



Board of Commissioners Meeting

Wednesday, October 16, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



BOARD OF
COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dachevall

Billi Johnson-Griffin

Bemetra Salter Liggins

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

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Tampa, Florida 33677

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Board of Commissioners Meeting Wednesday, October 16, 2019

Table of Contents

1. Agenda
2. Minutes from Previous Meeting
3. Response to Public Forum
4. Resolutions
5. HR/Employee of the Month (Page 5 & 6)*
6. PPS/Geraldine Barnes Award Recipient (Page 18)*
7. Financial Reporting
8. Asset Management
9. Assisted Housing
10. Public Safety
11. Real Estate Development
12. Facilities
13. Contracting and Procurement
14. Community Affairs, Notices and Updates*
15. Legal

* **Commissioner's Note:**

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



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

October 16, 2019

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

I. REGULAR MEETING

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

MISSION STATEMENT

CULTIVATING AFFORDABLE HOUSING
WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Regular Board Meeting of September 18, 2019

III. PUBLIC FORUM

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

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

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

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ [Margaret Tolbert](#)

VI. RESOLUTIONS

2019-4138 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE HOUSING QUALITY STANDARD (HQS) INSPECTIONS AND RENT REASONABLENESS SERVICES FOR THE TAMPA HOUSING AUTHORITY.
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AGENDA FOR THE REGULAR BOARD MEETING
Of the Housing Authority of the City of Tampa, Florida

VI. RESOLUTIONS (continued)

2019-4139 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE MEDICAL AND DENTAL HEALTHCARE SERVICES FOR THE AUTHORITY'S EMPLOYEES.
2019-4140 Margaret Jones	A RESOLUTION APPROVING REVISIONS TO THE ADMINISTRATIVE PLAN'S WAITLIST ORGANIZATION.
2019-4141 Tina Washington	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES AT THE PALM TERRACE ASSISTED LIVING FACILITY.

VII. PRESIDENT/CEO's REPORT

- **Finance and Related Entities** ~ [Susi Begazo-McGourty](#)
- **Operations and Real Estate Development** ~ [Leroy Moore](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

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

September 18, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:32 a.m. Other Board members present were James Cloar, Ben Dachepalli, Bemetra Simmons, Billi Johnson-Griffin and legal counsel Ricardo Gilmore.

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

II. MINUTES

A motion to approve the Minutes of the Board Meeting of August 21, 2019 was made by Commissioner Dachepalli and seconded by Commissioner Johnson-Griffin:

Commissioner Cloar	Present	Commissioner Simmons	Yes
Commissioner Johnson-Velez	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Dachepalli	Yes		

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

None to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Sharon Spyke](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Emmanuel Milord](#)

VI. RESOLUTIONS

The Director of Real Estate Development Mr. David Iloanya presented resolution 2019-4135.

2019-4135	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO AWARD A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF NATURAL GAS FACILITIES OVER, UNDER AND IN PARCEL OF LAND OWNED BY TAMPA HOUSING AUTHORITY.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Cloar:

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

The Director of Assisted Housing Ms. Margaret Jones presented resolution 2019-4136.

2019-4136	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM AND OTHER RELATED RENTAL ASSISTANCE PROGRAMS.
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A motion was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

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

The Sr. VP/COO, Mr. Leroy Moore presented resolution 2019-4137.

2019-4137	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO RECEIVE A DONATION OF FUNDS FROM NORTH TAMPA HOUSING DEVELOPMENT CORPORATION (NTHDC) FOR USE IN MAKING THE ACQUISITION PAYMENT TO BANK OF AMERICA CDC (BACDC) AS REQUIRED BY THE PARTNERSHIP OPERATING AGREEMENT.
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Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida

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

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty stated that staff was currently working on a couple of audits; both the NTHDC audit and the THA audit were expected to be completed by October; the auditors will make presentations for the Board on the results of the audits in October or November. The Rental Assistance Demonstration (RAD) conversions were moving forward successfully, the next transaction was the Boulevard at West River, T3C.

Commissioners were informed of a ransomware attack on the agency that restricted access to much of our electronic files, the CFO asked the Director of Information Technology, Mr. Kevin Janes to report on the matter. An investigation was launched with the assistance of third-party experts to determine the nature and scope of the incident. THA's network was operational, said Mr. Janes, as the staff and the third-party experts continued to investigate the incident. To date there was no evidence that any information was accessed from the network.

Attorney Gilmore added that on the advice of specialized counsel, extensive conversation regarding the Board information packet was not advisable, he asked that if Commissioners had questions to propose them individually, after the meeting.

The CFO reported on the financials based on materials provided to Commissioners in their meeting information packet.

Operations and Real Estate Development

Mr. Moore's updates began with the Tempo at Encore, which was out of its construction phase and preparing for permanent financial conversion; the building was completed and had reached stabilized occupancy for three consecutive months. Commissioners were informed regarding HUD negotiations for remaining funds in the Choice Neighborhood Grant. Other HUD issues reported were regarding expenditure deadlines that involved the Tempo construction project, the COO may have more updates on this matter during the October Board meeting.

Encore lots 9, 11 and 10 were still under contract, two will close by end of year and the third lot is expected to close in April 2020. Lot 5, the grocer lot, had recent interest for retail development that staff felt should be for more active uses or multi-story building rather than a single use retail store.

As previously reported, lot 12 was moving forward with designing building of residential over a 20,000 or so square foot grocer shell. Unfortunately, the grocer market was softening as other grocery stores were opening near the Encore site. Designing of lot 12 has so far resulted in 70 to 90 replacement units of 54 units still owed to HUD; these units will be over the grocer on the ground floor.

Next, the COO updated Board members regarding Robles Park Village and Zion Cemetery that included meetings with residents, relocation of the families affected by the rediscovery of the cemetery, etc. Mr. Moore shared a letter from Congresswoman Cathy Castor, who visited RPV the day prior to this meeting. The Congresswoman was briefed by Mr. Moore during a trip to Washington earlier in September. The letter was sent to Tampa Mayor Jane Castor and was received the morning of this Board meeting. The letter suggests that City of Tampa, THA and residents get together to expedite the redevelopment of the rest of RPV.

At the request of Commissioner Dachevall, who commended THA staff for elevating the matter to the top priority, Mr. Moore provided some information and will continue to update the Board regarding the financial hit to the agency's budget, as well as, what financial support can be provided by the City of Tampa or any other community partners.

The affected five buildings, 32 units, which represent less than 10% of the RPV unit portfolio, were estimated at a \$150,000 value in subsidies per year.

A response was also provided regarding a bill drafted by Senator Janet Cruz, at the request of Commissioner Cloar. The Senator has been in contact with Mr. Moore multiple times to discuss THA's stand on this matter. Senator Cruz has promised to make the bill right and has received language from THA that Mr. Moore feels will right the bill.

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

Commissioner Cloar also inquired regarding a Developer Partner for RPV, the COO responded that a DP may not be needed, rather preliminary planning will be done first.

Commissioner Simmons requested keeping Board members in the loop on the constant changing of information, perhaps by the committee in charge of this matter. The COO will provide information to the Board as information becomes available.

Board members were updated on the relocation process for the 29 families affected, which included property tours, voucher options, counseling opportunities, information regarding waived fees for filling out applications and moving fees, as well as other assistance during the relocation process.

VIII. NOTICES AND UPDATES

The Director of Community Affairs, Ms. Lillian Stringer announced three NAHRO appointments, President/CEO, Mr. Jerome Ryans was appointed to the International Housing Committee, Board Chairwoman Johnson-Velez was appointed to the National Commissioners Committee and Ms. Stringer was appointed to Member Services Committee; appointees will be sworn-in at the San Antonio Conference in October. At the same conference, the Director of Assisted Housing, Ms. Margaret Jones will be a presenter regarding Small Area Fair Market Rents. Ms. Stringer also reminded Board members of a special workshop to discuss the merging of waitlists, scheduled for Wednesday, September 25, 2019.

Ms. Stringer later announced that Commissioner Padgett was in a nursing home and will share more information with the Board as it becomes available. The Commissioner will be recognized at a later Board meeting, while Dr. Harvey is scheduled to be recognized during the October Board meeting.

IX. LEGAL MATTERS

Attorney Ricardo Gilmore made statements regarding an interlocal agreement that was circulated for the Commissioners' review. The agreement referenced management services for approximately six months by the Tampa Housing Authority for the St. Petersburg Housing Authority as recommended by HUD, while SPHA searches for a new Executive Director as the prior ED was terminated.

The attorney responded to concerns from Commissioner Simmons regarding THA's involvement, THA staff capacity in order to assist and THA's role. Attorney Gilmore stated that involvement was not anticipated long-term, with regards to the third question, nothing changes because SPHA's Board will oversee whatever is done in terms of management by THA staff. Mr. Ryans responded to the Commissioner's second question, stating that THA has the capacity, adding that former staff, such as Mr. Martin Williams, Mr. Michael Butler, Mr. Wence Cunningham will be recruited periodically to assist. Mr. Ryans will begin meeting with SPHA Board and the Mayor of the City of St. Petersburg.

Commissioners agreed to amend the agreement to add language referencing the exhaustion of entire fees prior to the full term, in the absence of a mutually agreed extension. A motion to amend the agreement was made by Commissioner Dachepalli and seconded by Commissioner Cloar:

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

X. UNFINISHED BUSINESS

Assistant Director of Asset Management, Mr. Leonard Burke, responded to questions from Commissioner Simmons and Chairwoman Johnson-Velez regarding the response to public forum from the September Board meeting. Resident's rent had gradually increased by \$200 from the 2017 move-in date to 2019; the resident would have been responsible for the rent if no lower rent unit became available. Mr. Burke added that the resident had recently moved into a senior community that was within affordable rent price range.

Commissioner Cloar asked for clarification regarding what constitutes a quorum. Attorney Gilmore stated that a quorum constitutes the majority of the number of Commissioners seated, the current majority being 3 of 5 seated. Although the attorney stated that he would need to confirm if quorum is according to the normal 7 seated, which would make the majority 4 of 7 seated.

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

XI. NEW BUSINESS

Mr. Ryans announced a new guest in the audience for this meeting, Commissioner Dachepalli confirmed the guest was his father, Mr. Ron Dachepalli.

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 10:07 a.m.

Approved this 16th day of October 2019,

Chairperson

Secretary

3. PUBLIC FORUM

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

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: **2019-4138**

The Board of Commissioners is requested to approve the above-referenced resolution in order to authorize the Housing Authority of the City of Tampa, Florida to enter into an agreement for the completion of Housing Quality Standards (H.Q.S.) Inspections and Rent Reasonableness Services for the Assisted Housing Department.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: Housing Quality Standards Inspections and Rent Reasonableness Svs.
- C. Originator: Margaret Jones, Director, Assisted Housing Department

3. Cost Estimate (if applicable):

CGI FEDERAL INC.

Cost Proposal:

Description	Year 1 (per unit rate)	Year 2 (per unit rate)
Initial Inspections	\$38.00	\$38.00
Annual Inspections	\$38.00	\$38.00
Special /Complaint Inspections	\$28.00	\$28.00
Quality Control Inspections	\$38.00	\$38.00
All types of Re-inspections	\$28.00	\$28.00
Inconclusive/No Entry Inspections	\$15.00	\$15.00
Rent Reasonableness Calculations	\$8.00	\$8.00

Narrative:

CGI Federal, Inc. provides effective business processes and IT solutions for commercial clients and government agencies at the federal, state and local levels. They have been in business for the past 10 years. Their project team consists of 10 team members who will continue to work hand in hand with THA's Assisted Housing Staff to ensure the same high-quality work that they have provided to the Agency for the past 5 years. CGI was one of three (3) respondents to the Request for Proposal that competed in the competitive process and after a thorough review and evaluation, it was determined that they submitted the most responsive, responsible proposal.

Attachments (See attached Evaluation Tabulations)

HOUSING AUTHORITY OF THE CITY OF TAMPA
Contracting & Purchasing Department
M E M O R A N D U M

Date: **October 16, 2019**

To: **Board of Commissioner's**

Through: **Jerome D. Ryans, President/CEO**
 Tampa Housing Authority

From: **Tina D. Washington, Contracting Director**

Subject: ***Resolution #2019-4138* -“Housing Quality Inspections and Rent Reasonableness Services”**

The Housing Authority of the City of Tampa has solicited sealed proposals seeking qualified, responsible, firms or individuals interested in providing Housing Quality Standard Inspections and Rent Reasonableness Services, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency.

After a thorough review and evaluation of the three (3) proposals received, the Authority has determined that CGI Federal, Inc. presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a single contractual agreement with CGI Federal, Inc. to provide Housing Quality Standard Inspections and Rent Reasonableness Services for an initial one (1) year period with the possibility of extending the same for an additional four (4) year period at the sole discretion of the Authority

RESOLUTION NO. 2019-4138

A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE HOUSING QUALITY STANDARD (HQS) INSPECTIONS AND RENT REASONABLENESS SERVICES FOR THE TAMPA HOUSING AUTHORITY.

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms or individuals interested in providing Housing Quality Standard Inspections and Rent Reasonableness Services, in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency; and

Whereas, the Authority has received and evaluated four (4) proposals from qualified firms.

Whereas, the Authority recommends the awarding of a single agreement to CGI FEDERAL, Inc. to provide these services for the Assisted Housing Department based upon the following cost proposal:

Cost Proposal:

Description	Year 1 (per unit rate)	Year 2 (per unit rate)
Initial Inspections	\$38.00	\$38.00
Annual Inspections	\$38.00	\$38.00
Special/Complaint Inspections	\$28.00	\$28.00
Quality Control Inspections	\$38.00	\$38.00
All types of Re-inspections	\$28.00	\$28.00
Inconclusive/No Entry Inspections	\$15.00	\$15.00
Rent Reasonableness Calculations	\$8.00	\$8.00

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner's approves the awarding of a single Contractual Agreement to provide HQS Inspections and Rent Reasonableness Services for the Assisted Housing Department and further authorizes the President/CEO or his/her designee to execute and administer the contracts in accordance with the Authority's procurement policy.

ADOPTED THIS 16TH DAY OF OCTOBER, 2019

Susan Johnson-Velez, *Chairperson*

Jerome D. Ryans, *President/CEO*



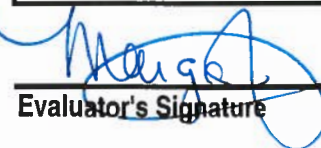
OFFICIAL PROPOSAL EVALUATION TABULATIONS


FY19-RFP-08 HQS INSPECTIONS


CLOSE OUT 8/21/19 @ 2P


DATE AND TIME PROPOSALS RECEIVED


Evaluation Criteria	POINTS POSSIBLE	CGI					AMERICAN PROPERTY CONSULTANTS					QUALITY ASSURANCE INSPECTIONS, INC				
		08/20/19 @ 3:00PM					8/21/2019 @ 10:54AM					08/21/2019 @ 1:40PM				
		JJ	MJ	TB	DH	LB	JJ	MJ	TB	DH	LB	JJ	MJ	TB	DH	LB
Firms Qualifications	15	15	15	15	15	10	10	10	15	14	9	10	10	15	14	13
Firms Experience	10	9	10	10	10	7	7	8	10	9	8	5	8	10	9	7
Specific Experience	25	23	25	25	24	19	19	18	25	24	18	14	18	24	24	19
Comprehensiveness of Methodology	20	20	20	20	20	17	17	17	17	19	17	10	15	19	19	17
Competiveness and Resonbleness	15	15	15	15	15	10	10	5	15	13	5	7.5	5	15	15	10
MBE/Section3	10	8	7	7	8	10	10	10	9	8	10	10	8	10	10	10
Completeness and General Response	5	4	5	4	5	4	3	3	5	4	3	5	3	5	4	4
TOTAL SCORE	100	94	97	96	97	77	76	71	96	91	70	61.5	67	98	95	80
		461					404					401.5				
RANK PLACEMENT		1st					2nd					3rd				

 9/24/2019
Evaluator's Signature


Evaluator's Signature

 9/30/19
Evaluator's Signature

 9/27/2019
Evaluator's Signature

 9/27/2019
Evaluator's Signature


Contracting Officer's Signature & Date

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: **2019-4139**

The Board of Commissioners is requested to approve the above-referenced resolution in order to authorize the Housing Authority of the City of Tampa (THA) to enter into an agreement to provide medical and dental insurance coverage for its employees.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: Provision of Medical and Dental Healthcare for THA Employees
- C. Originator: Kenneth Christie, Director of Human Resources

3. Cost Estimate (if applicable):

FLORIDA BLUE (BLUECARE 55)

Narrative:

THA hired Aon Hewitt as our consultant to assist with the generation of the Request for Proposal (RFP) and solicitation of responses from established, qualified firms interested in providing Medical and Dental Insurance coverage for its employees. THA received five (5) healthcare (medical) proposals and seven (7) dental proposals in response to the RFP. All of which were evaluated by our consultant, resulting in the issuance of a financial review and marketing summary of each plan. The top five respondents that submitted proposals to our medical request included our current vendor, Florida Blue, Cigna, Aetna, Humana and United Healthcare. Responses to our dental request included United Healthcare, Aetna, Cigna, MetLife, Florida Blue, Guardian and Humana. After numerous meetings with the THA's management team and a final presentation to our Senior Executives, it was determined that Florida Blue presented the most responsive proposal for both medical and dental coverage for its employees.

