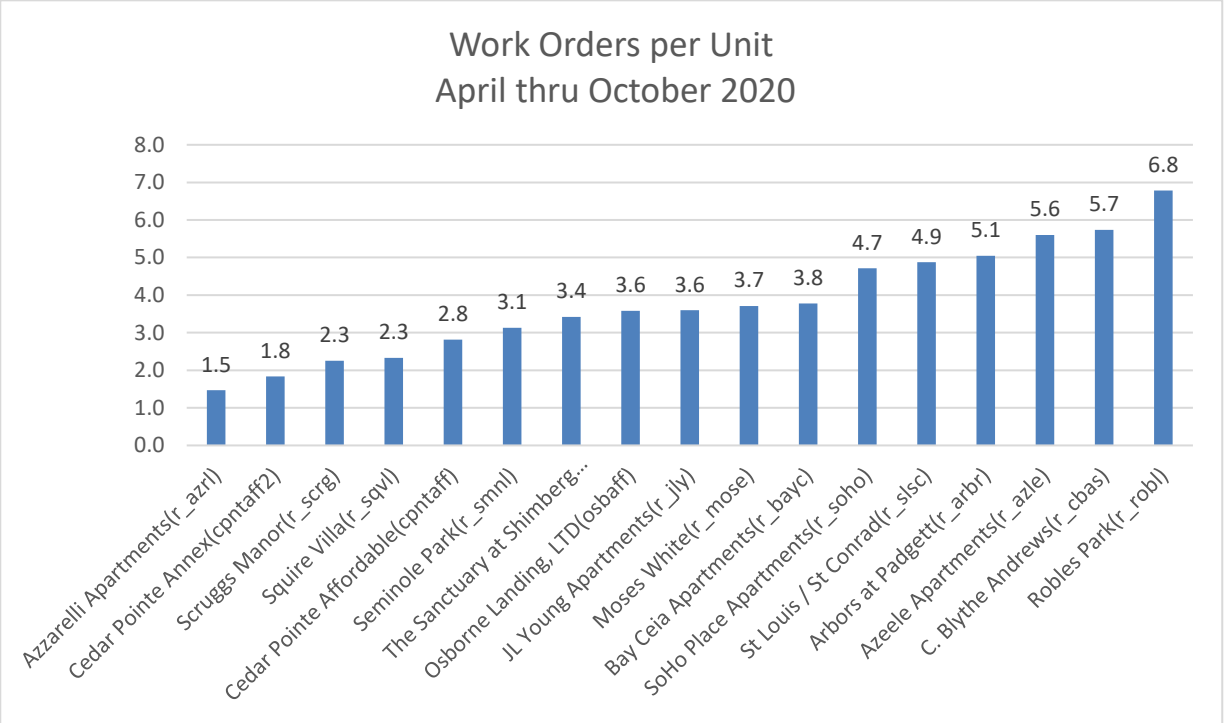


15 Top Work Order Categories April Thru October 2020

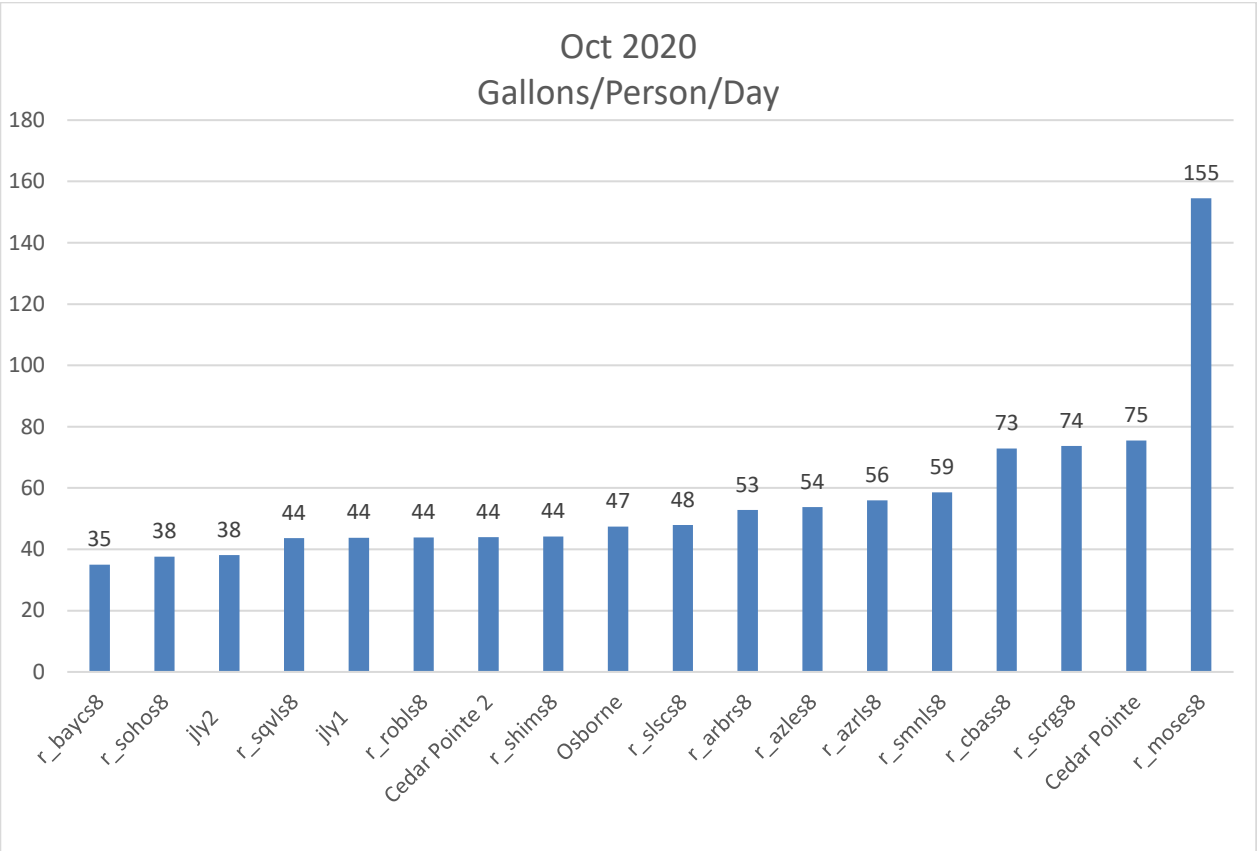


Work Orders per Property April thru October 2020





Monthly Average = 1240



THA average number of Gallons per Person per Day (GPD) for October is 57. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register October 2020