Attachments (See attached medical and dental summary report)

HOUSING AUTHORITY OF THE CITY OF TAMPA
Contracting & Purchasing Department
M E M O R A N D U M

Date: **October 16, 2019**

To: **Board of Commissioner's**

Through: **Jerome D. Ryans, President/CEO**
 Tampa Housing Authority

From: **Tina D. Washington, Contracting Director**

Subject: ***Resolution #2014-4139 -“Medical and Dental Healthcare Services”***

The Housing Authority of the City of Tampa has solicited request for proposals seeking qualified, responsible, firms or individuals interested in providing Medical and Dental Healthcare Services, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency.

After a thorough review and evaluation of all received proposals, the Authority has determined that Florida Blue presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a single contractual agreement with Florida Blue to provide Medical and Dental Healthcare Services for an initial one (1) year period with the possibility of extending the same for an additional four (4) year period based upon proposed increases by Florida Blue and at the sole discretion of the Authority.

RESOLUTION NO. 2019-4139

A RESOLUTION APPROVING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENT TO PROVIDE MEDICAL AND DENTAL HEALTHCARE SERVICES FOR THE AUTHORITY'S EMPLOYEES.

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms or individuals interested in providing Medical and Dental healthcare for its employees, in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency; and

Whereas, the Authority hired Aon Hewitt as its Consultant to assist in the generation of the Request for Proposal (RFP) for these services and the evaluation of the five (5) medical and seven (7) dental responses received.

Whereas, the Authority recommends the awarding of a single agreement to Florida Blue to provide both the medical and dental healthcare coverage for its employees based upon their proposed submissions.

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner's approves the awarding of a single Contractual Agreement to provide Medical and Dental Healthcare Services for its employees and further authorizes the President/CEO or his/her designee to execute and administer the contracts in accordance with the Authority's procurement policy.

ADOPTED THIS 16TH DAY OF OCTOBER, 2019

Susan Johnson-Velez, *Chairperson*

Jerome D. Ryans, *President/CEO*



Medical, Dental and Vision – Best and Final Offer – FY19-RFP-01

Tampa Housing Authority | Effective January 1, 2020

Combined Annual Cost

	Florida Blue Current	Initial Proposed (Florida Blue-Medical; Humana-Dental and Vision)	Final Proposed (Florida Blue-Medical; Humana-Dental and Vision)	Savings/Cost (Final - Current)
Medical	\$2,842,824	\$3,105,031	\$3,011,877	\$169,053
Dental	\$106,777	\$95,898	\$93,800	(\$12,977)
Vision	\$13,232	\$10,844	\$10,844	(\$2,388)
Annual Total	\$2,962,833	\$3,211,773	\$3,116,521	\$153,688
\$ Difference Current		\$248,940	\$153,688	
% Difference Current		8.4%	5.2%	



MEDICAL

Resolution No. 2019-4139

Aon | Health Solutions
Proprietary & Confidential

Rates: HMO Plan

HMO Plan		Florida Blue	Florida Blue	Florida Blue
	Lives	Current	Initial Proposed	Final Proposed
EE	97	\$812.00	\$887.60	\$860.97
EE + Spouse	21	\$1,932.57	\$2,112.49	\$2,049.12
EE + Children	34	\$1,494.09	\$1,633.18	\$1,584.18
EE + Family	24	\$2,533.45	\$2,769.31	\$2,686.23
Annual Total	176	\$2,771,398	\$3,029,413	\$2,938,527
\$ Difference Current			\$258,015	\$167,129
% Difference Current			9.3%	6.0%

Note: Florida Blue reduced its initial proposed rates by 3% for an annualized savings of approximately \$91,000

Rates: PPO Plan

PPO Plan		Florida Blue	Florida Blue	Florida Blue
	Lives	Current	Initial Proposed	Final Proposed
EE	0	\$901.85	\$954.77	\$926.13
EE + Spouse	2	\$2,146.40	\$2,272.36	\$2,204.19
EE + Children	1	\$1,659.40	\$1,756.78	\$1,704.08
EE + Family	0	\$2,813.77	\$2,978.90	\$2,889.53
Annual Total	3	\$71,426	\$75,618	\$73,350
\$ Difference Current			\$4,192	\$1,923
% Difference Current			5.9%	2.7%

Note: Florida Blue reduced its initial proposed rates by 3% for an annualized savings of approximately \$2,000

Financial Summary Grand Total: Medical

Combined Total		Florida Blue	Florida Blue	Florida Blue
	Lives	Current	Initial Proposed	Final Proposed
PPO Plan	3	\$71,426	\$75,618	\$73,350
HMO Plan	176	\$2,771,398	\$3,029,413	\$2,938,527
Annual Total	179	\$2,842,824	\$3,105,031	\$3,011,877
\$ Difference Current			\$262,206	\$169,052
% Difference Current			9.2%	5.9%

Note: Florida Blue reduced its initial proposed rates by 3% for an annualized savings of approximately \$93,000



DENTAL

Resolution No. 2019-4139

Aon | Health Solutions
Proprietary & Confidential

Fully Insured Quotes: Dental Plans

Dental PPO Rates

		FCL	FCL	Humana	Humana
	Lives	Current	Proposed	Initial Proposed	Final Proposed
EE	57	\$42.01	\$40.32	\$39.54	\$38.46
EE + Spouse	11	\$83.96	\$80.58	\$79.03	\$76.87
EE + Children	25	\$89.26	\$85.66	\$84.03	\$81.74
EE + Family	9	\$139.97	\$134.33	\$131.75	\$128.16
Annual Total	102	\$81,712	\$78,421	\$76,915	\$74,817
\$ Difference from Current			(\$3,291)	(\$4,797)	(\$6,896)
% Difference from Current			(4.0%)	(5.9%)	(8.4%)

Dental HMO Rates

		FCL	FCL	Humana	Humana
	Lives	Current	Proposed	Initial Proposed	Final Proposed
EE	35	\$18.11	\$17.39	\$13.72	\$13.72
EE + Spouse	9	\$36.23	\$34.78	\$27.43	\$27.43
EE + Children	10	\$40.75	\$39.12	\$30.86	\$30.86
EE + Family	11	\$65.57	\$62.95	\$49.66	\$49.66
Annual Total	65	\$25,064	\$24,064	\$18,983	\$18,983
\$ Difference from Current			(\$1,000)	(\$6,081)	(\$6,081)
% Difference from Current			(4.0%)	(24.3%)	(24.3%)

Combined Total

		FCL	FCL	Humana	Humana
	Lives	Current	Proposed	Initial Proposed	Final Proposed
Dental PPO Rates	102	\$81,712	\$78,421	\$76,915	\$74,817
Dental HMO Rates	65	\$25,064	\$24,064	\$18,983	\$18,983
Annual Total	167	\$106,777	\$102,485	\$95,898	\$93,800
\$ Difference from Current			(\$4,292)	(\$10,878)	(\$12,977)
% Difference from Current			(4.0%)	(10.2%)	(12.2%)

Note:

Humana: The quoted rates include a 3rd year rate cap not to exceed 6% guaranteed. Final PPO rates were reduced by 2.5% for an estimated annual savings of \$2,100
Resolution No. 2019-4139



VISION

Fully Insured Quotes: Vision

Vision Plan		Florida Blue	Humana
	Lives	Current/Proposed	Initial Proposed/Final Proposed
EE	66	\$5.98	\$4.51
EE + Spouse	17	\$10.76	\$9.02
EE + Children	21	\$11.35	\$10.11
EE + Family	16	\$17.92	\$15.02
Annual Total	120	\$13,232	\$10,844
\$ Difference Current/Proposed			(\$2,388)
% Difference Current/Proposed			(18.1%)

Note: Humana did not change its final rates from its initial proposed rates.

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019-4140

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

Revise the Administrative Plan to allow the merging of all Project Based and RAD waitlists

2. Who is making request:

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

3. Cost Estimate (if applicable):

Narrative:

The merging of the 27 waitlists will be cost effective and a more efficient way to manage the waitlists. Currently there are over 109,000 people across all waitlists with an unduplicated count of 25,000. Once merged families that are subsidized, will be removed from waitlists which will reduce the number of families waiting to receive assistance. All preferences will be the same for all waitlists.

Attachments (if applicable):

RESOLUTION 2019-4140

A RESOLUTION APPROVING REVISIONS TO THE ADMINISTRATIVE PLAN'S WAITLIST ORGANIZATION

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

WHEREAS, currently the administrative plan allows for site-based waitlists for the project based and RAD programs. This was manageable when the portfolio was comprised of primarily project-based units; however, now with the additional RAD waitlists and more buildings being added in the future, managing multiple waitlists have become ineffective for the agency and families;

WHEREAS, with the merging of all waitlists, excluding the HCV waitlist, the waitlist will be also purged. The merging of waitlists will provide one source for all properties to maintain occupancy; families that are subsidized will be removed from all lists; families will remain on the list until a unit is selected; if the family is determined ineligible they will be removed from the list; the earliest application date will be used for placement on the waitlist list;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the revisions to the Administrative plan.

ADOPTED THIS 16th Day of October 2019

Chairperson

Secretary

§982.205 Waiting list: Different programs.

(a) *Merger and cross-listing*—(1) *Merged waiting list.* A PHA may merge the waiting list for tenant-based assistance with the PHA waiting list for admission to another assisted housing program, including a federal or local program. In admission from the merged waiting list, admission for each federal program is subject to federal regulations and requirements for the particular program.

(2) *Non-merged waiting list: Cross-listing.* If the PHA decides not to merge the waiting list for tenant-based assistance with the waiting list for the PHA's public housing program, project-based voucher program or moderate rehabilitation program:

(i) If the PHA's waiting list for tenant-based assistance is open when an applicant is placed on the waiting list for the PHA's public housing program, project-based voucher program or moderate rehabilitation program, the PHA must offer to place the applicant on its waiting list for tenant-based assistance.

(ii) If the PHA's waiting list for its public housing program, project-based voucher program or moderate rehabilitation program is open when an applicant is placed on the waiting list for its tenant-based program, and if the other program includes units suitable for the applicant, the PHA must offer to place the applicant on its waiting list for the other program.

(b) *Other housing assistance: Effect of application for, receipt or refusal.* (1) For purposes of this section, “other housing subsidy” means a housing subsidy other than assistance under the voucher program. Housing subsidy includes subsidy assistance under a federal housing program (including public housing), a State housing program, or a local housing program.

(2) The PHA may not take any of the following actions because an applicant has applied for, received, or refused other housing assistance:

(i) Refuse to list the applicant on the PHA waiting list for tenant-based assistance;

(ii) Deny any admission preference for which the applicant is currently qualified;

(iii) Change the applicant's place on the waiting list based on preference, date and time of application, or other factors affecting selection under the PHA selection policy; or

(iv) Remove the applicant from the waiting list.

From: [Atkins, Victor B](#)
To: [Margaret Jones](#)
Subject: RE: Waitlists
Date: Monday, July 22, 2019 11:01:42 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Good morning Margaret,

After discussing internally, it is our opinion that your interpretation is correct. The PHA ***may not remove*** the applicant from the merged waitlist if they refuse to accept a particular property and if they do not accept, the PHA cannot change the time and date of their original application.

From: Margaret Jones <margaret.jones@thafll.com>
Sent: Monday, July 22, 2019 10:45 AM
To: Atkins, Victor B <Victor.B.Atkins@hud.gov>
Subject: FW: Waitlists

Good morning Mr. Atkins

We have the public waitlist meeting tomorrow. Can you assist with the regulation interpretation?

Thanks!

From: Otocky, Michael J <Michael.J.Otocky@hud.gov>
Sent: Wednesday, July 17, 2019 12:02 PM
To: Margaret Jones <margaret.jones@thafll.com>
Cc: Janice Justiniano <janice.justiniano@thafll.com>; Leonard Burke <leonard.burke@thafll.com>; Leroy Moore <LeroyM@thafll.com>
Subject: RE: Waitlists

Greetings,
I have forwarded this information to Victor Atkins, who is your point of contact for the THA. I am no longer assigned to the THA.
Victor's contact info. is: victor.b.atkins@hud.gov; 305-520-5078.
Thank you,

Michael J. Otocky

U.S. Dept. of Housing and Urban Development

Region IV, Miami Field Office
Office of Public Housing
909 S.E. 1st Avenue, Room 500
Miami, FL 33131
Ph: 305-520-5083
Fax: 305-536-5662



Please consider the environment before printing this email.

From: Margaret Jones <margaret.jones@thafll.com>
Sent: Wednesday, July 17, 2019 11:03 AM
To: Otocky, Michael J <Michael.J.Otocky@hud.gov>
Cc: Janice Justiniano <janice.justiniano@thafll.com>; Leonard Burke <leonard.burke@thafll.com>; Leroy Moore <Leroyym@thafll.com>
Subject: Waitlists
Importance: High

Good morning Mr. Otocky,

I have located the regulation that allows the merging of the waitlists but need assistance in the interpretation of part (b) below.

If we merge all waitlists, does the interpretation of part b indicate we cannot remove the applicant from the merged waitlist if they refuse to accept a property and if they do not accept a property, we cannot change the time and date of their original application.

(iii) Change the applicant's place on the waiting list based on preference, date and time of application, or other factors affecting selection under the PHA selection policy; or

(iv) Remove the applicant from the waiting list.

§ 982.205 Waiting list: Different programs.

(a) Merger and cross-listing -

(1) **Merged waiting list.** A PHA may merge the waiting list for tenant-based assistance with the PHA waiting list for admission to another assisted housing program, including a federal or local program. In admission from the merged waiting list, admission for each federal program is subject to federal regulations and requirements for the particular program.

(b) Other housing assistance: Effect of application for, receipt or refusal.

(1) For purposes of this section, "other housing subsidy" means a housing subsidy other than assistance under the voucher program. Housing subsidy includes subsidy assistance under a federal housing program (including public housing), a State housing program, or a local housing program.

(2) The PHA may not take any of the following actions because an applicant has applied for, received, or refused other housing assistance:

- (i) Refuse to list the applicant on the PHA waiting list for tenant-based assistance;
- (ii) Deny any admission preference for which the applicant is currently qualified;
- (iii) Change the applicant's place on the waiting list based on preference, date and time of application, or other factors affecting selection under the PHA selection policy; or
- (iv) Remove the applicant from the waiting list.

[59 FR 36682, July 18, 1994, as amended at 61 FR 27163, May 30, 1996; 63 FR 23860, Apr. 30, 1998; 64 FR 26643, May 14, 1999; 65 FR 16821, Mar. 30, 2000; 80 FR 8246, Feb. 17, 2015]



Housing Authority of the City of Tampa

Margaret Jones, MS, PHM, CMVO | Director, Assisted Housing

5301 W. Cypress, Tampa FL 33607

<http://www.THAFL.com> - [margaret.jones@thafl.com]

phone: 1(813) 253-0551 ext. 1470 | fax: 1(813) 367-0800

Please connect with the Tampa Housing Authority



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All emails sent to and from The Housing Authority of the City of Tampa are subject to the public records laws of the State of Florida.

Please connect with the Tampa Housing Authority



HOUSING AUTHORITY OF THE CITY OF TAMPA
Contracting & Purchasing Department
M E M O R A N D U M

Date: **October 16, 2019**

To: **Board of Commissioners**

Through: **Jerome D. Ryans, President/CEO**

From: **Tina D. Washington, Contracting Officer**

Subject: ***Resolution #2019-4141 “Professional Property Management Services at Palm Terrace Assisted Living Facility”***

The Administration has solicited proposals from qualified firms and/or individuals to provide Professional Property Management Services at the Palm Terrace Assisted Living Facility, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Authority.