| Contractor | Description | Start Date | End Date | Contract Amount | Paid to Date | Change Orders | Revised Amount | Amount Left | % Complete | MBE \$ | MBE% |
|--|--|-------------------|-----------------|------------------------|---------------------|----------------------|-----------------------|-----------------------|-------------------|---------------|-------------|
| CGI Federal Inc. | PBCA Contract Administration | 11/1/2019 | 10/31/2023 | \$2,000,000.00 | \$456,762.50 | | | \$1,543,237.50 | 22.83% | \$144,384.00 | 7.22% |
| Berman Hopkins Wright & Laham, LLP | Independent Audit Services | 4/27/2016 | 12/26/2020 | \$701,660.00 | \$344,745.00 | \$22,000.00 | \$723,660.00 | \$356,915.00 | 49.13% | \$175,415.00 | 24.24% |
| Fallon Advisory LLC | Rental Assistance Demonstration Advisory Services(RAD) | 3/24/2017 | 3/30/2021 | \$121,511.28 | \$91,772.47 | 19303.58 | 140,814.86 | \$49,210.29 | 65.09% | | |
| Design Styles Architecture | A & E Services | 12/18/2019 | 12/19/2022 | \$1,500,000.00 | \$254,754.94 | | | \$1,445,245.06 | 14.98% | | |
| GLE Associates, Inc | A & E Services | 12/18/2019 | 12/19/2022 | \$1,500,000.00 | 28,765.00 | | | 1,473,085.00 | 1.91% | | |
| Tyson and Billy Architects, P.C. | A & E Services | 12/20/2019 | 12/20/2022 | \$1,500,000.00 | \$20,200.00 | | | \$1,479,800.00 | 1.35% | | |
| Cardno, Inc. | A & E Services | 2/15/2018 | 3/1/2022 | \$300,000.00 | \$129,124.62 | \$83,940.00 | \$384,830.00 | \$254,815.38 | 33.63% | | |
| CareerSource Tampa Bay | Job Plus Initiative Grant Services | 8/15/2017 | 3/31/2021 | \$79,188.56 | \$69,086.44 | | | \$10,102.12 | 87.24% | | |
| CVR Associates Inc | Consulting Services to facilitate & update THA business plan | 4/1/2018 | 6/30/2023 | \$139,700.00 | \$165,454.00 | \$74,220.00 | \$213,920.00 | \$48,466.00 | 78.36% | \$213,920.00 | 100.00% |
| Abbie J. Weist, Inc. | Grant Writing Consultant Services | 5/2/2018 | 5/2/2021 | \$80,000.00 | \$42,545.72 | | | \$37,454.28 | 53.18% | | |
| Meacham Urban Farmers LLC | Encore Urban Farm | 1/9/2018 | 1/8/2023 | \$341,162.00 | \$211,659.37 | | | \$129,502.63 | 62.04% | | |
| TCC Enterprise Inc. | Landscaping Services THA Headquarters & Facilities | 4/15/2019 | 3/31/2023 | \$114,000.00 | 35,850.00 | | | \$78,150.00 | 31.44% | \$114,000.00 | 100.00% |
| TCC Enterprise Inc. | Landscaping North Scattered Sites | 4/15/2019 | 3/31/2023 | \$270,000.00 | 58,500.00 | | | \$211,500.00 | 21.66% | \$270,000.00 | 100.00% |
| TCC Enterprise Inc. | Landscaping Services Robles Park | 4/15/2019 | 3/31/2023 | \$132,000.00 | \$30,800.00 | | | \$154,000.00 | 16.66% | \$132,000.00 | 100.00% |
| Jeffery Martin Lawn & Tree, LLC | Landscaping Services J.L. Young & Annex | 7/25/2019 | 3/31/2023 | \$331,500.00 | \$31,237.00 | | | 300,263.00 | 9.42% | \$331,500.00 | 100.00% |
| Clean Cut Professional Lawn & Landscape | Landscaping Services South Scattered Sites | 7/25/2019 | 3/31/2023 | \$205,000.00 | \$56,862.00 | | | \$148,138.00 | 27.73% | \$102,500.00 | 50.00% |
| Golden Sun LLC | Landscaping Services Vacant Lots And Occupied Home | 4/15/2020 | 3/31/2023 | \$9,600.00 | \$3840.00 | | | \$3,300.00 | 0.13 | \$9,600.00 | 100.00% |

Contract Register October 2020

| Contractor | Description | Start Date | End Date | Contract Amount | Paid to Date | Change Orders | Revised Amount | Amount Left | % Complete | MBE \$ | MBE% |
|---|--|-------------------|-----------------|------------------------|---------------------|----------------------|-----------------------|---------------------|-------------------|---------------|-------------|
| Girls Empowered Mentally for Success | Partnership to divert youth from the juvenile justice system and child welfare systems | 4/1/2018 | 4/30/2021 | \$30,000.00 | \$27,772.35 | | | \$2,227.65 | 92.57% | \$30,000.00 | 100.00% |
| Free4Ever Now International, Inc. | Village Link-Up partnership | 1/1/2019 | 9/30/2020 | \$14,090.00 | \$10,195.00 | | | \$3,895.00 | 72.35% | \$14,090.00 | 100.00% |
| Project Link, Inc. | Provide Case Management for Robles Park Residents | 10/1/2018 | 9/30/2020 | \$15,090.00 | \$4,000.00 | | | 11,090.00 | 26.50% | \$15,090.00 | 100.00% |
| Cane Construction | St. James Church | 7/31/2019 | 4/1/2020 | \$488,153.00 | \$355,594.64 | \$62,262.70 | \$550,415.70 | 260,181.80 | 57.74% | | |
| Signature Property Services | Asset Management Services | 6/7/2019 | 7/30/2022 | \$75,000.00 | \$114,694.00 | \$51,178.00 | \$126,178.00 | \$11,484.00 | 90.90% | \$126,178.00 | 100.00% |
| EDJKONSULTING | Strategic Planning | 6/10/2019 | 7/30/2023 | \$75,000.00 | \$58,600.00 | \$68,200.00 | \$143,200.00 | \$84,600.00 | 40.92% | \$143,200.00 | 100.00% |
| A-Safecare Inc. | Professional Pest Control | 4/1/2020 | 3/31/2021 | \$30,873.60 | \$10,246.30 | \$22,022.42 | \$52,856.00 | \$64,631.70 | 13.68% | \$52,856.00 | 99.92% |
| R6 Enterprise, LLC | Florida Native Landscaping Consultant | 5/29/2020 | 10/31/2020 | \$5,250.00 | \$0.00 | | | \$5,250.00 | 0.00% | | |
| McKenzie Contracting, LLC | Semionle Park Water Main Replacement | 3/24/2020 | 7/24/2020 | \$465,333.20 | \$376,168.20 | \$7,851.69 | \$473,184.89 | 97,016.69 | 79.49% | \$465,333.20 | 98.34% |
| The Nelrod Company's ResidentLife Utility Allowances | Utility Allowance | 8/3/2020 | 7/31/2023 | \$12,780.00 | \$0.00 | | | \$12,780.00 | 0.00% | | |
| Touch of Class Cleaning Services, LLC | Janitorial Services for ORCC & Bridges | 6/15/2020 | 6/14/2021 | \$29,000.00 | \$7,220.00 | | | 18,880.00 | 34.89% | \$29,000.00 | 100.00% |
| Baker Barrios and PMG Partner | Robles Park Master Developer | 10/1/2020 | 4/1/2021 | \$300,000.00 | \$0.00 | | | \$300,000.00 | 0.00% | \$300,000.00 | 100.00% |
| DuCon Plumbing, LLC | Cypress West Faucet Replacement | 10/2/2020 | 11/2/2020 | \$40,539.79 | \$0.00 | | | \$40,539.79 | 0.00% | \$40,539.79 | 100.00% |
| Williams Moving Company, LLC | Reloctaion Services | 11/1/2020 | 11/22/2021 | \$120,000.00 | \$0.00 | | | \$120,000.00 | 0.00% | \$120,000.00 | 100.00% |
| Offis Spayce | Reloctaion Services | 11/1/2020 | 11/22/2021 | \$120,000.00 | \$0.00 | | | \$1,200.00 | 0.00% | \$120,000.00 | 10000.00% |
| Roman & Sons AC, LLC | HVAC Redundancy for Palm Terrace Assisted Living | 9/16/2020 | 12/31/2020 | \$497,596.66 | \$0.00 | | | \$497,569.66 | 0.00% | \$497,596.66 | 100.00% |

Total Contract's Amount: \$11,865,888.30 \$3,153,844.55 Total MBE Contract's Amount: \$3,302,818.65 27.83%

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

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

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

GRAND RE-OPENING/RIBBON CUTTING FOR THE MARY MCLEOD BETHUNE APARTMENTS

This monumental event was held on October 28th and was done in grand style! The program consisted of a virtual building tour of all of the extraordinary amenities along with remarks from Congresswoman Kathy Castor, Mayor Jane Castor, Jorge Perez, Chairman of the Related Group, Albert Milo, President of Related Urban, our President/CEO, Jerome Ryans and Joseph Robinson, Chairman West Tampa CDC/CRA. A special performance followed with the introduction of famed performer “N’Kenge” who performed her rendition of the song “HOME”, written by Stephanie Mills. Related Chairman/CEO Jorge Perez said, “This was the best rendition of that song that I have ever heard”!

Goody bags were distributed that were filled with hand sanitizer, masks, and a Bethune Apartments key chain. The program was enjoyed by all and there was great press coverage, as well.

The 150-unit apartment building underwent major renovation and is now a place where all can be proud to call home! Upgrades included a state-of-the-art fitness center, two community rooms, a media/computer room, a clinic, and various outdoor gathering spaces, as well as secure entry into the building. There are also two-shade structures and a dog park. All 1 and 2 bedroom units are outfitted with stylish finishes including granite countertops, solid wood cabinets, LVT flooring throughout all of the bedrooms, living rooms and kitchens, porcelain floor and wall tiles in the bathrooms, Energy-Star appliances and impact resistant windows,

THA BOARD MEETINGS HELD VIRTUALLY

Board of Commissioners meetings will continue to be held virtually until further notice. Information regarding how to join the virtual meetings is included on the agenda, as well as on the public notice sent to everyone on our media lists, which include community organizations, elected Officials and a myriad of other television, radio and industry contacts.

Efforts to ensure that Board members can click on the live link included in the Board packet to take them directly to the meeting, have also been incorporated.

EXECUTIVE TEAM DAILY MEETINGS

Once per week, virtual Monday morning executive staff meetings are held at 9:00 a.m. and includes a staff roundtable for departmental discussions. Meetings are also held each day Tuesday through Thursday afternoons, beginning at 3:30 p.m. and include COVID-19 updates along with other subjects as we continue to be hard at work for our residents and staff members.

TRAVEL AND COMMUNITY EVENTS

Most community event attendance have been suspended as well as travel, due to the Coronavirus pandemic. The new normal seems to be conducting business via ZOOM/Teams/Ring Central or other video and audio-conferencing tools.

THA CALENDAR OF EVENTS

| 2020 November | | |
|------------------------------|----------|---|
| Thursday, November 5, 2020 | 9:00 AM | Risk Management Committee, TBD |
| Thursday, November 5, 2020 | 9:30 AM | Pension/Retirement Consultation, TBD |
| Wednesday, November 11, 2020 | all day | Veteran's Day |
| Tuesday, November 17, 2020 | 11:00 AM | Westshore Development Series 2020 Part III, Virtual Event |
| Wednesday, November 18, 2020 | 8:30 AM | THA Board of Commissioners Meeting, (virtual meeting) |
| Wednesday, November 18, 2020 | 1:30 PM | Landlord Workshop, TBD |
| Thursday, November 26, 2020 | all day | Thanksgiving Day |
| Friday, November 27, 2020 | all day | Thanksgiving Holiday |
| 2020 December | | |
| Thursday, December 3, 2020 | 9:00 AM | Risk Management Committee, TBD |
| Thursday, December 3, 2020 | 9:30 AM | Pension/Retirement Consultation, TBD |
| Wednesday, December 16, 2020 | 8:30 AM | THA Board of Commissioners Meeting, (virtual meeting) |
| Wednesday, December 16, 2020 | 1:30 PM | Landlord Workshop, TBD |
| Thursday, December 24, 2020 | all day | Christmas Eve |
| Friday, December 25, 2020 | all day | Christmas Day |
| Thursday, December 31, 2020 | all day | New Year's Eve |
| 2021 January | | |
| Friday, January 1, 2021 | all day | New Year's Day |
| Monday, January 18, 2021 | all day | Martin Luther King, Jr. Day |
| Wednesday, January 20, 2021 | 8:30 AM | THA Board of Commissioners Meeting, THA Boardroom |
| 2021 February | | |
| Sunday, February 14, 2021 | all day | Valentine's Day |
| Monday, February 15, 2021 | all day | President's Day |
| Wednesday, February 17, 2021 | 8:30 AM | THA Board of Commissioners Meeting, THA Boardroom |
| 2021 March | | |
| Wednesday, March 17, 2021 | all day | St. Patrick's Day |
| Wednesday, March 17, 2021 | 8:30am | THA Board of Commissioners Meeting, THA Boardroom |

| | |
|---|--|
| X | Board Meetings |
| X | National Holidays |
| X | Events of higher interest for Commissioners |
| X | THA Events by Staff and other agencies/businesses* |



BOARD OF COMMISSIONERS

James A. Cloar
Chair

Bemetra Salter Liggins
Vice Chair

Ben Dachevall

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

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

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

FOR IMMEDIATE RELEASE

THE TAMPA HOUSING AUTHORITY ANNOUNCES THAT ITS PROJECT-BASED WAITLIST FOR ELDERLY ONLY; ONE (1) AND TWO (2) BEDROOM UNITS IS NOW OPEN!

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

Tampa, FL (10/19/20) Project based rental assistance is a subsidized program whereas the family's rental portion is based on 30% of adjusted income. The subsidy remains at the property and is not portable or transferrable. Individuals **must be 62 years** of age and older to apply. Families on the list will be selected when there is an available unit and will be contacted to determine property and agency level eligibility.

All applications will be taken online at www.thafl.com.

On this page, please select the shortcut tab and then select online housing application. Eligibility determination will be made at the time of application.

Individuals requiring a reasonable accommodation will need to make application in a different manner than the online application. They must submit the request in writing for review directed to the attention of the Tampa Housing Authority's Assisted Housing Department located at 5301 West Cypress Street Tampa, Florida 33607.

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CRANE WATCH

Commercial Real Estate

Tampa reissues long-awaited RFP for prime West River site

Ashley Gurbal Kritzer – Senior Reporter, Tampa Bay Business Journal | Oct 16, 2020, 8:42am EDT

A long-awaited request for proposals from the city of Tampa is officially on the street.