After a thorough review of the four (4) proposals received and exercising the right to conduct interviews with the top two (2) firms, the Authority is prepared to award a contract to Angel’s Care Health Systems, Inc.

The Administration is requesting Board approval to enter into a two (2) year Agreement, with an option to renew that Agreement for an additional three (3) years in year to year increments to Angel’s Care Health Systems, Inc at a management fee of 5% of the gross revenue.

RESOLUTION NO. 2019-4141

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES AT THE PALM TERRACE ASSISTED LIVING FACILITY.

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms and/or individuals to provide Professional Property Management Services at the Palm Terrace Assisted Living Facility, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Authority; and

Whereas, the Authority received four (4) proposals from qualified firms; and

Whereas, the Authority recommends the awarding of a two-year agreement to Angel's Care Health Systems, Inc. at a management fee of 5% of the gross revenues for the first two year, with an option to renew the Agreement for three (3) additional years of service on a year to year basis.

THEREFORE, BE IT RESOLVED THAT

The Board of Commissioners of the Housing Authority of the City of Tampa gives its approval to enter into a two (2) year Agreement, with an option to renew that Agreement for an additional three (3) years in year-to-year increments to Angel's Care Health Systems, Inc. at a management fee of 5% of the gross revenues and further authorizes the President/CEO to execute and administer the Agreements in accordance with the Authority's procurement policy.

ADOPTED THIS 16th DAY OF NOVEMBER 2019

Susan Johnson Velez, *Chairperson*

Jerome D. Ryans, *President/CEO*

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: **2019-4141**

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

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES AT THE PALM TERRACE ASSISTED LIVING FACILITY

2. Who is making request:

- A. Entity: Tampa Housing Authority Asset Management Department
- B. Project: Professional Property Management Services (ALF)
- C. Originator: Lorenzo Bryant, Director of Public Housing

3. Cost Estimate (if applicable):

Angel's Care Health Systems Inc.:

Management fee of 5% of gross revenues.

Narrative:

Angel's Care Health System, Inc., brand name Angel's Senior Living was founded for the sole purpose of serving the elderly population, regardless of their socio-economic status. Angel's Senior Living serves and manages low income, affordable housing, median income, and high-income properties. They have created a joint venture with Catholic Charities to manage HUD affiliated properties. Angel's Senior Living operates 11 assisted living facilities (ALF) in the Tampa Bay area. The company began focusing on ALF development and operation in 2008, but ownership has been in the industry for 30 years.



OFFICIAL PROPOSAL EVALUATION TABULATIONS


FY19-RFP-07 PROPERTY MANAGEMENT ALF-PALM TERRACE


CLOSE OUT 8/13/19 @ 2P		FY19-RFP-07 PROPERTY MANAGEMENT ALF-PALM TERRACE																			
DATE AND TIME PROPOSALS RECEIVED		ANGELS					ELDER MANAGEMENT CARE CONSULTANTS					MIA					INNOVATION SENIOR CARE MANAGEMENT				
		08/13/19 @ 1:26pm					8/8/19 @ 10:59am					08/05/19 @ 1:55pm					8/12/19 @ 11:26am				
Evaluation Criteria	Pts. Poss	TB	DS	LB	MJ	ED	TB	DS	LB	MJ	ED	TB	DS	LB	MJ	ED	TB	DS	LB	MJ	ED
Firms Qualifications	15	15	12	15	14	13	14	15	7	13	11	12	5	10	11	8	12	5	15	10	6
Firms Experience	10	9	8	5	10	8	7	10	3	8	7	7	5	5	7	6	8	5	4	5	4
Specific Experience	25	22	25	20	24	22	20	25	10	23	18	20	10	15	19	15	21	10	10	15	15
Comprehensiveness of Methodology	20	18	20	20	20	18	18	20	10	18	17	16	10	10	14	12	18	5	10	15	10
Competiveness and Resonbleness	15	14	15	15	15	12	14	10	10	13	7	14	10	15	12	15	14	15	15	12	6
MBE/Section3	10	8	10	10	10	10	9	10	8	9	6	7	10	12	7	5	8	7	10	8	8
Completeness and General Response	5	4	5	5	4	4	4	5	3	4	5	4	0	2	2	3	4	0	5	3	4
TOTAL SCORE	100	90	95	77	96	82	86	95	51	88	73	80	50	69	72	64	85	47	69	68	53
Runner Up-Score after interview		90	95	87	97	87	89	95	51	88	71										
		440/456					393/394					335					322				
RANK PLACEMENT		1st					2nd					3rd					3rd				

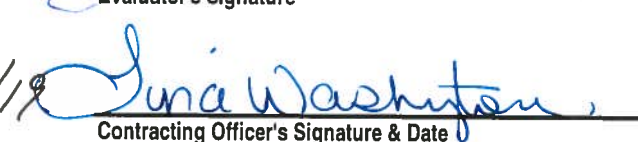
 10/3/19
Evaluator's Signature

 10-3-19
Evaluator's Signature

 10/3/19
Evaluator's Signature

 10/3/19
Evaluator's Signature

 10/3/19
Evaluator's Signature

 10/3/19
Contracting Officer's Signature & Date

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

Regular Full-Time Employees	182
Temporary Full-Time Employees	26
Temporary Part-Time Employees	7
Total Employees	215

GENDER

Male	85
Female	130
Total Employees	215

ETHNIC ORIGIN

African American	115
Caucasian	30
Hispanic	61
Other	9

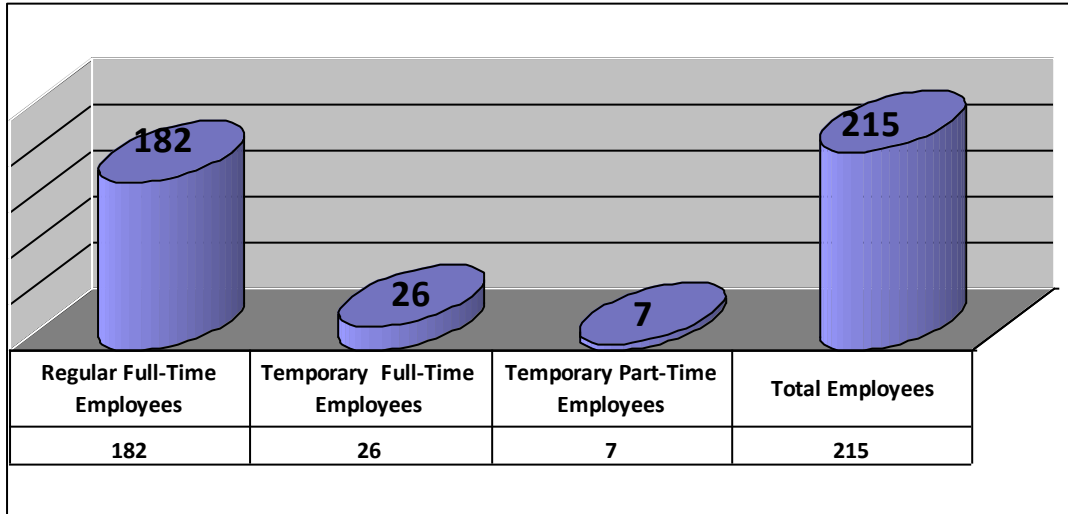
Total Employees	215
Residents Employment	(11) = 5.1%

	September	FY19
NEW HIRES	4	19
PROMOTIONS	2	7
TERMINATIONS	1	3
RESIGNATIONS	6	18
RETIREMENTS	0	0

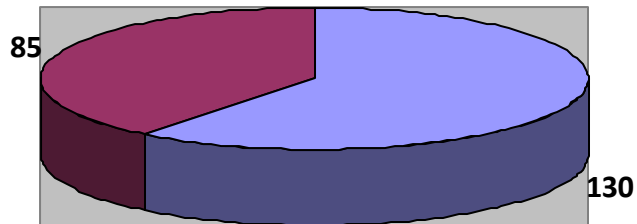
**DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT &
COMPLIANCE**

DEPARTMENT	PROPERTY	TITLE	D-O-H
<u>Assisted Housing</u>			
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	C. Blythe Andrews	Sustainability Ambassador Coach	7/29/19
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			11

TOTAL STAFFING



GENDER

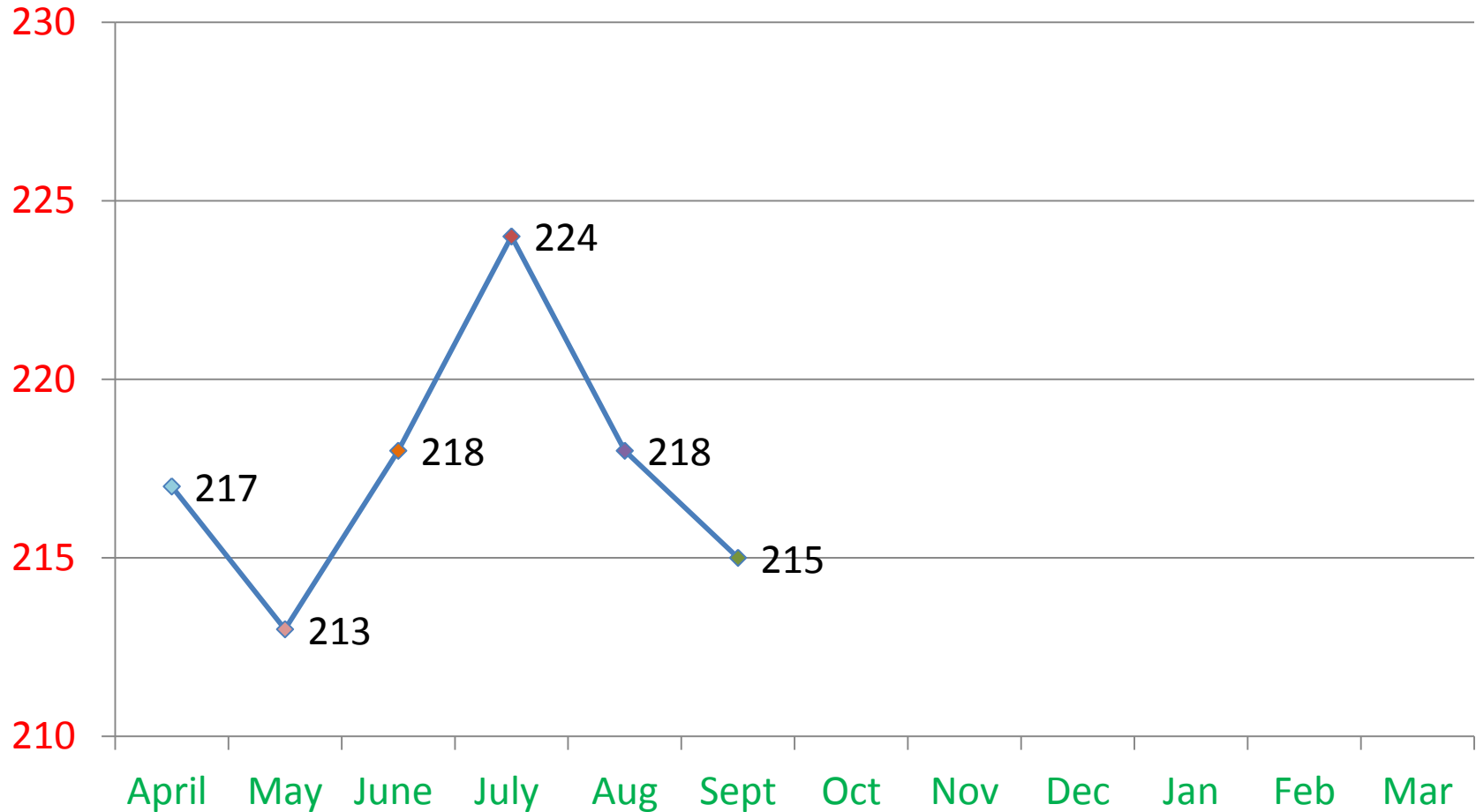


Female Male

Total Employees at Tampa Housing Fiscal Year 2020

Total
Employees

Total Employees Fiscal Year 2020



OCTOBER Employee of the Month

Administration: ASSISTED HOUSING



Sue Peacoe

Sue Peacoe has been with the THA for 13 years and has worked in the housing industry for over 20 years. As Coordinator of Special Programs, she's responsible for housing programs which assist the homeless; Homeless veterans through VASH, the disabled through Permanent Supportive Housing (PSH) and the HIV/AIDS community through the HOPWA Program.

Sue is solely responsible for the files, reports and records of the Permanent Supportive Housing (PSH) and (HOPWA) Programs. She ensures that billing reporting for quarterly and annual programs are submitted timely and accurately to the City of Tampa. She also coordinates with case managers assigned to the PSH clients and meets regularly with community partners.

Sue's tenacity and high quality of work ensures that the Tampa Housing Authority continually performs well on audits conducted by the City for both these programs. Her Quality Control rate for 2018 was 95% and she is often on the list of those who score 100% in a given month.

For her hard work and dedication to the vulnerable communities we serve, and for representing our agency so professionally, we are proud to select Sue Peacoe as our October Employee of the Month.

OCTOBER Employee of the Month

PROPERTIES



Luis Galo

Luis Galo, Measurement and Verification Tech, has been with the Tampa Housing Authority for 32 years. He started with the company as a Maintenance Mechanic III in 1997. In February 2008, he transferred to the Measurement & Verification Technician team, where his skill in carpentry shined through, and complemented what was already a nose-to-the-grindstone style of work.

When you walk through the first floor of this Cypress Street Building, Mr. Galo's work is all around you. When the tile was first installed, the doors were mis-aligned, and were rubbing. He cut and adjusted at least 12 doors. Some of them are double doors, and it was no small task. But they were all a perfect match when he was done, and he continues to be in high demand here at THA for repairing and installing doors.

Also, near and dear to all our hearts, he very rarely misses work. For his dedication to his craft, and his commitment to his work ethic, we thank Mr. Galo and recognize him as THA's October's Employee of the Month.

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

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

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	87%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	14%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	68%
Village Link-Up	\$143,774	85%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	48%
Jobs Plus Initiative (JPI)	\$2,500,000	36%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	37%

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

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

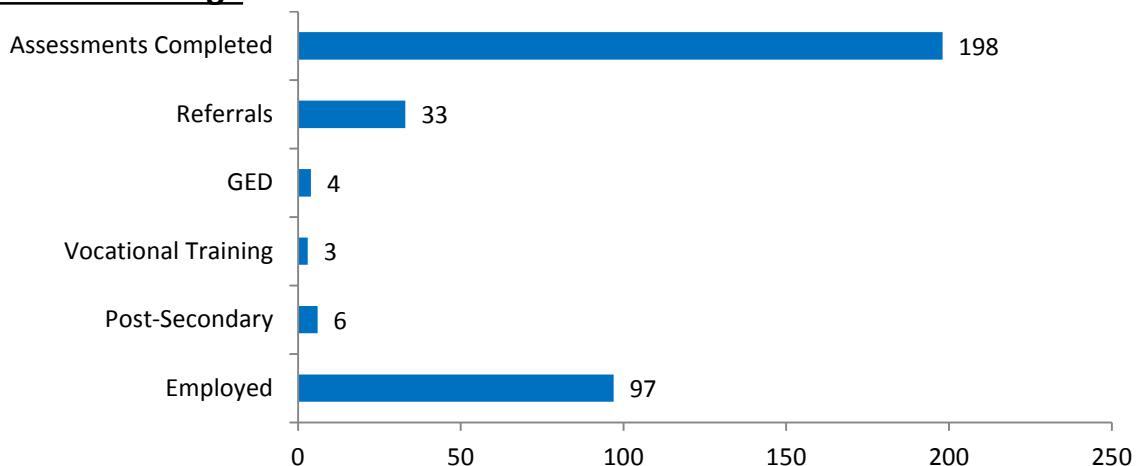
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