The city has once again issued an RFP for mixed-use redevelopment plans for an 18-acre, publicly owned property in the West River area known as Rome Yard. Previous responses to the RFP were rejected under Mayor Bob Buckhorn's administration, and the city said in February that it would put the property up for bid once again — with specific parameters relating to affordable housing, transportation and sustainability.

Responses are due Dec. 15. The site, which is south of Columbus Drive and north of Spruce Street, has the potential to be a catalyst for further redevelopment on the west bank of the Hillsborough River. It is immediately adjacent to the 44-acre former public housing site that Related Group and **Tampa Housing Authority** are redeveloping in a joint venture. (The parcels are at 2609 N. Rome Ave. and 2301 N. Oregon Ave.; see image above for specific location.)

The new RFP, which was issued Thursday, says at least 20 percent of the total residential units must be affordable for households earning up to 80 percent of the area median income (adjusted for family size). At least 40 percent of the project must be workforce housing. At least 10 percent of the retail space must be set aside for a city resident-owned small business to be leased at less than market rate for at least 10 years, and the developer must also set aside "rent-free office space for a workforce training center."

The developer must also commit to making a "best effort" to have 20 percent of on-site work performed by city residents.

Vertical development is encouraged, the city says. It also strongly recommends items like the inclusion of a West Tampa Cultural Center and an easily accessible connector to the West Riverwalk.

In the RFP, the city acknowledges that the current infrastructure on the property may provide a challenge to redevelopment.

"There are a number of underground utilities that need to be accounted for and which will require public easements over the parcel," the RFP reads. "This will demand a creative and inspiring design solution to maximize the potential of this unique location while recognizing the underground requirements."

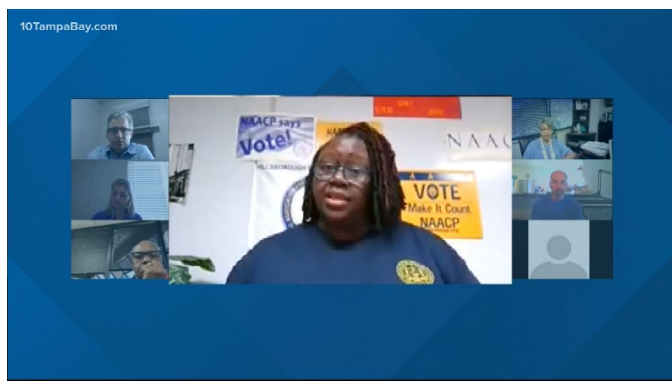
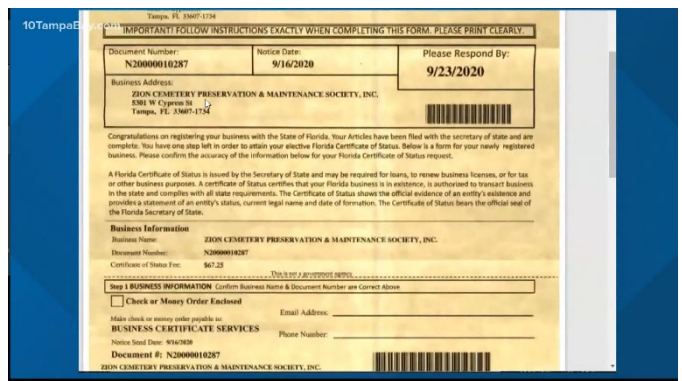
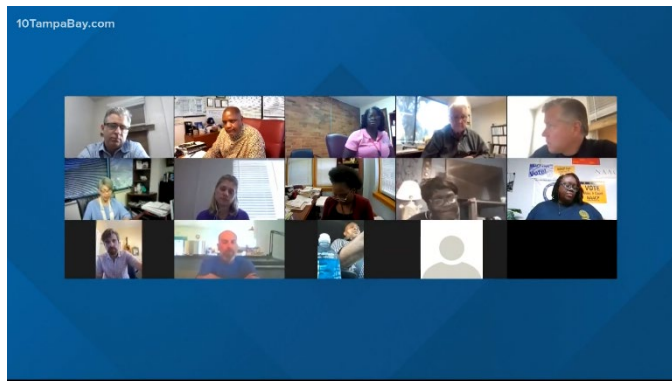
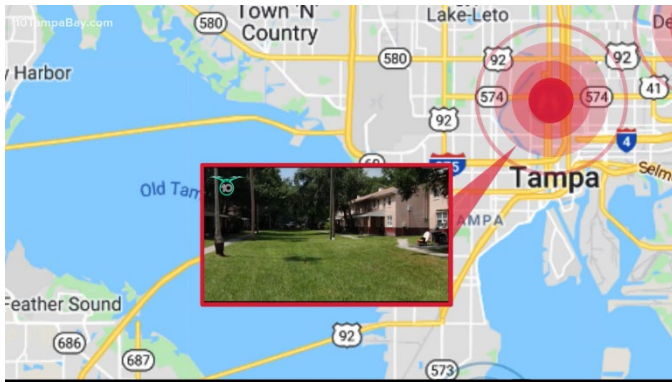


West River area the city of Tampa wants to develop
CITY OF TAMPA

Tampa establishes non-profit for destroyed Black cemetery, but community pushes for more

"The nonprofit, you know, is a tool. It is not the end-all," said Leroy Moore, the chief operating officer of the Tampa Housing Authority.

10 Tampa Bay, wtsp.com | Published: 11:15 PM EDT October 19, 2020 | Updated: 11:12 PM EDT October 19, 2020



ERASED

City establishes non-profit for destroyed Black cemetery, but community pushes for more

"The nonprofit, you know, is a tool. It is not the end-all," said Leroy Moore, the chief operating officer of the Tampa Housing Authority.

10 Tampa Bay, Emerald Morrow | Published: 11:02 PM EDT October 19, 2020 | Updated: 11:16 PM EDT October 19, 2020

TAMPA, Fla — In a show of support for a historical wrong, the city of Tampa helped a newly-established community-based committee form a non-profit organization to manage the restoration of Zion Cemetery.

It is a segregation-era cemetery burial ground that was destroyed and redeveloped to make room for an all-white public housing development along North Florida Avenue.

Assistant City Attorney Toyin Aina-Hargrett led the charge to file paperwork and notified the Zion Archaeological Advisory Committee on Thursday that the non-profit was official.

"...We are established and really need to set the first meeting," she said.

The formation of the non-profit will also allow the committee to receive \$50,000 in funds the city promised to donate to help establish a memorial.

Yet, members of the committee remain unsatisfied.

"I am so taken back, that the city has thought it would be good if we just throw them a piece of crumbs, which was \$50,000 to shut them up, or they'll be quiet and go away," said Yvette Lewis, president of the Hillsborough NAACP.

The **Tampa Housing Authority**, which owns most of the land where archaeologists found graves, estimates it will take \$2 million to \$5 million to restore the cemetery and build proper memorials. Currently, close to 300 graves are split beneath three separate properties.

THA said the goal is to bring all three parcels of land under single ownership.

"The nonprofit, you know, is a tool. It is not the end-all," said Leroy Moore, chief operating officer for the THA. "It's not the tool that can actually find \$5 million, and sustain the operation of this park, even after those improvements are actually made."

Lewis said she would like to see the city step in and work with all three property owners to negotiate possible land swaps so that the land is free to restore the site.

However, the city said because it does not own any of the land, that type of negotiation is not possible. Committee members have questions on if previous city administrations allowed permitting and construction on the gravesite.

The city said it had no evidence to suggest that.

Yet in a time where racial equality is top of mind, leaders say the city has an opportunity to fight the impacts of systemic racism by being a bigger partner in restoring Zion.

"I am so first of all taken back at the way that the city has continued to minimize and marginalize this cemetery," Lewis said. "You want us to sit back and be quiet and be obedient black folks when there is still continued civil unrest going on in this city."

"This is why, because this is a racist and systemic racist, and institutional racist city that this has impacted our feelings, and our thoughts and our views. It's ridiculous."

The city said it would be willing to offer more guidance and support but does not have board voting power at the request of the NAACP.

The local NAACP president said she would welcome the city to the board if it were willing to take more ownership of the decisions she said it allowed in the past.

As we reported earlier this summer, the Rays response to the still-ongoing Black Lives Matter protests included donations to several area groups who contribute in various way to our Tampa Bay community, and in particular address the history of racial injustice that has marked our region.

This column features an interview with **Ernest Coney**, the CEO of the Corporation to Develop Communities (CDC) of Tampa. The CDC of Tampa was founded in 1992, and has long focused on housing and

workforce development in the historically Black community of East Tampa. Mr. Coney, whose background is in public health, directs this organization with nearly two dozen employees.

★ ★ ★

DRaysBay: The Corporation to Develop Communities (CDC) of Tampa founder, your mother, Ms. Chloe Coney, seems like an amazing person, what led her to create the CDC; what problems was she addressing?

Ernest Coney: In the late eighties, Chloe was enjoying a successful private sector job and living the American Dream.

One day she ran into an old neighborhood friend, while visiting East Tampa. Chloe asked the friend how things were going and the person began to discuss how the neighborhood has changed since they were young. The friend described how drugs and violence were beginning to take over. This planted the seed that would grow into a passion... to help transform and restore community pride.

At the time Chloe was attending a Bible College and was thinking about her thesis. She began to write about the Prophet Nehemiah and his burden to “rebuild” Jerusalem. Her thesis (based on Nehemiah 2:17) became the Nehemiah Project – Building Brick by Brick and Person by Person. This thesis became the work of the CDC of Tampa and Nehemiah 2:17 became our rallying cry to address poverty, high teenage pregnancy, drugs and violence in the streets, high unemployment and drop out rates, and disinvestment. “Come let us take away the reproach of East Tampa” became a clarion call for community engagement and economic development.

DRB: What is the mission statement of the Corporation to Develop Communities of Tampa? And can you lay out some of the services the organization provides and the impact the organization has already had?

EC: Mission is to create opportunities for people to build prosperous futures and vibrant communities. In 1992, when the CDC of Tampa first started, there was not a lot of leadership or organizations focusing on East Tampa. The community helped to define the programs and services of the CDC. We conducted a community survey asking what the community wanted.



Rays Social Justice Initiative: Corporation to Develop Communities (CDC) of Tampa

DRAYS BAY, Jim Turvey | @BaseballTurv | Oct 22, 2020, 12:08pm EDT

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The residents of Belmont Heights and Ponce De Leon [two Tampa Housing Authority projects housing some 1200 households, since demolished] discussed Job Training and Placement, Affordable housing, Youth Leadership/Academic Achievement, Entrepreneurship, and Healthcare.

The CDC of Tampa was framed as a comprehensive community development organization — providing Workforce development, Youth Leadership Development, Entrepreneurship Training and Micro-Lending, and Affordable Housing Development. In addition, the CDC of Tampa became well for its Drug and Empowerment Marches to reclaim the streets of the East Tampa.

Over the years CDC has brought close to \$500 million in investment into low-income neighborhoods:

- Youth Leadership Development – helped 11,000 youth matriculate to college; has helping our neighborhood high school graduation rates go from from 40% to 78%. We are now also focusing more on Career Prop opportunities for youth (F.I.R.E Academy, Girls Who Code, etc)
- Workforce Development – provided 11,500 residents with job training and placement services. We have also created a vocational school to focus on short-term certifications and are beginning to create more pre-apprenticeship and apprenticeship programs.
- Entrepreneurship – provided technical assistance and \$1 Million in microlending, helping hundreds of micro and small businesses (no longer provide this service)
- Affordable housing – developed 100+ single family homes, 377 rental units and 52,000 square feet of commercial space
- Housing Counseling – created over 1,000 new homeowners and during the Great Recession saved 1,875 homes from foreclosure. We are a HUD certified counseling agency and package down payment assistance for the City of Tampa.

DRB: What does the relationship between the CDC and the Tampa Bay Rays look like, and do you have plans for this relationship to continue beyond financial?

EC: The Tampa Bay Rays are a tremendous asset to the community. We have historically partnered in several ways, mostly around them providing volunteers for our mock interview and resume writing workshops, as well as CDC of Tampa providing guidance on community engagement opportunities - such as investing in Belmont Heights Little League, donating equipment to Middleton High School, or nominating community heroes for Jackie Robinson Day.

This particular grant will help us to continue increase our scale and impact in the community by investing in our Workforce Development and Youth Success Center, as well as, strategies to help mitigate disparities in employment, academic achievement and business opportunities. Specifically the Rays will support our Career Prep strategies for youth –

- Suit Up and Show Up – helps young minority males in high school to become career ready, obtain a new suit, and register for a summer job.
- Sister Hood Summit – helps to introduce young women to the STEM field and management positions.
- Tampa F.I.R.E Academy – introduces young minorities to the Firefighter, Police Officer, and Emergency Medical Transporter fields. The academy provides certifications and a lap top computer to the graduating cadets.

CDC of Tampa will also help to introduce micro and small businesses to potential procurement opportunities with the Rays. This can be transformative moment to help minority businesses to grow.

Rays Social Justice Initiative: Corporation to Develop Communities (CDC) of Tampa

DRAYS BAY, Jim Turvey | @BaseballTurv | Oct 22, 2020, 12:08pm EDT

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The funding will also help us to organize meaningful volunteer community events to continue to change the physical appearance and or educate our communities about services.

The initial relationship with the Rays was created based on a shared passion and vision to provide economic opportunities for residents and to help our communities to thrive. This type of relationship goes beyond just making monetary contributions. The Tampa Bay Rays are a true asset in our community as a physical asset, human capital asset and ability to create goodwill. All of these are ways for CDC of Tampa and the Tampa Bay Rays to stay connected and engaged in strategies to help our community and residents reach their full potential.

DRB: How will the Rays funding help the mission of the CDC?

EC: CDC of Tampa has always focused on helping residents to overcome issues of poverty; creating opportunities to build prosperity in their lives. This funding will help us to also be laser like focused on the most vulnerable and those groups with the largest disparities in employment, academic achievement, and minority and small business opportunities.