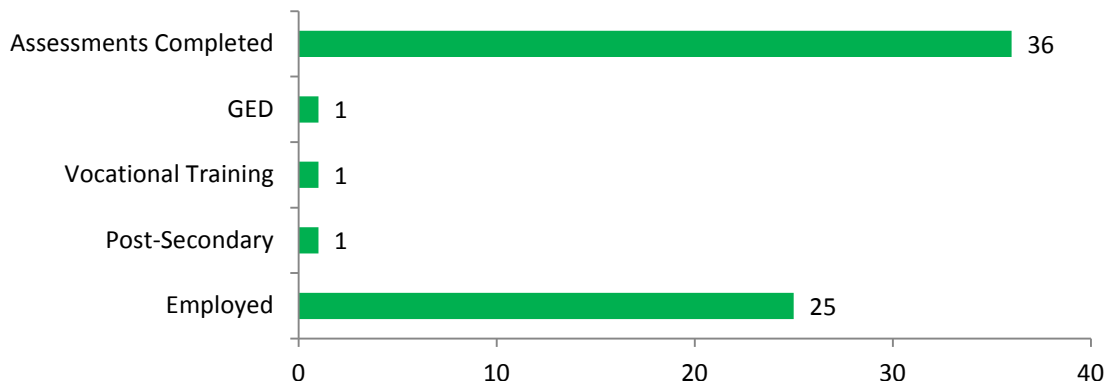
Completion Rate: 87%

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

Robles Park Village

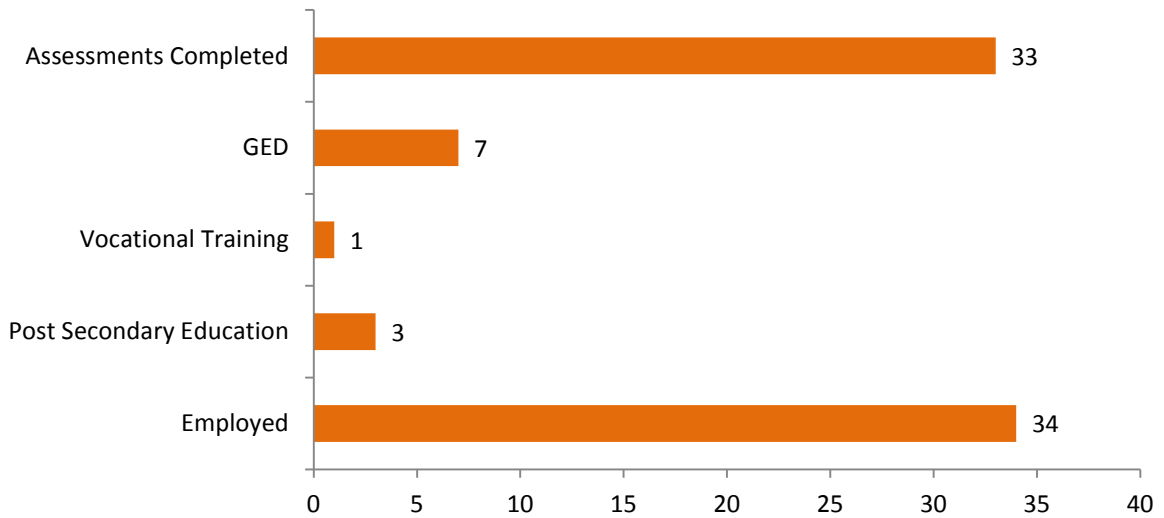


Arbors at Padgett Estates

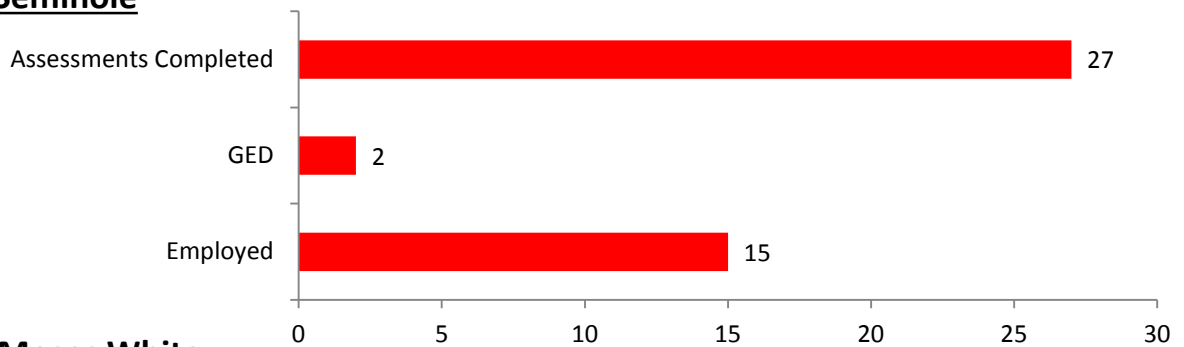


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
SEPTEMBER 2019**

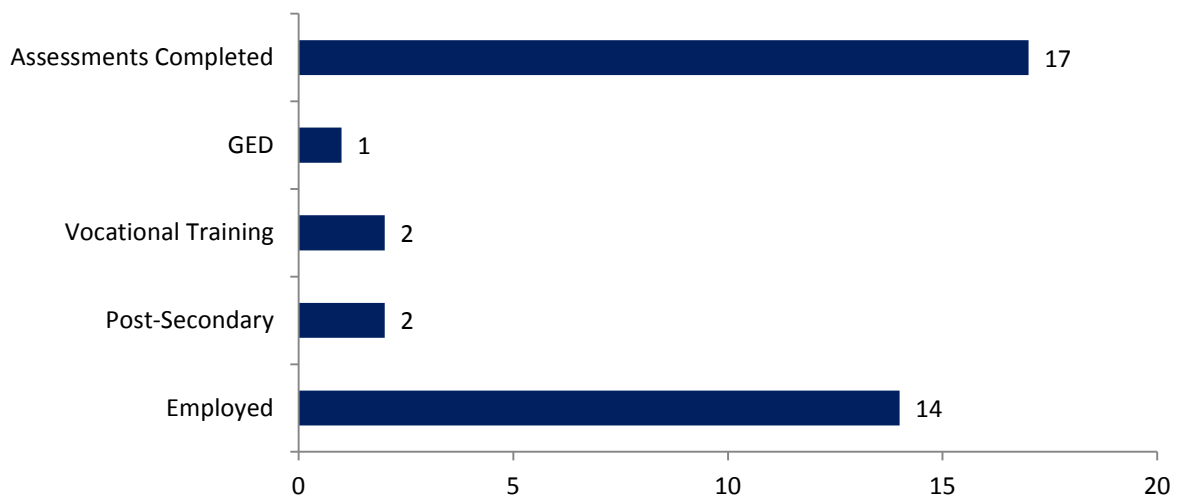
C. Blythe Andrews



Seminole



Moses White

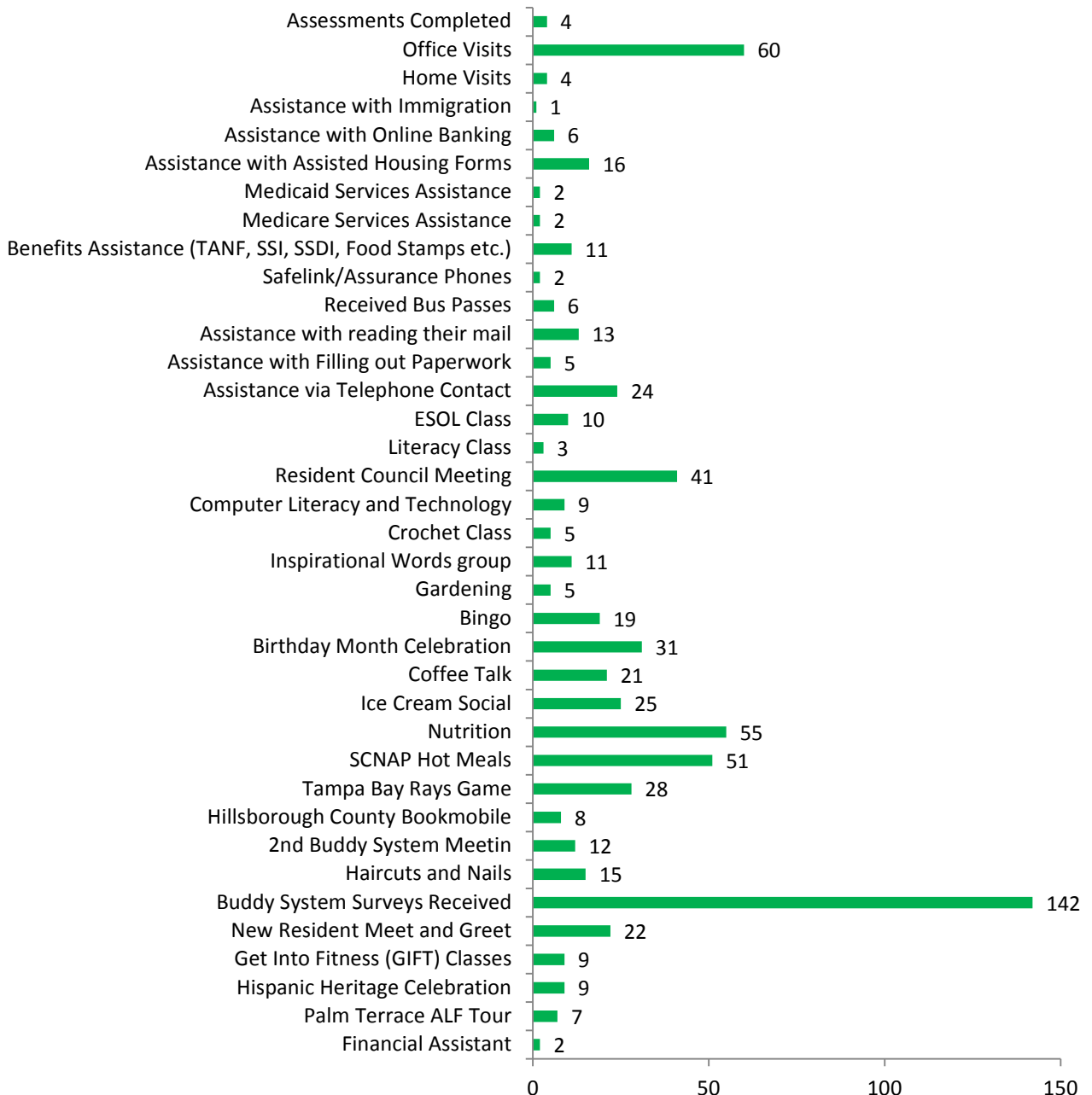


ELDERLY SERVICES SEPTEMBER 2019

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

Monthly Activities and Resident Participation

JL Young - 461 Residents



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

SEPTEMBER 2019

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

632 Participants Enrolled

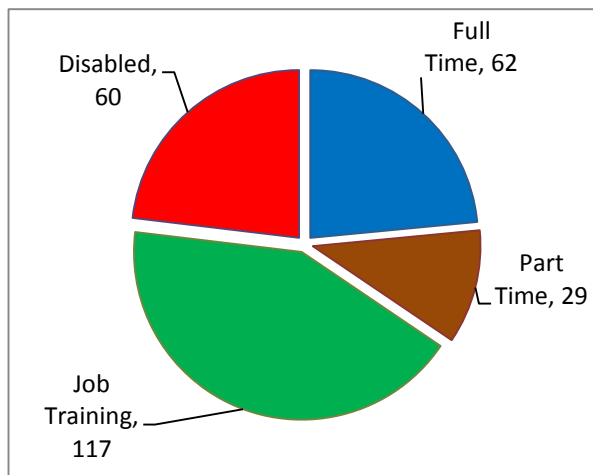
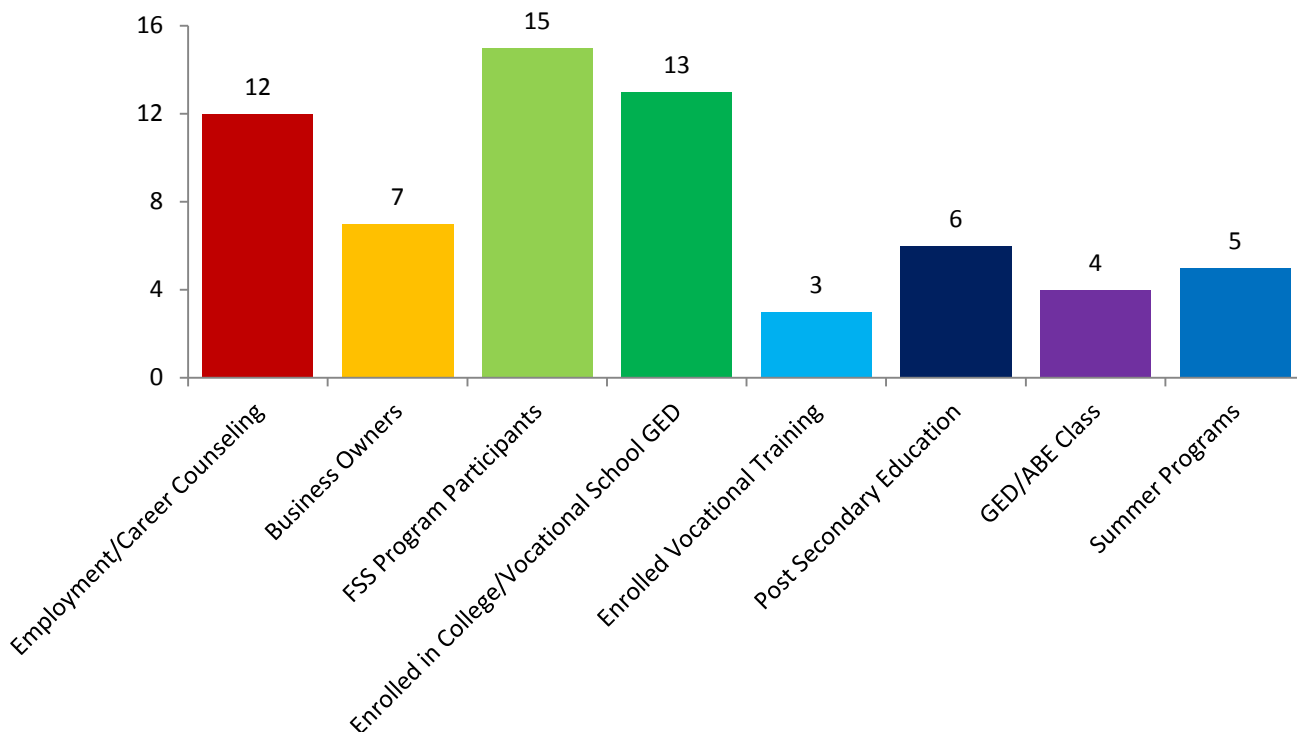
172 Active Families

Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (877)

- Ella – 122
- Reed – 203
- Trio – 238
- Tempo – 314

Participant Services



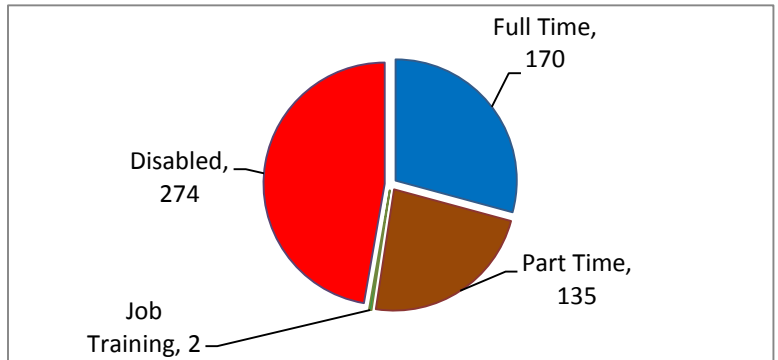
COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM

SEPTEMBER 2019

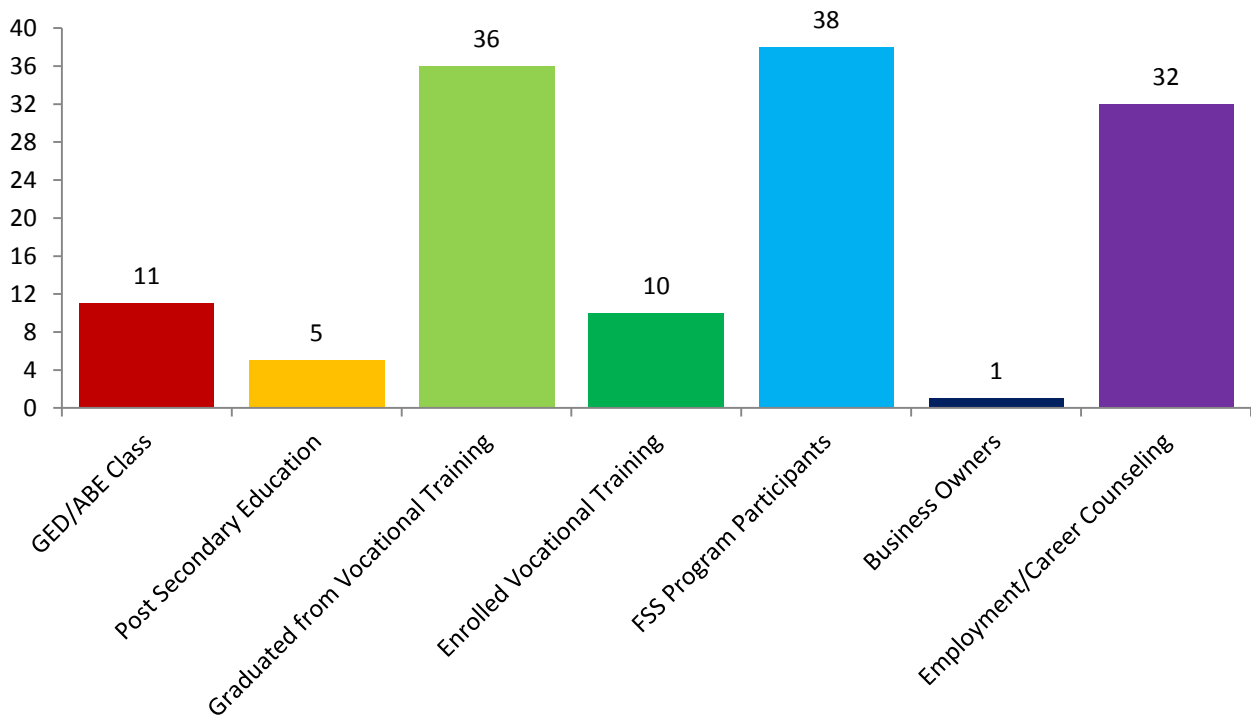
West River Initiative

Participant Enrollment

1677 Participants Enrolled
659 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

YOUTHBUILD SEPTEMBER 2019

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

Grant Amount: \$1,075,472

Completion Rate: 14%

Program Description:

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

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

Monthly Highlights:

- THA YB Students attended an event at DPR Construction
 - Construction Workshops
 - History of Company
 - Internships and employment opportunities
- Another YouthBuild Orientation was conducted
- 1 YouthBuild student completed their NCCER
- YB Manager and Coordinator met with Career Source
- THA YouthBuild received the SBIRT Drug and Alcohol Grant

Upcoming Events:

- October 8th - AmeriCorps Visit October
- October 14th new Mental Toughness begins
- Planning a college tour for the new cohort to take place in the fall

Location: Hillsborough County

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

Grant Amount: \$191,724

Completion Rate: 68%

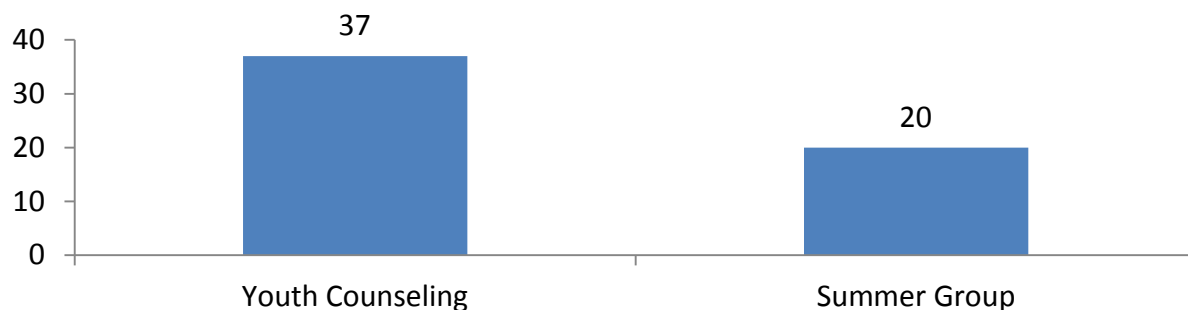
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

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

Accomplishments:

- Forty-seven (57) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- September 10 – Case Staffing Committee
- September 12 – FLNET Case Manager attended JJIS Prevention Training
- September 13 - Facilitated YouthBuild Anger Management group
- September 19 - September 20 – Executive Advisory Roundtable – Clearwater, FL
- September 20 – DJJ Circuit Advisory Board

Upcoming Events:

- Planning Group Sessions at Plant City HS, Community Charter School
- October 3 - Facilitating YouthBuild Anger Management Class
- October 8 - Attending RMHC Field Placement Fair
- October 8 – Case Staffing Committee
- October 18 - Facilitating YouthBuild Anger Management Class

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

Grant Amount: \$143,774

Completion Rate: 85%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

Enroll at least 50 Families (50 of 50 Completed)

At least **80%** of a minimum of 50 families have improved family wellbeing (49 of 50 Met Outcome)At least **85%** of a minimum of 50 families have increased social supports (36 of 40 Met Outcome)At least **85%** of a minimum of 50 families have increased concrete supports (43 of 43 Met Outcome)At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (49 of 49 Met Outcome)**Monthly Highlights:**

- September 11th – “Anger Management” Parent Workshop facilitated by Free 4 Ever International, Inc.
- September 18th – Children's Board Provider Forum
- September 24th – “Cultural Competency” Parent Workshop facilitated by Project Link, Inc.
- September 25th - “Anger Management” Parent Workshop facilitated by Free 4 Ever International, Inc.
- September 26th – End of Year Celebration – RPV Internet Cafe

Upcoming Events:

- October 1st – New Fiscal Year
- October 16th – Children's Board Q4 Site Visit

OAKS AT RIVERVIEW COMMUNITY CENTER

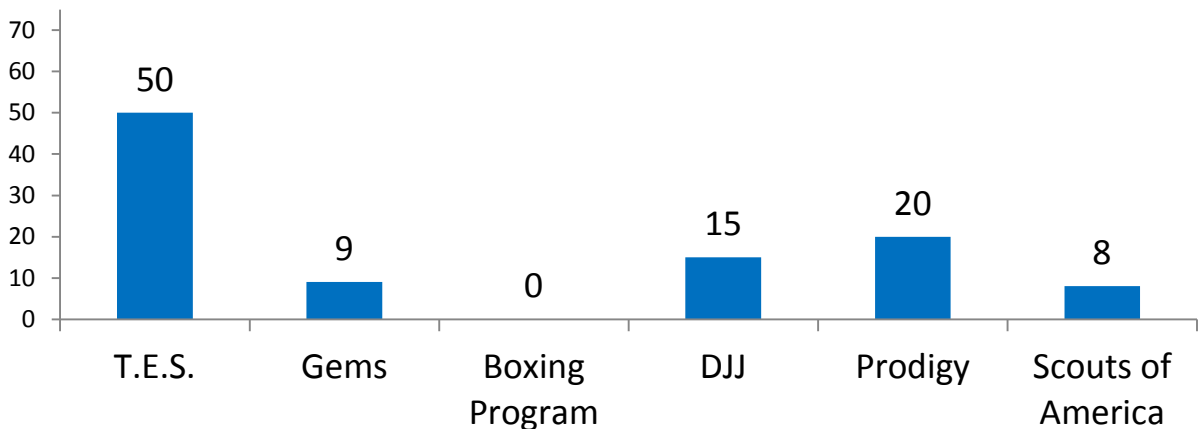
SEPTEMBER 2019

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

Oaks at Riverview Community Center Participation – Total Attendance – 121

Average Daily Participation - 72 (58 Elementary, 14 Middle/High School)

Elementary Afterschool Programs - 102



Middle/High School Programs - 19



Summer/After School Services Program

SEPTEMBER 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,377

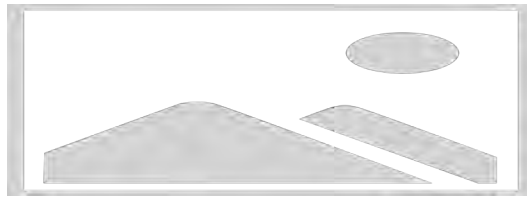
Completion Rate: 72%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



SEPTEMBER 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$60,000

Completion Rate: 48%

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

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

Classes Offered – (Provided for 6 weeks):

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

Month	Number of Students Enrolled during Month
April	17
May	17
June	43
July	78
August	4
September	20
Total (Unduplicated)	86



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. Some locations are being restarted with the new school year. The Scouts from North Boulevard and C. Blythe Andrews meet with the Scouts at Oaks at Riverview. Our numbers are low right now, which is typical as we do our Fall Recruiting.

Trips Overview

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

- October 26th - Spook-o-Ree
- November 2nd - Merit Badge Academy

Highlights

This month the Scout Units all began regular meetings. We are working on starting meetings at Belmont Heights and restarting to meet locally at the Treo. We have been leaving fliers at homes at the Oaks at Riverview.

Looking Forward

- We are getting ready for a day trip to Spook-o-Ree
- The Scouts BSA are looking forward to the Fall Merit Badge Academy
- We are giving the Scouts BSA a more rigorous program with the goal of First Class within 18 months of joining.

JOBS PLUS INITIATIVE SEPTEMBER 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

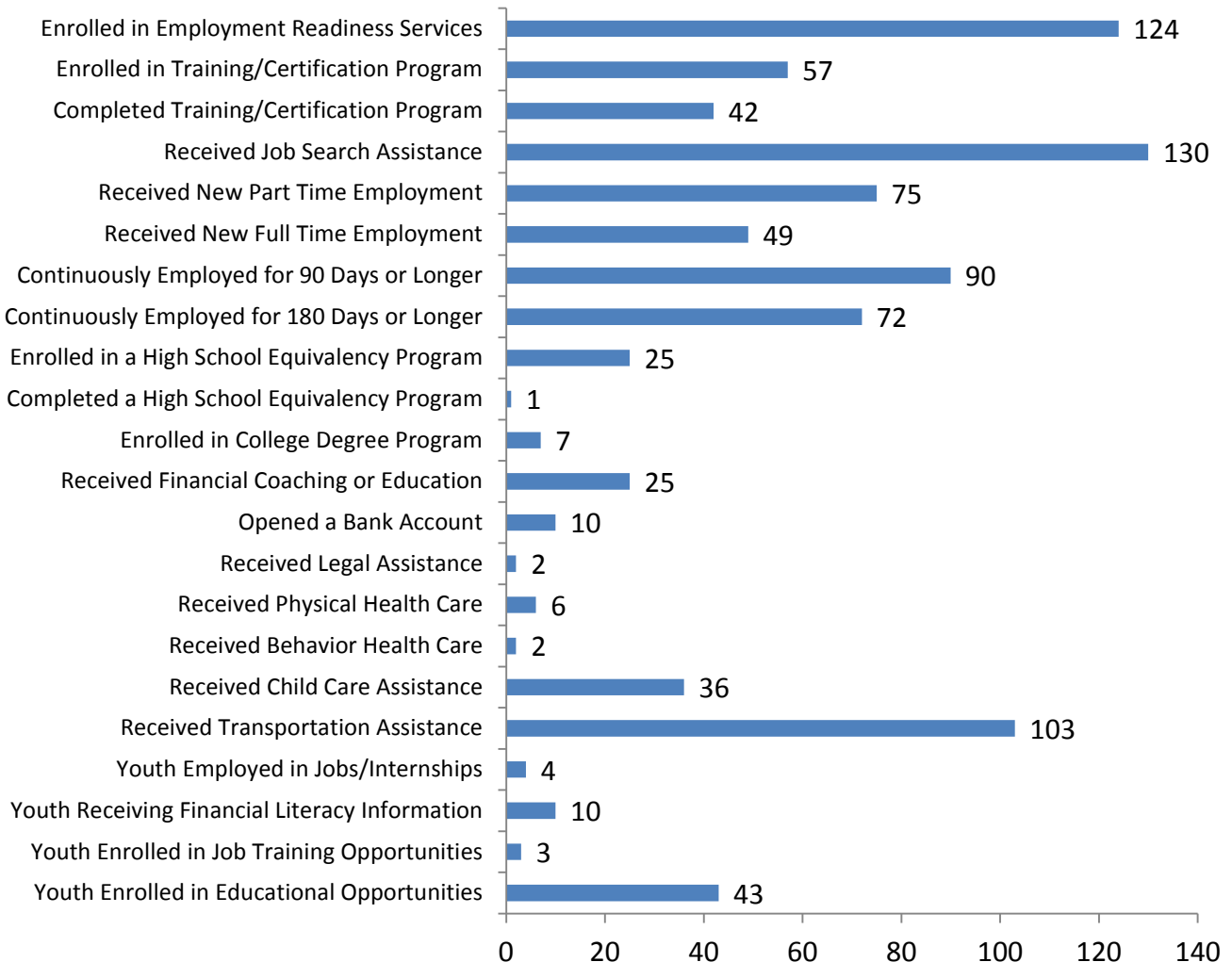
Completion Rate: 36%

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

Participant Enrollment

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

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

SEPTEMBER 2019

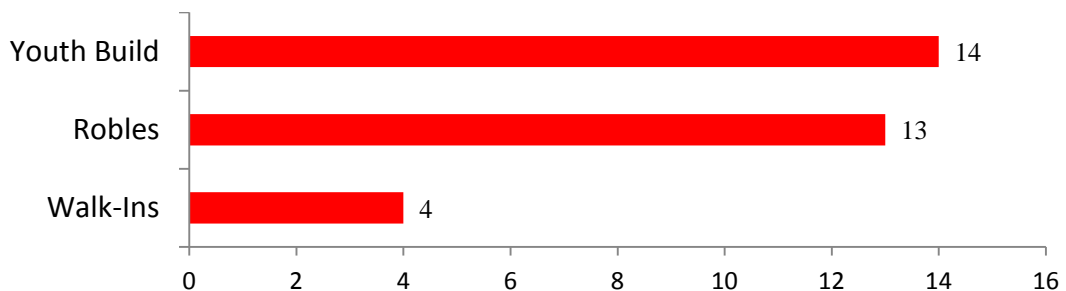
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



Monthly Highlights:

- Hosted JPI Job Development Workshops on Mondays
- Hosted workshops for Youth Build
- Hosted a Job Fair for Maximus
- Hosted the Open Forum (25 Employers represented 12 different companies)
- Hosted a Job Fair for the U.S Census Bureau
- Contacting companies for the Job Fair

Upcoming Trainings for October:

- Every Monday Job Development Workshops
- Every Tuesday we will transport to a job fair
- Will host a Job Fair for Tampa Housing Authority on October 16th

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

SEPTEMBER 2019

Homebuyer Education

For the month of September, the CFAH had zero (0) complete Homebuyer Education class.

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

Pre-Purchase, Credit and Budget Counseling

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

For the month of September, zero (0) people received pre-purchase counseling.

Foreclosure Intervention and Default Counseling

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

For the month of September, there were no foreclosure prevention counseling clients.

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



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2019
Grant Amount: \$50,000
Completion Rate: 40%
September 2019

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

Program Goals:

- Identify properties each year to target for resident training and education on energy saving measures
 - Recruit resident volunteers each year
 - Reduce energy and water consumption on our target properties
 - Facilitate resident training/workshops and job placement in the fields of energy, water, and conservation
- Recruited one (1) new Sustainability Ambassador volunteer from Robles Park
- On September 24th, five (5) Sustainability Ambassadors completed an educational tour at ENCORE hosted by David Hollis and Lorenzo Reed, Development Project Managers. The Ambassadors were introduced to several ways that construction and technology can contribute to the sustainability of our resources to preserve the earth for generations to come. As a sustainable development, ENCORE has several structures in place to minimize its environmental effects. Recycling storm water to irrigate the grounds is accomplished by allowing storm water to drain into an underground reservoir to be used when needed. Another advantage ENCORE provides is minimizing use of the electrical grid for common areas by utilizing solar panels. All common areas including street lights are solar-powered. Finally, ENCORE uses chillers to provide air conditioning throughout the development. This process involves circulating ice water through a pumping system which circulates throughout the buildings, providing cool air. The Ambassadors was informed of these processes which is applicable to sustainability of energy and water conservation.



Geraldine Barnes Award Winner: Margaret Tolbert

Personal Development

Mrs. Margaret Tolbert is currently graduating the FSS program and has found a property to purchase through THA. Despite personal challenges, she has raised her children and encouraged her oldest son to attend college to better himself through education. Mrs. Tolbert has worked full time the last 5 years and has continually raised her hourly wages during our program.

Mrs. Tolbert has repaired & improved her credit as well as created a savings plan so she could be successful in homeownership. Mrs. Tolbert is receiving a check from FSS for a little over \$18,000.00 to use as a down payment on a home for her family (even though she admits it's scary for her since the Section 8 program has always been her security). Mrs. Tolbert is a true success story for the FSS program.