Additionally, community engagement and involvement are the strongest components of any successful transformational effort. These funds will help us to keep the community engaged in services, policy and volunteer opportunities.

DRB: The CDC serves everyone, but I know it's long been a Black-led organization with particular focus on the needs of East Tampa, a predominantly Black community. The murder of George Floyd and the ensuing protests have put an increased national and international spotlight on racial justice concerns. How has your organization responded to this moment?

EC: CDC of Tampa was founded in a community crucible filled with dreams deferred and a relationship of mistrust between the community and police department. CDC of Tampa partnered with the police to create the first community policing and engagement strategy in East Tampa. The program focused on changing police relations from patrolling to community policing (walking in the neighborhoods and getting to know the residents); coupled with creating opportunities to seed the spirit and aspirational goals of our youth. We have also always held firm that economic power is derived by having productive citizens - earning a paycheck, starting a business, owning a home.

Today we have renewed our focus on asset strategies, to include a lens for race and equity. We have also begun to help shape and address policies and ordinances that can help reduce economic disparities and improve safety in our communities. We have continued to challenge ourselves and our public and private partners to consider Race, Equity, Inclusion and Diversity in the work that they do, in procurement, in management and in the boardroom.

ERASED

Tampa Housing Authority board questions power of non-profit for destroyed Black cemetery
"...We got to have it in the hands of a body that can actually maintain it long term," said THA CEO Jerome Ryan
WTSP.com, Emerald Morrow | Published: 10:13 PM EDT October 22, 2020

TAMPA, Fla — After the city of Tampa stepped in with \$50,000 for a memorial and legal resources to establish a non-profit to manage a destroyed segregation African American cemetery, the housing authority doubled down on its stance that a non-profit won't stop the cemetery from being destroyed once again.

"If we're serious about putting this effort into actually creating this and preserving it permanently...we got to have it in the hands of a body that can actually maintain it long term," said Leroy Moore, chief operating officer for the Tampa Housing Authority, a separate entity from the City of Tampa.

Moore reiterated at a THA board meeting that the non-profit the city just established to help restore Zion Cemetery can go under at any time.

Acting on a report from the Tampa Bay Times, archaeologists have found nearly 300 graves over the last year from the old Zion Cemetery off North Florida Avenue. The cemetery was established in the early 1900s but was erased over time through legal action and an eventual THA housing development built atop the burial grounds.

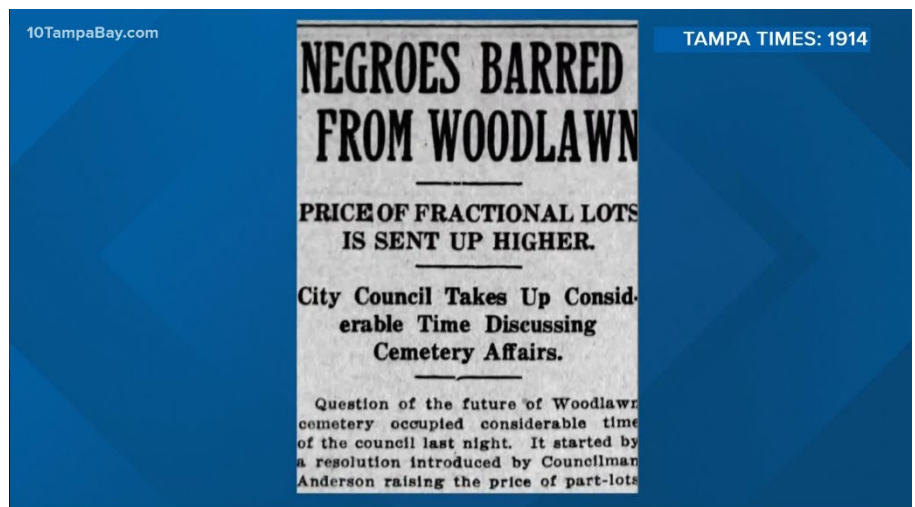
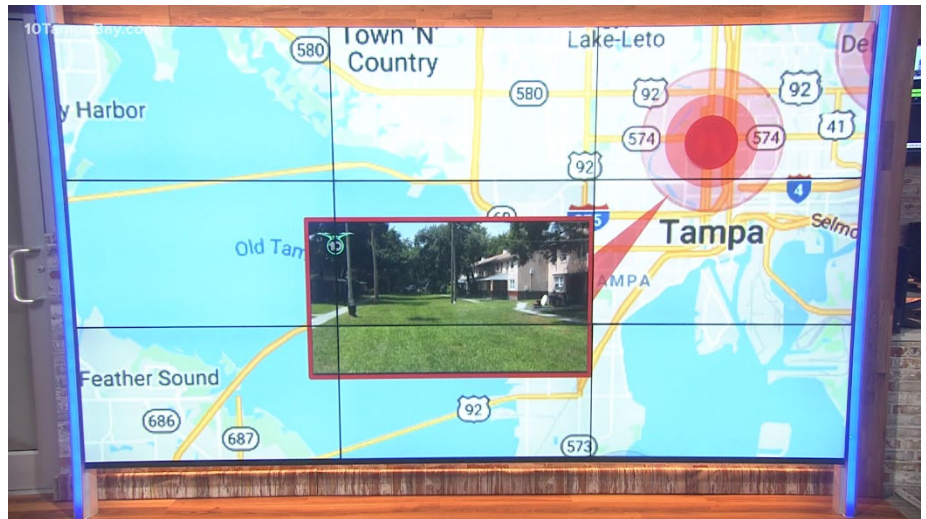
City spokesperson Ashley Bauman said the city is doing all it can to help support restoring the cemetery, considering it does not own any of the three parcels of land along North Florida Avenue where archaeologists found graves at the THA apartments, a towing lot and a neighboring business.

However, the city stops shy of what archaeologists say is best: bringing all three parcels of land under one ownership and permanently managing the grounds.

"We have to make sure that this deal is protected whether we here or gone. We have to make sure it's done right," Jerome Ryans, THA CEO said.

The city said it doesn't plan to manage more cemeteries than the ones it currently owns. However, some say that ignores the city's history of excluding African Americans from certain city-owned burial sites.

For example, the city council unanimously passed an ordinance in 1914 barring African Americans from Woodlawn--forcing them to seek and create their own spaces that never got to benefit from the protection and care of city resources.



Time runs out for last remaining tenants at Tampa Park Apartments

Unable to find affordable housing for some residents displaced by redevelopment of the affordable housing complex, Hillsborough County officials plan to temporarily house some seniors in hotels and at least two families in a shelter. Tampa Bay Times, Christopher O'Donnell | Published November 2, 2020

TAMPA — About half a dozen seniors are likely to end up staying in hotels, and two families are bound for a shelter as the deadline for tenants to move out of Tampa Park Apartments expired on Sunday.

About 90 of the 370 apartments at the complex were still occupied as of Friday morning. Many of those residents were expected to move later that day or over the weekend. The complex, which was home to many low-income families, seniors and people on disability benefits, is under contract to an Ybor City developer.