Nominators Name: Linda Rawdan
Occupation: FSS Counselor

Boy Scouts of America Tampa Housing Authority



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: October 10, 2019
RE: Financial Reporting for the Month of September 2019

Financial Highlights

September 30, 2019

Rental Assistance Demonstration (RAD)

For the Six Months Ended September 30, 2019

- As of September 30, 2019, the RAD properties with a March 31st fiscal year end generated net cash from operations in the amount of \$461,392 after deducting the Operating Reserves in the amount of \$361,981; PPS, Youth, and Resident Enrichment funding in the amount of \$407,081; Transfers to the Corporate Overhead in the amount of \$233,882, and Replacement Reserves of \$446,662.
- The total RAD rents and other revenues budgeted for this period year to date was \$5,505,766 with actual revenues earned of \$5,631,833. This \$126,067 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date (YTD) expenses total is \$3,720,835 which represents \$224,798, or 5.7%, less than YTD budgeted expenses. This amount includes \$93,841 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,135,467 in Capital Improvements projects included in the FY2019 Budget.

Assisted Housing (AH)

For the Three Months Ended September 30, 2019

- The Voucher utilization for September 30, 2019, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue is \$3,469,830 which represents a positive variance of \$94,713. YTD Expenditures are \$3,395,995 which represents a positive variance of \$144,325 compared to the YTD budget. The YTD net income is \$110,531.

Business Activities

Palm Terrace ALF (PALM)

For the Five Months Ended August 31, 2019

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.

- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was (\$20,786).
- Operating Cash Balance was \$101,195.
- Replacement Reserves Cash Balance was \$94,636.

Cedar Pointe (CPNT)

For the Six Months Ended September 30, 2019

- 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.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$119,249 for both phases combined.
- Replacement Reserve for both phases combined was \$225,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Three Months Ended June 30, 2019

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

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was (\$646,882).
- This loss is primarily attributable to a \$1.25 million acquisition payment funded by NTHDC for the Tempo which was not originally budgeted.

Meridian River Development Corporation (MRDC)

For the Eight Months Ended August 31, 2019

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 99.0% occupied.
- The Net Income for the fiscal YTD after debt service was \$1,175,394.
- Operating Cash Balance was \$4,516,439.
- Replacement Reserves Cash Balance was \$378,726.

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

Related Entities

The Ella at Encore (ELLA)

For the Eight Months Ended August 31, 2019

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.8% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$119,315.
- Operating Cash Balance was \$121,904.
- Replacement Reserve Cash Balance was \$317,814.

The Trio at Encore (TRIO)

For the Eight Months Ended August 31, 2019

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 95.0% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$116,840.
- Operating Cash Balance was \$352,409.
- Replacement Reserve Cash Balance was \$214,160.

The Reed at Encore (REED)

For the Eight Months Ended August 31, 2019

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 97.5% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$229,001.
- Operating Cash Balance was \$988,326.
- Replacement Reserve Cash Balance was \$189,164.

The Tempo at Encore (Tempo)

For the Eight Months Ended August 31, 2019

- The Tempo at Encore operates 20 Low Income Public Housing units, 122 Project Based Section 8 units, and 61 Market Rate Units and was 97.5% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$319,012.
- Operating Cash Balance was \$768,725.
- Replacement Reserve Cash Balance has not yet been established.

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

The Gardens at South Bay (GSB)

For the Eight Months Ended August 31, 2019

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 96.8% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(156,461).
- A total of \$2,449,286 has been collected related to a construction defect settlement fiscal year to date of which \$1,795,145 has been used to perform repairs on the property.
- Operating Cash Balance was \$1,638,591.
- Replacement Reserves Cash Balance was \$322,919.

Osborne Landing LTD (OSB)

For the Nine Months Ended September 30, 2019

- Osborne Landing operates a 43-unit affordable housing apartment development in Tampa, Florida.
- The Net Operating Income (Loss) for the fiscal YTD after funding of Replacement Reserves was \$41,607.

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

Tampa Housing Authority
RAD Properties Summary 1,073 Units
For the Six Months Ended September 30, 2019

Occupancy Percentage: 94.7%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	6 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 313,525	\$ 279,219	\$ 281,244	\$ 243,362	\$ 158,866	\$ 1,276,216	\$ 1,031,512	\$ 244,704	\$ 2,063,024	\$ 198
HAP Payments	1,970,777	666,614	536,410	601,151	513,219	4,288,171	4,474,254	(186,083)	8,948,508	\$ 666
Other Revenue	25,817	11,714	10,861	10,150	8,905	67,446	-	67,446	-	\$ 10
Total Revenue	\$ 2,310,118	\$ 957,546	\$ 828,515	\$ 854,663	\$ 680,991	\$ 5,631,833	\$ 5,505,766	\$ 126,067	\$ 11,011,532	\$ 875
Admin Salaries / Benefits	230,403	91,774	77,856	94,326	68,371	562,729	561,965	(763)	1,123,931	\$ 87
Administrative Expenses	66,513	37,549	19,780	21,506	11,232	156,580	270,490	113,909	540,979	\$ 24
Management Fees	187,295	74,953	62,501	65,165	52,381	442,295	442,295	-	884,589	\$ 69
Tenant Services Salary / Benefits	12,839	3,406	12,438	11,279	6,999	46,960	39,104	(7,856)	78,208	\$ 7
Tenant Service Expenses	18,006	6,246	5,213	3,502	2,510	35,478	31,625	(3,853)	63,249	\$ 6
Utilities	139,360	31,589	83,451	45,127	43,897	343,424	374,836	31,413	785,396	\$ 53
Maintenance Salary / Benefits	388,610	149,386	110,175	107,231	75,304	830,706	821,655	(9,051)	1,643,310	\$ 129
Maintenance Expenses	106,622	42,737	72,101	32,460	27,523	281,443	296,815	15,372	593,630	\$ 44
Contracted Maintenance Services	239,793	105,053	97,927	79,364	55,067	577,205	630,816	53,612	1,264,858	\$ 90
Protective Services Salary and Benefits	16,520	6,730	6,118	6,120	4,283	39,771	41,437	1,667	82,875	\$ 6
Protective Service Expenses	35,956	-	-	-	-	35,956	120,000	84,044	120,000	\$ 6
General Expenses	99,174	54,587	48,010	38,730	33,642	274,144	246,126	(28,018)	496,680	\$ 43
Bad Debt	72,292		8,978	6,101	6,470	93,841	65,968	(27,873)	131,936	\$ 15
Other Expenses	-	326	-	-	-	326	2,500	2,174	5,000	\$ 0
Total Expenses	\$ 1,613,383	\$ 604,335	\$ 604,548	\$ 510,912	\$ 387,678	\$ 3,720,856	\$ 3,945,633	\$ 224,777	\$ 7,814,641	\$ 578
Net Operating Income	\$ 696,736	\$ 353,211	\$ 223,967	\$ 343,751	\$ 293,312	\$ 1,910,977	\$ 1,560,133	\$ 350,844	\$ 3,196,891	\$ 297
Operating Reserves	148,903	61,197	59,084	53,546	39,251	361,981	361,981	-	723,962	\$ 56
Transfer to Corporate Overhead	94,163	41,633	36,837	35,965	25,285	233,882	233,882	-	467,763	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	24,036	8,803	8,908	8,698	6,115	56,558	56,558	-	113,116	\$ 9
Oaks at Riverview Youth Programs	88,066	36,064	33,673	32,876	23,113	213,790	213,789	-	427,578	\$ 33
Funding of PPS Salaries	58,109	21,281	21,536	21,026	14,782	136,733	136,733	-	273,466	\$ 21
Replacement Reserves	271,849	52,964	45,863	44,778	31,209	446,662	446,662	-	893,323	\$ 69
Total Other Out Flows	\$ 685,125	\$ 221,941	\$ 205,899	\$ 196,888	\$ 139,753	\$ 1,449,606	\$ 1,449,604	\$ -	\$ 2,899,208	\$ 225
Net Cash From Operations	\$ 11,611	\$ 131,271	\$ 18,068	\$ 146,863	\$ 153,559	\$ 461,371	\$ 110,529	\$ 350,842	\$ 297,683	\$ 72

Tampa Housing Authority

Robles Park, LLC

432 Units

For the Six Months Ended September 30, 2019

Occupancy Percentage: 89.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 55,110	\$ 35,969	\$ 19,141	\$ 313,525	\$ 215,814	\$ 97,711	\$ 431,628	\$ 121
HAP Payments	326,761	350,408	(23,647)	1,970,777	2,102,448	(131,671)	4,204,897	\$ 760
Other Revenue	-	-	-	25,817	-	25,817	-	\$ 10
Total Revenue	\$ 381,871	\$ 386,377	\$ (4,506)	\$ 2,310,118	\$ 2,318,262	\$ (8,144)	\$ 4,636,525	\$ 891
Admin Salaries / Benefits	45,265	38,240	(7,025)	230,403	229,437	(966)	458,874	\$ 89
Administrative Expenses	12,389	16,768	4,379	66,513	100,611	34,098	201,221	\$ 26
Management Fees	31,216	31,216	-	187,295	187,295	-	374,589	\$ 72
Tenant Services Salary / Benefits	2,555	749	(1,806)	12,839	4,491	(8,347)	8,983	\$ 5
Tenant Service Expenses	1,760	2,105	345	18,006	12,632	(5,374)	25,264	\$ 7
Utilities	22,325	17,269	(5,056)	139,360	103,614	(35,746)	226,621	\$ 54
Maintenance Salary / Benefits	71,377	61,027	(10,350)	388,610	366,160	(22,451)	732,319	\$ 150
Maintenance Expenses	9,581	16,222	6,641	106,622	97,331	(9,291)	194,663	\$ 41
Contracted Maintenance Services	37,527	33,746	(3,781)	239,793	202,475	(37,319)	404,949	\$ 93
Protective Services Salary and Benefits	3,274	2,993	(281)	16,520	17,960	1,440	35,919	\$ 6
Protective Service Expenses	9,396	20,000	10,604	35,956	120,000	84,044	120,000	\$ 14
General Expenses	17,406	14,368	(3,038)	99,174	85,371	(13,804)	172,063	\$ 38
Bad Debt	-	6,209	6,209	72,292	37,254	(35,038)	74,508	\$ 28
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 264,070	\$ 260,911	\$ (3,159)	\$ 1,613,383	\$ 1,564,629	\$ (48,753)	\$ 3,029,973	\$ 622
Net Operating Income	\$ 117,801	\$ 125,466	\$ (7,665)	\$ 696,736	\$ 753,633	\$ (56,897)	\$ 1,606,552	\$ 269
Operating Reserves	24,817	24,817	-	148,903	148,903	-	297,806	\$ 57
Transfer to Corporate Overhead	15,694	15,694	-	94,163	94,163	-	188,326	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	
Resident Enrichment Programs	4,006	4,006	-	24,036	24,036	-	48,072	\$ 9
Oaks at Riverview Youth Programs	14,678	14,678	-	88,066	88,066	-	176,132	\$ 34
Funding of PPS Salaries	9,685	9,685	-	58,109	58,109	-	116,217	\$ 22
Replacement Reserves	45,308	45,308	-	271,849	271,849	-	543,698	\$ 105
Total Other Out Flows	\$ 114,188	\$ 114,188	\$ -	\$ 685,125	\$ 685,125	\$ -	\$ 1,370,251	\$ 264
Net Cash From Operations	\$ 3,613	\$ 11,278	\$ (7,665)	\$ 11,611	\$ 68,508	\$ (56,897)	\$ 236,302	\$ 4

Tampa Housing Authority

Arbors Estates, LLC

191 Units

For the Six Months Ended September 30, 2019

Occupancy Percentage: 94.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 49,156	\$ 36,190	\$ 12,966	\$ 279,219	\$ 217,137	\$ 62,082	\$ 434,274	\$ 244
HAP Payments	106,834	119,963	(13,129)	666,614	719,778	(53,164)	1,439,556	\$ 582
Other Revenue	-	-	-	11,714	-	11,714	-	\$ 10
Total Revenue	\$ 155,990	\$ 156,153	\$ (163)	\$ 957,546	\$ 936,915	\$ 20,631	\$ 1,873,830	\$ 836
Admin Salaries / Benefits	19,735	14,494	(5,241)	91,774	86,961	(4,812)	173,923	\$ 80
Administrative Expenses	6,341	8,706	2,365	37,549	52,239	14,690	104,477	\$ 33
Management Fees	12,492	12,492	-	74,953	74,953	-	149,906	\$ 65
Tenant Services Salary / Benefits	588	491	(97)	3,406	2,949	(458)	5,897	\$ 3
Tenant Service Expenses	1,114	973	(141)	6,246	5,835	(411)	11,670	\$ 5
Utilities	5,081	7,950	2,869	31,589	47,700	16,111	101,449	\$ 28
Maintenance Salary / Benefits	26,668	25,633	(1,035)	149,386	153,797	4,411	307,594	\$ 130
Maintenance Expenses	2,913	10,790	7,876	42,737	64,737	22,000	129,475	\$ 37
Contracted Maintenance Services	9,868	19,592	9,724	105,053	115,925	10,872	235,075	\$ 92
Protective Services Salary and Benefits	1,334	1,133	(201)	6,730	6,796	66	13,593	\$ 12
General Expenses	10,002	9,545	(457)	54,587	56,902	2,315	114,760	\$ 48
Bad Debt	-	2,583	2,583	-	15,500	15,500	31000	\$ -
Other Expenses	-	417	417	326	2,500	2,174	5,000	\$ 0
Total Expenses	\$ 96,135	\$ 114,797	\$ 18,662	\$ 604,335	\$ 686,793	\$ 82,458	\$ 1,383,818	\$ 527
Net Operating Income	\$ 59,855	\$ 41,355	\$ 18,500	\$ 353,211	\$ 250,122	\$ 103,090	\$ 490,012	\$ 308
Operating Reserves	10,200	10,200	-	61,197	61,197	-	122,394	\$ 53
Transfer to Corporate Overhead	6,939	6,939	-	41,633	41,633	-	83,265	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	-
Resident Enrichment Programs	1,467	1,467	-	8,803	8,803	-	17,605	\$ 8
Oaks at Riverview Youth Programs	6,011	6,011	-	36,064	36,064	-	72,127	\$ 31
Funding of PPS Salaries	3,547	3,547	-	21,281	21,281	-	42,562	\$ 19
Replacement Reserves	8,827	8,827	-	52,964	52,964	-	105,928	\$ 46
Total Other Out Flows	\$ 36,990	\$ 36,990	\$ -	\$ 221,941	\$ 221,941	\$ -	\$ 443,881	\$ 194
Net Cash From Operations	\$ 22,865	\$ 4,365	\$ 18,500	\$ 131,271	\$ 28,181	\$ 103,090	\$ 46,131	\$ 115

Tampa Housing Authority

Seminole Park Apartments, LLC

169 Units

For the Six Months Ended September 30, 2019

Occupancy Percentage: 96.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 47,576	\$ 39,892	\$ 7,684	\$ 281,244	\$ 239,350	\$ 41,894	\$ 478,700	\$ 277
HAP Payments	85,704	90,319	(4,615)	536,410	541,916	(5,506)	1,083,832	\$ 529
Other Revenue	-	-	-	10,861	-	10,861	-	\$ 11
Total Revenue	\$ 133,280	\$ 130,211	\$ 3,069	\$ 828,515	\$ 781,266	\$ 47,249	\$ 1,562,532	\$ 817
Admin Salaries / Benefits	16,050	13,205	(2,845)	77,856	79,231	1,376	158,462	\$ 77
Administrative Expenses	4,900	6,116	1,216	19,780	36,696	16,916	73,393	\$ 20
Management Fees	10,417	10,417	-	62,501	62,501	-	125,002	\$ 62
Tenant Services Salary / Benefits	2,476	2,138	(339)	12,438	12,827	390	25,655	\$ 12
Tenant Service Expenses	472	824	352	5,213	4,941	(272)	9,883	\$ 5
Utilities	17,878	19,642	1,764	83,451	117,854	34,403	235,708	\$ 82
Maintenance Salary / Benefits	21,476	18,622	(2,854)	110,175	111,732	1,557	223,464	\$ 109
Maintenance Expenses	4,970	10,034	5,064	72,101	60,203	(11,897)	120,407	\$ 71
Contracted Maintenance Services	27,184	21,314	(5,870)	97,927	127,884	29,956	255,767	\$ 97
Protective Services Salary and Benefits	1,213	1,030	(183)	6,118	6,178	60	12,356	\$ 6
General Expenses	8,581	6,660	(1,921)	48,010	39,563	(8,448)	79,684	\$ 47
Bad Debt	-	542	542	8,978	3,250	(5,728)	6,500	\$ 9
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 115,618	\$ 110,543	\$ (5,074)	\$ 604,548	\$ 662,862	\$ 58,313	\$ 1,326,281	\$ 596
Net Operating Income	\$ 17,662	\$ 19,668	\$ (2,006)	\$ 223,967	\$ 118,404	\$ 105,562	\$ 236,251	\$ 221
Operating Reserves	9,847	9,847	-	59,084	59,084	-	118,167	\$ 58
Transfer to Corporate Overhead	6,140	6,140	-	36,837	36,837	-	73,674	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,485	1,485	-	8,908	8,908	-	17,816	\$ 9
Oaks at Riverview Youth Programs	5,612	5,612	-	33,673	33,673	-	67,345	\$ 33
Funding of PPS Salaries	3,589	3,589	-	21,536	21,536	-	43,071	\$ 21
Replacement Reserves	7,644	7,644	-	45,863	45,863	-	91,725	\$ 45
Total Other Out Flows	\$ 34,317	\$ 34,317	\$ -	\$ 205,899	\$ 205,899	\$ -	\$ 411,798	\$ 203
Net Cash From Operations	\$ (16,655)	\$ (14,649)	\$ (2,006)	\$ 18,068	\$ (87,495)	\$ 105,562	\$ (175,548)	\$ 18