Residents in February were given until Sunday to find somewhere new to live. But that has been a struggle for many tenants accustomed to Tampa Park rents that were about \$300 a month lower than Hillsborough County's average. Staffers from Hillsborough County's Homeless Services office have been onsite throughout the week working to find new homes for the remaining tenants. The biggest challenge has been finding housing for seniors, some of whom rely solely on Social Security, said Cheryl Howell, the county's affordable housing director.

"Because they haven't earned a lot over their lifetime, they don't get a lot (in Social Security), and they just don't have a lot of options," she said. "That puts them in a place where they're going to need some shelter until they can get into subsidized housing."

Others found new housing after Gracepoint, a Tampa nonprofit that provides behavioral health services and also owns affordable housing, agreed to house about half a dozen seniors.

That includes Urley Williams, 69, who makes just \$9,000 per year and could not afford rents of around \$700 for a one-bedroom apartment. After her story was featured in the *Tampa Bay Times*, an anonymous donor agreed to pay her rent for one year, said Susan Morgan, a spokeswoman for Gracepoint. The nonprofit then cut her rent in half to stretch the donation to two years and plans to furnish the apartment before she moves in.



Ruperto Soto has lived at Tampa Park Apartments for years, slowly transforming the area around his unit into a lush oasis of plants that he alone tends. But with the sale of the apartment complex, he and other residents were given until Sunday to move out. It will mean saying goodbye to some plants that can't be moved. He plans to buy a house with a backyard so he can grow a bigger, better version. [MARTHA ASENCIO RHINE | Times]

leaves to be completed, said Leroy Moore, chief operating officer of the Housing Authority.

Tampa Park is owned by a nonprofit group headed by *Florida Sentinel Bulletin* newspaper publisher S. Kay Andrews. It plans to sell about 12 of the property's roughly 18 acres for an undisclosed price. On Oct. 2, property management and maintenance workers changed the locks on the homes of more than 30 tenants who were behind in their rent.

Williams and other seniors accepted by Gracepoint will be the first to live at The Heights, a new 64-unit affordable housing block in Seminole Heights. That includes an 80-year-old man who confided with Gracepoint staffers that his one unfulfilled wish was to live in a new apartment before he died.

"My heart sank," said Morgan. "He's going to be so happy; it's the little things."

About 33 residents at Tampa Park have federal housing vouchers and are being relocated by the **Tampa Housing Authority**. The vouchers mean their rent will be subsidized by the federal government, leaving them to pay no more than a third of their income.

About 25 of those are still waiting for inspections of their new apartments or for

Time runs out for last remaining tenants at Tampa Park Apartments

Unable to find affordable housing for some residents displaced by redevelopment of the affordable housing complex, Hillsborough County officials plan to temporarily house some seniors in hotels and at least two families in a shelter. Tampa Bay Times, Christopher O'Donnell | Published November 2, 2020

The plight of Tampa Park residents, especially that of seniors, led Hillsborough County to vote to provide about \$650,000 to cover their first three months' rent in new lodgings. It also led to criticism of the city of Tampa for not stepping up to help its residents.

"They've not shown up to support their residents," said Howell. "I wish some effort would have been exerted to help these families, because they are so vulnerable."

That is disputed by Tampa officials. Vanessa McCleary, the city's housing and community development manager, said city staffers had helped about 40 Tampa Park residents find new homes.

She pointed out that county property taxes are intended to provide social services for residents throughout the whole county.

"It doesn't take two agencies to fund that relocation," McCleary said. "They receive that social services funding, not the city."

Standing outside Ruperto Soto's apartment, it's easy to forget that he lives in a mostly barren breeze-block housing complex marred by crime.

Palms, magnolias and potted plants that he has tended for years fill every inch of the landscaping area around a large oak tree. Most mornings, Soto, 70, putters around the impromptu garden, watering some plants and cutting back others, a towel hanging over his shoulder to wipe the sweat out of his eyes.

He doesn't know the names of all the plants, but he knows which one needs water in the afternoon, which ones are the most fussy about the quality of their soil.

"Everybody says it's very nice, but there are some people that are jealous because it's the only place that is," he joked.

On Friday, Soto and his wife were packing their belongings. A retired cook and worker with Habitat for Humanity, he said he has enough savings to buy a place. But he knows he won't be able to take all of the plants and flowers with him.

"What will I do with all this?" he said. "It's so beautiful."



Ruperto Soto tends to plants outside his apartment at Tampa Park Apartment. Over about 10 years, he transformed the area around his unit into a lush oasis of plants. He knows he won't be able to take them all with him. [MARTHA ASENSIO RHINE | Times]



Ruperto Soto, places a heavy swan planter on a table in the garden bed outside his home in Tampa Park Apartments. Tenants at the housing complex were given until Nov. 1 to move out after the complex was sold for redevelopment. [MARTHA ASENSIO RHINE | Times]

Tampa celebrates opening of new apartments for low-income seniors

83 DEGREES, YVETTE C. HAMMETT | TUESDAY, NOVEMBER 03, 2020



Courtesy of Tampa Housing Authority
Hennessey Construction renovated the Mary McLeod Bethune building, with Place Architects as designers.

And the Housing Authority has opened its waitlist for two-bedroom units at The Renaissance since all those previously waiting have moved in. Most of those moving into the buildings either previously lived at Mary McLeod Bethune or have been on a waitlist for public housing, some for years.

There are three more buildings under construction at West River and 500 more units are now under construction at ENCORE Tampa! and expected to be completed in 2021, Moore says.

“Robles Park Village is our next big project,” he says. “We have started the master planning process just this month and will unveil the master plan in the second quarter of 2021. Relocation will start by the fourth quarter of 2021.”

Those who have relocated to the newly completed buildings are thrilled with the results, Moore says.

“They absolutely love it. I was on site last week and saw one of the residents and he was so appreciative of how new and beautiful the apartments are. They are all blown away about how different it looks inside and outside,” he said of the Mary McLeod Bethune renovation. “Even the outside looks new and different since we changed the aesthetic and added public art.”

The tenants are excited about the changes and rightfully so, he says. “Those displaced by construction got first dibs on returning.” And several have taken advantage of that.

Most of the apartments are one-bedroom units, 650 square feet in Mary McLeod Bethune, and 800 square feet in the newly constructed Renaissance buildings, which contain 160 units. Each has air conditioning and heat, modern kitchens, islands, and connections for washer and dryer units. There is also a laundry room on each floor for those who prefer to use them. And each building has a community room and space for a hair salon.

Because those moving into the public housing apartments are either former tenants or those on a waitlist, the Tampa Housing Authority is not able to accommodate those feeling the pinch of the COVID-19 pandemic or the subsequent loss of jobs, Moore says.

Activity is picking up at the new and renovated public housing apartments for active seniors living in Tampa, as tenants begin to move in. The Tampa Housing Authority also has several big projects moving toward completion, with others still in the planning stages.

Two brand new buildings known as The Renaissance at West River, are complete and about 25 individuals and couples have already moved in, says Leroy Moore, director of the Tampa Housing Authority.

Mary McLeod Bethune Apartments, a renovated complex with 150 units, already has 15 new tenants and growing.



Courtesy of Tampa Housing Authority
Most of the apartments are one-bedroom units, 650 sf. in Mary McLeod Bethune.



Courtesy of Tampa Housing Authority
The lobby area offers a comfortable place to meet friends or await rides.



Courtesy of Tampa Housing Authority
Brand new kitchens with granite countertops and modern appliances await senior tenants.

Tampa seeks to parlay city land in booming West River to kickstart affordable housing

The city is seeking developers for an 18-acre tract in a once blighted area, now booming.

Tampa Bay Times, Charlie Frago | Published November 9, 2020

TAMPA — For years, sewer and water pipes have been stacked on the ground near the western bank of the Hillsborough River.

It wasn't exactly the highest and best use of valuable city property, located west of the Hillsborough River, east of Rome Avenue, south of Columbus Drive and north of Spruce Street, known as the "Rome Yard."

That could change in December when an ambitious city plan to transform the lot into a mixed-use project with the potential to kickstart development on the west side of the river meets the private market's appetite for big-ticket development projects in a pandemic economy.

Last month, the city issued a request for proposal for the property. A late October technical workshop drew 53 interested parties, indicating that strong interest remains in constructing an enticing mix of market-rate and affordable housing and retail.

The area already has a busy feel. The **Tampa Housing Authority** recently opened a \$46 million senior living building on the site of the old North Boulevard Homes, a public housing development bulldozed in 2018. More buildings are coming.

The city completed the ambitious \$35 million makeover of Julian B. Lane Riverfront Park in 2018, too. And it recently snagged a \$24 million federal grant to extend the Riverwalk west along the river, including a dozen miles of biking and pedestrian trails separated from traffic.

A previous attempt to issue a request-for-proposal was pulled late in the administration of former Mayor Bob Buckhorn, but this time is different, city officials say.

"We control the land. We get to choose. Whoever wants to develop it has to meet the city's requirements," said Rob Rosner, the city's director of economic opportunity. "We may not take any of the bids."

Most of the details — if the city will sell the land, lease it or some other combination and what will end up being built — is up for negotiation with the winning bidder or bidders, Rosner said.

But the city is adamant that whoever wants to build what will likely be high-priced housing will also guarantee that 20 percent of those units will be for people earning 80 percent of the area median income (\$53,500 for a family of four) and another 40 percent reserved for those making no more than 140 percent of area media income (\$93,660 for a family of four).

Mayor Jane Castor, Rosner said, is sensitive to the gentrification fears of many low-income West Tampa residents.

"We're listening to them. We want to be part of the solution, not part of the problem," Rosner said.

The West Tampa Community Redevelopment Area could assist in infrastructure improvements. That agency has a new manager, Jesus Niño.



Rendering of the West River project, which includes The Boulevard at West River. The Tampa Housing Authority won a state tax credit award worth \$21 million over 10 years for the apartment complex. It is planned to include 200 units of affordable housing. But that award is being challenged by Blue Sky Communities, which was Hillsborough County's choice to win the award.

Tampa seeks to parlay city land in booming West River to kickstart affordable housing

The city is seeking developers for an 18-acre tract in a once blighted area, now booming.

Tampa Bay Times, Charlie Frago | Published November 9, 2020

Niño, who joined the city as an urban development manager a few months ago after serving as Bradenton's economic development guru, has very high hopes for what might come.

"This project is a huge catalyst for the area, by tying the Riverwalk to Tampa Housing Authority's projects and the redevelopment going along Main Street," Niño said.

"West Tampa is blowing up in a good way. This is going to be huge," Niño said.

Castor has said the West Tampa revitalization efforts are a linchpin of her mayoral vision, "Transforming Tampa Tomorrow." In a recent interview, Castor said she was "always optimistic" that her plans would come to fruition, even if the economic downturn worsens.

The city land, Castor said, is part of a set of "visionary ideas that we have for that parcel of land." And she said the community is behind the plan.

That hasn't always been the case. Late in Buckhorn's administration, the community objected to a previous proposal, said Joe Robinson, a longtime West Tampa activist and chairman of the redevelopment area's citizen advisory committee. Robinson will have a seat on the selection committee.

But Castor, he said, took a different tack.

"The new mayor said, 'Oh no, we're not doing that,'" Robinson said.

After much discussion with the city, residents are backing the project and hopeful, he said.

"This represents the best we're going to get," Robinson said, citing provisions for minority contractors and ideas incorporated from his committee's strategic action plan. "I don't know nobody complaining about what's out on the street right now."

New urban farm, store opens in ENCORE! Tampa

83 DEGREES, YVETTE C. HAMMETT | TUESDAY, NOVEMBER 10, 2020



Downtown Tampa is getting an organic urban farm near its core and at the same time, a place where kids can learn where their food comes from and the importance of eating healthy.

Meacham Urban Farm, named for Christine Meacham, the first African-American school principal in Tampa, is located at 1108 E. Scott Street, within the ENCORE! Tampa housing development. A soft grand opening for its store, which will be open to the public, will be scheduled for later this month.

Urban farmers Joe Dalessio, Kristin Beauvois, and Travis Malloy are combining their talents to create the farm, built on property owned by the Hillsborough County School District. The project is in conjunction with the [Tampa Housing Authority](#). Some 40 fruits, vegetables, and herbs are already under production at the farm and the hope is to draw not just students on a regular basis, but city dwellers looking for fresh-picked organic produce amid the urban jungle, says Dalessio, who also owns Black Finger Farm in Lutz.

“Our specialty is organic mixed vegetables, over 40 varieties of herbs, vegetables, and fruit. We offer a farm membership program so if you pre-purchase a farm card you get a discount throughout the season,” he says. “There will also be general sales at our farm store on weekends.”

The pricing on the farm card starts at \$250 and there are various tiers that can be added, giving members a 5% discount on all purchases. “We also offer local vendors’ meat and eggs,” he says. The eggs come from Trailbale Farm in Tampa and the meats come from Providence Cattle, located throughout Central Florida. Just how did these three partners get into urban farming? Malloy calls it a “force of will. I wasn’t born in it and studied technical stuff in school, but I think it is one of those necessary things that more people need to start growing stuff. I started gardening in my backyard and then built a community garden in Temple Terrace, then started a chicken farm, and now this organic garden downtown.” The project has everything the three were looking for, Malloy says.

“To be so centrally located and have an organic vegetable farm right in the middle of the city is pretty amazing,” he says. “A huge thing for me is the educational component. We will be working with students a lot and I have always really enjoyed doing that. Our big goal is organic, local affordable produce for the neighborhood, which is a food desert down here. Hopefully, it will also support other farmers.”

“In collaboration with schools, we offered them a platform for their curriculum,” Dalessio says. “It is developed specifically for farm education. They will bring out children for field trips here. It is going to be all ages, but we will focus on elementary students initially, teaching them where food comes from and tying it to biology curriculum, nutrition, plant physiology, and food, as well.” The farm sits on just over two acres and has a 20-by-25-foot farm store with room for expansion.

It is considered “community-supported agriculture” and buying in early by purchasing a farm card helps to financially support this first season, Malloy says. RemoTech is the general contractor for the project and Campina Construction located out of Orlando, also provided services. Dalessio says the farmer trio builds most of its own soils for use at the new farm.

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