Tampa Housing Authority
Shimberg Estates, LLC 165 Units
For the Six Months Ended September 30, 2019

Occupancy Percentage: 96.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 40,104	\$ 34,728	\$ 5,376	\$ 243,362	\$ 208,365	\$ 34,997	\$ 416,731	\$ 246
HAP Payments	101,899	101,033	866	601,151	606,195	(5,045)	1,212,391	\$ 607
Other Revenue	-	-	-	10,150	-	10,150	-	\$ 10
Total Revenue	\$ 142,003	\$ 135,760	\$ 6,243	\$ 854,663	\$ 814,561	\$ 40,102	\$ 1,629,122	\$ 863
Admin Salaries / Benefits	18,724	16,162	(2,562)	94,326	96,974	2,647	193,947	\$ 95
Administrative Expenses	4,127	7,077	2,950	21,506	42,462	20,956	84,924	\$ 22
Management Fees	10,861	10,861	-	65,165	65,165	-	130,330	\$ 66
Tenant Services Salary / Benefits	2,245	1,937	(308)	11,279	11,623	344	23,245	\$ 11
Tenant Service Expenses	965	804	(161)	3,502	4,825	1,322	9,649	\$ 4
Utilities	11,451	10,608	(842)	45,127	63,650	18,523	133,646	\$ 46
Maintenance Salary / Benefits	21,476	18,791	(2,685)	107,231	112,744	5,513	225,489	\$ 108
Maintenance Expenses	8,043	6,901	(1,142)	32,460	41,405	8,945	82,810	\$ 33
Contracted Maintenance Services	20,248	18,058	(2,191)	79,364	108,347	28,983	216,694	\$ 80
Protective Services and Benefits	1,213	1,030	(183)	6,120	6,178	59	12,357	\$ 6
Protective Service Expenses	-	-	-	-	-	-	-	\$ -
General Expenses	6,838	5,883	(954)	38,730	34,957	(3,774)	70,935	\$ 39
Bad Debt	-	911	911	6,101	5,464	(637)	10,928	\$ 6
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 106,191	\$ 99,023	\$ (7,168)	\$ 510,912	\$ 593,793	\$ 82,882	\$ 1,194,954	\$ 516
Net Operating Income	\$ 35,812	\$ 36,737	\$ (926)	\$ 343,751	\$ 220,767	\$ 122,984	\$ 434,167	\$ 347
Operating Reserves	8,924	8,924	-	53,546	53,546	-	107,093	\$ 54
Transfer to Corporate Overhead	5,994	5,994	-	35,965	35,965	-	71,930	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,450	1,450	-	8,698	8,698	-	17,395	\$ 9
Oaks at Riverview Youth Programs	5,479	5,479	-	32,876	32,876	-	65,751	\$ 33
Funding of PPS Salaries	3,504	3,504	-	21,026	21,026	-	42,052	\$ 21
Replacement Reserves	7,463	7,463	-	44,778	44,778	-	89,555	\$ 45
Total Other Out Flows	\$ 32,815	\$ 32,815	\$ -	\$ 196,888	\$ 196,888	\$ -	\$ 393,776	\$ 199
Net Cash From Operations	\$ 2,997	\$ 3,923	\$ (926)	\$ 146,863	\$ 23,880	\$ 122,984	\$ 40,392	\$ 148

Tampa Housing Authority
 Scruggs Manor, LLC 116 Units
 For the Six Months Ended September 30, 2019

Occupancy Percentage: 96.1%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 25,715	\$ 25,141	\$ 574	\$ 158,866	\$ 150,845	\$ 8,021	\$ 301,691	\$ 228
HAP Payments	84,302	83,986	316	513,219	503,916	9,303	1,007,832	\$ 737
Other Revenue	-	-	-	8,905	-	8,905	-	\$ 13
Total Revenue	\$110,017	\$109,127	\$ 890	\$680,991	\$654,761	\$26,229	\$1,309,523	\$ 978
Admin Salaries / Benefits	13,424	11,560	(1,863)	68,371	69,362	991	138,724	\$ 98
Administrative Expenses	3,434	6,414	2,979	11,232	38,482	27,250	76,964	\$ 16
Management Fees	8,730	8,730	-	52,381	52,381	-	104,762	\$ 75
Tenant Services Salary / Benefits	1,393	1,202	(191)	6,999	7,215	216	14,429	\$ 10
Tenant Service Expenses	324	565	242	2,510	3,392	881	6,783	\$ 4
Utilities	7,976	7,003	(973)	43,897	42,019	(1,878)	87,972	\$ 63
Maintenance Salary / Benefits	15,081	12,870	(2,211)	75,304	77,223	1,918	154,445	\$ 108
Maintenance Expenses	3,585	5,523	1,938	27,523	33,138	5,614	66,275	\$ 40
Contracted Maintenance Services	11,688	12,698	1,009	55,067	76,187	21,119	152,373	\$ 79
Protective Services and Benefits	849	721	(128)	4,283	4,325	42	8,650	\$ 6
General Expenses	5,932	4,929	(1,003)	33,642	29,334	(4,308)	59,238	\$ 48
Bad Debt	-	750	750	6,470	4,500	(1,970)	9,000	\$ 9
Other Expenses	-	-	-	-	-	-	-	\$ -
Total Expenses	\$ 72,417	\$ 72,966	\$ 549	\$ 387,678	\$ 437,555	\$ 49,877	\$ 879,614	\$ 557
Net Operating Income	\$ 37,600	\$ 36,161	\$ 1,439	\$ 293,312	\$ 217,206	\$ 76,106	\$ 429,909	\$ 421
Operating Reserves	6,542	6,542	-	39,251	39,251	-	78,503	\$ 56
Transfer to Corporate Overhead	4,214	4,214	-	25,285	25,285	-	50,569	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	1,019	1,019	-	6,115	6,115	-	12,229	\$ 9
Oaks at Riverview Youth Programs	3,852	3,852	-	23,113	23,113	-	46,225	\$ 33
Funding of PPS Salaries	2,464	2,464	-	14,782	14,782	-	29,564	\$ 21
Replacement Reserves	5,201	5,201	-	31,209	31,209	-	62,417	\$ 45
Total Other Out Flows	\$ 23,292	\$ 23,292	\$ -	\$ 139,753	\$ 139,753	\$ -	\$ 279,507	\$ 201
Net Cash From Operations	\$ 14,308	\$ 12,869	\$ 1,439	\$ 153,559	\$ 77,453	\$ 76,106	\$ 150,402	\$ 221

Tampa Housing Authority

JL Young Apartments, Inc.

449 Units

For the Nine Months Ended September 30, 2019

Occupancy Percentage: 98.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 110,049	\$ 95,334	\$ 14,715	\$ 967,556	\$ 858,008	\$ 13	\$ 1,144,011	\$ 239
HAP Payments	210,484	206,556	3,928	1,872,160	1,859,005	(137)	2,490,998	\$ 463
Other Revenue	-	-	-	16,777	-	16,777	-	\$ 4
Total Revenue	\$ 320,533	\$ 301,890	\$ 18,643	\$ 2,856,493	\$ 2,856,493	\$ 16,023	\$ 3,635,009	\$ 707
Admin Salaries / Benefits	40,297	34,808	(5,490)	258,500	313,269	54,769	417,691	\$ 64
Administrative Expenses	7,731	13,892	6,160	81,965	125,025	43,060	166,700	\$ 20
Management Fees	24,233	24,233	-	218,101	218,101	-	290,801	\$ 54
Tenant Services Salary / Benefits	7,773	6,866	(906)	57,817	61,796	3,979	82,395	\$ 14
Tenant Service Expenses	1,773	2,190	418	17,289	19,714	2,425	26,285	\$ 4
Utilities	36,614	22,879	(13,735)	223,427	205,912	(17,515)	280,184	\$ 55
Maintenance Salary / Benefits	63,839	58,812	(5,027)	492,399	529,308	36,909	705,744	\$ 122
Maintenance Expenses	17,070	10,602	(6,468)	84,293	95,420	11,127	127,226	\$ 21
Contracted Maintenance Services	50,588	43,995	(6,593)	332,665	395,952	63,287	527,937	\$ 82
Protective Services Salary and Benefits	3,395	2,882	(513)	25,286	25,942	656	34,589	\$ 6
Protective Service Expenses	-	8,583	8,583	68,519	77,250	8,731	103,000	\$ 17
General Expenses	9,975	7,564	(2,411)	63,626	67,190	3,564	89,903	\$ 16
Bad Debt	-	1,773	1,773	3,893	15,959	12,066	21,279	\$ 1
Other Expenses								
Total Expenses	\$ 263,290	\$ 239,080	\$ (24,210)	\$ 1,927,780	\$ 2,150,838	\$ 223,058	\$ 2,873,734	\$ 477
Net Operating Income	\$ 57,243	\$ 62,810	\$ (5,567)	\$ 928,714	\$ 705,655	\$ 239,081	\$ 761,274	\$ 230
Operating Reserves (1 Month)	21,996	21,996	-	197,960	197,960	-	263,947	\$ 49
Transfer to Corporate Overhead	16,311	16,311	-	146,803	146,803	-	195,737	\$ 36
Transfer within RAD LLC	-	-	-	-	-	-	-	\$ -
Resident Enrichment Programs	3,945	3,945	-	35,501	35,501	-	47,334	\$ 9
Funding of PPS Salaries	9,536	9,536	-	85,825	85,825	-	114,433	\$ 21
Replacement Reserves	24,469	24,469	-	220,218	220,218	-	293,624	\$ 54
Total Other Out Flows	\$ 76,256	\$ 76,256	\$ -	\$ 686,306	\$ 686,306	\$ -	\$ 915,075	\$ 170
Net Cash From Operations	\$ (19,013)	\$ (13,446)	\$ (5,567)	\$ 242,407	\$ 19,349	\$ 223,058	\$ (153,801)	\$ 60

Tampa Housing Authority

Corporate Overhead Income And Operating Expenses

For the Six Months Ended September 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 98,081	\$ 98,081	\$ -	\$ 588,487	\$ 588,487	\$ -	\$ 1,176,973
Mgmt Fees - RAD HCV	149,731	149,731	-	898,384	898,384	-	1,796,768
Mgmt Fees - Related Entities	52,100	52,100	-	312,603	312,603	-	625,205
Other Revenue	-	-	-	68,957	-	68,957	-
Total Revenue	\$ 299,912	\$ 299,912	\$ -	\$ 1,868,430	\$ 1,799,473	\$ 68,957	\$ 3,598,946
Admin Salaries / Benefits	327,196	274,875	(52,321)	1,602,850	1,649,248	46,398	3,298,496
Administrative Expenses	69,723	46,672	(23,052)	322,343	280,031	(42,313)	560,061
Tenant Services Salary / Benefits	-	1,040	1,040	-	6,240	6,240	12,480
Tenant Service Expenses	(1,065)	208	1,273	2,387	1,250	(1,137)	2,500
Utilities	11,097	8,290	(2,807)	49,226	49,738	512	99,475
Maintenance Salary / Benefits	21,071	18,037	(3,034)	97,099	108,224	11,125	216,447
Maintenance Expenses	2,608	6,996	4,388	20,958	41,976	21,017	83,951
Contracted Maintenance Services	9,971	14,023	4,053	60,620	84,140	23,520	168,280
Protective Services Salary and Benefits	15,772	13,549	(2,223)	91,963	81,293	(10,669)	162,587
Protective Service Expenses	-	(82)	(82)	338	(491)	(829)	(982)
General Expenses	8,188	6,478	(1,710)	34,624	38,869	4,244	77,737
Other Expenses	-	4,167	4,167	33,742	25,000	(8,742)	50,000
Total Expenses	\$ 464,561	\$ 394,253	\$ (70,308)	\$ 2,316,150	\$ 2,365,516	\$ 49,367	\$ 4,731,033
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	331,750	331,750	-	663,500
Transfer from NTHD	39,049	39,049	-	234,293	234,293	-	468,586
Total Contributions from Other Sources	\$ 94,341	\$ 94,341	\$ -	\$ 566,043	\$ 566,043	\$ -	\$ 1,132,086
Net Income or (Loss)	\$ (70,308)	\$ (0)	\$ (70,308)	\$ 118,323	\$ (0)	\$ (19,591)	\$ (1)

Tampa Housing Authority

Assisted Housing Voucher Program

Statement of Operations- Administrative for the Six Months Ended September 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Administrative Fees Earned	\$ 565,430	\$ 564,962	\$ 468	\$ 3,469,830	\$ 3,375,117	\$ 94,713	\$ 6,785,409
Other revenue	4,252	6,355	(2,103)	36,697	38,130	(1,433)	211,492
Total Revenue	\$ 569,683	\$ 571,317	\$ (1,634)	\$ 3,506,527	\$ 3,413,247	\$ 93,280	\$ 6,996,901
Admin Salaries / Benefits	298,451	369,679	71,228	2,033,594	2,218,474	184,880	4,436,546
Administrative Expenses	130,794	62,268	(68,526)	388,255	373,908	(14,347)	748,500
Management Fees	149,731	149,731	-	898,386	898,386	-	1,796,768
Tenant Service Expenses	4,636	10,000	5,364	35,414	10,000	(25,414)	10,000
Maintenance Expenses	1,018	1,508	490	8,391	9,048	657	18,100
General Expenses	5,094	5,084	(10)	31,955	30,504	(1,451)	85,006
Total Expenses	\$ 589,725	\$ 598,270	\$ 8,545	\$ 3,395,995	\$ 3,540,320	\$ 144,325	\$ 7,094,920
Net Operating Income	\$ (20,042)	\$ (26,953)	\$ 6,911	\$ 110,531	\$ (127,073)	\$ 237,604	\$ (98,019)

Tampa Housing Authority
 Assisted Housing Voucher Program
 Balance Sheet for the Six Months Ended September 30, 2019

Assets		Liabilities and Equity	
Cash		Current Liabilities	
Cash - Unrestricted	6,060,574	Accrued Liabilities	881,946
Cash - Restricted	2,218,262	Accrued Wages	183,703
Total Cash	\$ 8,278,836	Total Current Liabilities	\$ 1,065,648
Receivables		Restricted Liabilities	
Receivables - Fraud	783,865	FSS Liability	1,074,376
Receivables - Other Gov't	1,049,183	Total Restricted Liabilities	\$ 1,074,376
Receivables - Landlord/Tenant	633,963	Total Long Term Liabilities	\$ 156,627
Allowance for Doubtful Accts - Other	(426,238)	Total Liabilities	\$ 2,296,651
Allowance for Doubtful Accts - Fraud	(783,865)	Fund Equity	
Total Receivables	\$ 1,256,909	Invested in Capital Assets	7,651
Prepaid Expenses		Restricted Retained Earnings	1,281,753
Prepaid Expenses	68,729	Unrestricted Retained Earnings	6,030,318
Total Prepaid Expenses	\$ 68,729	Total Fund Equity	\$ 7,319,722
Fixed Assets		Total Liabilities and Equity	\$ 9,616,373
Furniture, Equipment, Machinery, Building Impr.	163,788		
Accumulated Depreciation	(151,889)		
Total Fixed Assets	\$ 11,899		
Total Assets	\$ 9,616,373		

Tampa Housing Authority
Palm Terrace Assisted Living Facility
For the One and Five Months Ended August 31, 2019

Occupancy Percentage: 86.8%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019-2020	
Revenues								
Long term Care	45,019	46,500	(1,481)	253,180	232,500	20,680	596,400	694
Adult Daycare Services	13,095	6,518	6,577	39,465	32,588	6,878	77,859	108
Rental Income	21,280	22,000	(720)	113,298	110,000	3,298	252,000	310
Operating Income	50,341	49,700	641	258,345	248,500	9,845	570,000	708
Section 8 HAP	33,169	36,000	(2,831)	170,072	180,000	(9,928)	432,000	466
Personal Needs Allowances	(4,130)	(4,000)	(130)	(18,539)	(20,000)	1,461	(39,800)	(51)
Vacancy Loss	-	(5,000)	5,000	-	(25,000)	25,000	(60,000)	0
Total Tenant Revenues	158,774	151,718	7,056	815,822	758,588	32,234	1,828,459	\$ 2,078
Other Non-Rental Income	939	675	264	4,426	3,375	(1,051)	-	12
Total Income	159,712	152,393	7,320	820,248	761,963	31,183	1,828,459	\$ 2,088
Expenses								
Salaries Expense	78,928	76,173	(2,755)	448,175	420,389	(27,786)	1,024,640	1,228
Administration	5,391	3,628	(1,763)	19,832	17,825	(2,007)	37,976	54
Utilities	12,198	14,548	2,350	63,303	73,192	9,890	177,508	173
Maintenance	20,629	12,746	(7,883)	61,341	57,446	(3,895)	153,383	168
Advertising & Marketing	100	1,000	900	2,805	5,000	2,195	15,000	8
Management Fee	8,082	7,634	(448)	40,876	38,098	(2,777)	91,411	112
Asset Management Fee	1,863	1,863	-	9,317	9,317	-	22,360	26
Audit/Accounting Fees	3,158	3,158	(0)	30,292	15,794	(14,498)	37,900	83
Legal Fees	-	150	150	-	750	750	1,800	0
Insurance	7,569	4,210	(3,359)	36,300	21,050	(15,250)	50,520	99
Food Service	11,512	10,839	(673)	51,762	53,556	1,794	118,828	142
Adult Day Care	110	350	240	1,553	2,806	1,253	6,311	4
Residential Programs	4,410	4,127	(283)	20,970	20,697	(273)	52,830	57
Bad Debt	3,128	1,000	(2,128)	43,761	5,000	(38,761)	12,000	120
Total Expenses	157,079	141,429	(15,651)	830,284	740,919	(89,366)	1,802,468	\$ 2,275
Net Operating Income (Loss)	2,633	10,964	22,970	(10,036)	21,044	31,080	25,991	\$ (27)
Reserve for Replacement	2,150	2,150	-	10,750	10,750	-	25,800	29
Total Non Operating Expenses	2,150	2,150	-	10,750	10,750	-	25,800	29
Total Expenses	159,229	143,579	(15,651)	841,034	751,669	(89,366)	1,828,268	\$ 2,304
Net Income (Loss)	483	8,814	(8,331)	(20,786)	10,294	(31,080)	191	\$ (57)

Tampa Housing Authority

Cedar Pointe Apartments Phase 1 & 2

84 Units

For the One and Six Months Ended September 30, 2019

Occupancy Percentage: 95.2%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 54,794	\$ 50,734	\$ 4,060	\$ 325,235	\$ 304,402	\$ 20,833	\$ 427,014	\$ 903
Subsidy / Grant Income	4,269	6,899	(2,630)	27,057	41,394	(14,337)	59,817	\$ 75
Other Income	392	-	392	6,309	-	6,309	-	\$ -
Total Revenue	\$ 59,455	\$ 57,633	\$ 1,822	\$ 358,600	\$ 345,796	\$ 12,805	\$ 486,831	\$ 996
Expenses								
Admin Salaries / Benefits	7,199	4,441	(2,758)	41,892	26,648	(15,244)	53,296	\$ 116
Administrative Expenses	3,648	11,574	7,926	20,439	69,443	49,005	138,887	\$ 57
Management Fees	3,165	3,165	-	18,990	18,990	-	37,980	\$ 53
Asset Management Fees	518	518	-	3,108	3,108	-	6,216	\$ 9
Utilities	5,376	6,139	764	27,664	36,836	9,171	73,671	\$ 77
Maintenance Salary and Benefits	7,733	7,122	(611)	35,491	42,729	7,238	85,459	\$ 99
Maintenance Expenses	715	3,984	3,269	17,205	23,903	6,697	47,805	\$ 48
Contracted Maintenance services	3,005	7,826	4,821	31,336	46,957	15,621	93,914	\$ 87
General Expenses	3,242	4,366	1,124	19,724	26,076	6,352	52,269	\$ 55
Total Expense	\$ 34,600	\$ 49,135	\$ 14,535	\$ 215,849	\$ 294,690	\$ 78,841	\$ 589,497	\$ 600
Net Income	\$ 24,855	\$ 8,498	\$ 16,357	\$ 142,751	\$ 51,105	\$ 91,645	\$ (102,666)	\$ 397
Capital Improvements	417	833	(416)	2,502	5,000	(2,498)	10,000	\$ 5
Replacement Reserve	3,500	3,500	-	21,000	21,000	-	42,000	\$ 42
Cash Flow Before Debt	\$ 20,938	\$ 4,165	\$ 16,773	\$ 119,249	\$ 25,105	\$ 94,143	\$ (154,666)	\$ 237
County Loan Repayment*	-	3,465	(3,465)	-	20,789	(20,789)	41,577	\$ -
Cash Flow	\$ 20,938	\$ 700	\$ 20,238	\$ 119,249	\$ 4,317	\$ 114,932	\$ (196,243)	\$ 331

*CPNT Phase 1 - 83% of Cash Flow

*CPNT Phase 2 - 49% of Cash Flow

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the One and Six Months Ended September 30, 2019

	PTD Actual		PTD Budget		Variance	YTD Actual		YTD Budget		Variance	Annual
Revenues											
HUD Administrative Fees	\$	973,920	\$	1,007,047	\$ (33,127)	\$	6,056,421	\$	6,042,280	\$ 14,141	\$ 12,084,560
Total Revenue	\$	973,920	\$	1,007,047	\$ (33,127)	\$	6,056,421	\$	6,042,280	\$ 14,141	\$ 12,084,560
Expenses											
Administrative Salaries		26,821		22,844	(3,977)		137,148		137,062	(86)	274,124
Admin Operating Costs		1,785		692	(1,093)		5,193		4,150	(1,043)	54,600
Maintenance		(73)		133	206		2,566		800	(1,766)	1,000
Management Fees		8,333		8,333	-		49,999		50,000	1	100,000
Audit Fees		-		1,625	1,625		8,000		9,750	1,750	19,500
Legal Fees		-		4,583	4,583		174		27,500	27,326	55,000
Insurance Costs		12,100		12,223	123		72,769		73,335	566	148,610
Service Provider Contract Costs		630,104		615,580	(14,523)		3,929,726		3,693,482	(236,244)	7,831,405
Total Expenses	\$	679,069	\$	666,013	\$ (13,056)	\$	4,205,575	\$	3,996,079	\$ (209,495)	\$ 8,484,239
Net Operating Income	\$	294,852	\$	341,033	\$ (46,182)	\$	1,850,846	\$	2,046,201	\$ (195,355)	\$ 3,600,321
Affiliated Entities Operational Funding											
THA - Other Operational Funding Pending*		1,495,993		254,057	(1,241,936)		2,497,728		1,150,161	(1,347,567)	3,911,980
Affiliated Entities Operational Funding	\$	1,495,993	\$	254,057	\$ (1,241,936)	\$	2,497,728	\$	1,150,161	\$ (1,347,567)	\$ 3,911,980
Net Income after Affiliated Funding	\$	(1,201,141)	\$	86,977	\$ (1,288,118)	\$	(646,882)	\$	896,040	\$ (1,542,922)	\$ (311,659)

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For the One and Six Months Ended September 30, 2019

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
THA - THA Employee Programs	\$ 1,072	\$ 9,137	\$ 8,064	\$ 19,848	\$ 48,160	\$ 28,312	\$ 96,320
THA - Executive Salaries and Benefits Funding	25,092	25,092	-	150,552	150,552	-	301,103
THA - Funding of Boys Club Building	11,376	11,376	-	68,255	68,255	-	136,510
THA - Funding of Corporate Overhead	13,957	13,957	-	83,742	83,742	-	167,483
THA - Funding of ORCC	33,669	33,669	-	202,017	202,017	-	404,033
THA - Funding of PPS	10,826	10,826	-	64,957	64,957	-	129,914
THA - Encore Chiller Plant Reserve & Deficit Funding	70,000	70,000	-	225,879	150,000	(75,879)	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Encore Ella - Solar Panels	-	-	-	-	-	-	608,894
THA - Encore Ella - Art Project	80,000	80,000	-	82,600	82,600	-	262,500
THA - AHDC Funding	-	-	-	-	-	-	65,223
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	250,000	(50,000)	250,000
THA - Encore - Tempo Acquisition Payments	1,250,000	-	(1,250,000)	1,250,000	-	(1,250,000)	-
THA - Encore - Member Loans Tempo Encore	-	-	-	-	-	-	300,000
THA - Encore CDD Funding	-	-	-	49,879	49,879	-	290,000
Affiliated Entities Operational Funding	\$ 1,495,993	\$ 254,057	\$ (1,241,936)	2,497,728	1,150,161	(1,347,567)	\$ 3,911,980

Tampa Housing Authority

Meridian River Development Corporation - Consolidated

Statement of Operations For The One and Eight Months Ended August 31, 2019

							Occupancy Percentage: 99.0%	
	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
Revenues:								
Gross Potential Rent	\$467,151	\$459,440	\$7,711	\$3,667,701	\$3,627,960	\$39,741	5,481,720	\$657
(Loss) Gain to Lease	(293)	-	(293)	2,535	-	2,535	-	0
Vacancy	(9,218)	(24,547)	15,329	(84,306)	(194,138)	109,832	(293,128)	(15)
Bad Debt	(1,588)	(3,650)	2,062	(10,865)	(29,200)	18,335	(43,800)	(2)
Concessions	-	-	-	(334)	-	(334)	-	(0)
Other Income	21,303	10,215	11,088	128,562	83,405	45,157	123,315	23
Total Revenues	\$477,355	\$441,458	\$35,897	\$3,703,293	\$3,488,027	\$215,266	\$5,268,107	\$663
Expenses:								
Administrative Salaries	33,279	42,583	9,304	261,947	340,664	78,717	510,996	47
Advertising & Promotion	5,661	6,766	1,105	40,331	57,353	17,022	86,142	7
Maintenance	72,664	74,245	1,581	554,909	660,877	105,968	973,636	99
Turnover Expense	33,243	35,993	2,750	203,976	223,454	19,478	367,755	37
Administrative	22,647	12,007	(10,640)	92,007	86,321	(5,686)	125,149	16
Utilities	29,358	36,525	7,167	213,529	299,000	85,471	446,200	38
Management Fees	31,596	30,440	(1,156)	249,834	243,520	(6,314)	365,280	45
Professional Fees	2,360	16,341	13,981	72,563	130,728	58,165	196,092	13
Insurance and Taxes	36,116	39,006	2,890	288,928	312,048	23,120	468,072	52
Total Expenses	\$266,924	\$293,906	\$26,982	\$1,978,024	\$2,353,965	\$375,941	\$3,539,322	\$354
Net Operating Income	\$210,431	\$147,552	\$62,879	\$1,725,269	\$1,134,062	\$591,207	\$1,728,785	\$309
Debt Services	68,735	68,744	9	549,875	549,949	74	824,925	98
Income After Debt Services	\$141,696	\$78,808	\$62,888	\$1,175,394	\$584,113	\$591,281	\$903,860	\$210

Tampa Housing Authority

Meridian River Development Corporation - River Pines

Statement of Operations For The One and Eight Months Ended August 31, 2019

Occupancy Percentage: 99.0%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$158,305	\$156,165	\$2,140	\$1,254,433	\$1,236,020	\$18,413	1,865,430
(Loss) Gain to Lease	-	-	\$0	324	-	324	-
Vacancy	(2,005)	(8,448)	\$6,443	(28,423)	(66,922)	38,499	(100,953)
Bad Debt	-	(2,500)	\$2,500	(3,556)	(20,000)	16,444	(30,000)
Concessions	-	-	\$0	(334)	-	(334)	-
Other Income	3,959	3,210	\$749	22,970	25,680	(2,710)	38,520
Total Revenues	\$160,259	\$148,427	\$11,832	\$1,245,414	\$1,174,778	\$70,636	\$1,772,997
Expenses:							
Administrative Salaries	10,778	14,857	4,079	86,767	118,856	32,089	178,284
Advertising & Promotion	1,925	2,211	286	14,978	19,588	4,610	29,332
Maintenance	22,104	25,903	3,799	173,118	216,871	43,753	320,742
Turnover Expense	16,990	21,293	4,303	103,485	106,154	2,669	192,280
Administrative	8,713	2,701	(6,012)	26,293	25,073	(1,220)	36,027
Utilities	16,622	21,275	4,653	128,754	170,200	41,446	255,300
Management Fees	12,237	11,885	(352)	96,919	95,080	(1,839)	142,620
Professional Fees	885	7,783	6,898	24,638	62,264	37,626	93,396
Insurance and Taxes	8,370	8,413	43	66,960	67,304	344	100,956
Total Expenses	\$98,624	\$116,321	17,697	\$721,912	\$881,390	\$159,478	\$1,348,937
Net Operating Income	\$61,635	\$32,106	\$29,529	\$523,502	\$293,388	\$230,114	\$424,060
Debt Services	11,472	11,474	2	91,774	91,792	18	137,688
Income After Debt Services	\$50,163	\$20,632	\$29,531	\$431,728	\$201,596	\$230,132	\$286,372

Tampa Housing Authority

Meridian River Development Corporation - Meridian

Statement of Operations For The One and Eight Months Ended August 31, 2019

Occupancy Percentage: 99.6%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$219,999	\$216,398	\$3,601	\$1,721,486	\$1,706,404	\$15,082	2,580,846
(Loss) Gain to Lease	75	-	75	2,482	-	2,482	-
Vacancy	(3,484)	(11,755)	8,271	(31,865)	(92,800)	60,935	(140,263)
Bad Debt	(1,588)	(900)	(688)	(7,349)	(7,200)	(149)	(10,800)
Concessions	-	-	-	-	-	-	-
Other Income	11,608	5,100	6,508	78,063	40,650	37,413	60,900
Total Revenues	\$226,610	\$208,843	\$17,767	\$1,762,817	\$1,647,054	\$115,763	\$2,490,683
Expenses:							
Administrative Salaries	12,689	15,819	3,130	90,390	126,552	36,162	189,828
Advertising & Promotion	2,155	2,530	375	15,676	21,140	5,464	31,560
Maintenance	37,690	31,678	(6,012)	262,531	304,724	42,193	446,516
Turnover Expense	9,130	12,500	3,370	72,878	99,700	26,822	149,700
Administrative	9,272	6,228	(3,044)	43,280	37,204	(6,076)	53,766
Utilities	9,414	11,500	2,086	59,590	95,400	35,810	141,400
Management Fees	13,811	13,049	(762)	108,366	104,392	(3,974)	156,588
Professional Fees	590	4,245	3,655	24,491	33,960	9,469	50,940
Insurance and Taxes	18,021	16,999	(1,022)	144,168	135,992	(8,176)	203,988
Total Expenses	\$112,772	\$114,548	\$1,776	\$821,370	\$959,064	\$137,694	\$1,424,286
Net Operating Income	\$113,838	\$94,295	\$19,543	\$941,446	\$687,990	\$253,456	\$1,066,397
Debt Services	48,104	48,109	5	384,827	384,869	42	577,305
Income After Debt Services	\$65,734	\$46,186	\$19,548	\$556,619	\$303,121	\$253,498	\$489,092

Tampa Housing Authority

Meridian River Development Corporation - River Place

Statement of Operations For The One and Eight Months Ended August 31, 2019

Occupancy Percentage: 97.5%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$88,847	\$86,877	\$1,970	\$691,782	\$685,536	\$6,246	1,035,444
(Loss) Gain to Lease	(368)	-	(368)	(271)	-	(271)	-
Vacancy	(3,729)	(4,344)	615	(24,018)	(34,416)	10,398	(51,912)
Bad Debt	-	(250)	250	40	(2,000)	2,040	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	5,736	1,905	3,831	27,529	17,075	10,454	23,895
Total Revenues	\$90,486	\$84,188	\$6,298	\$695,062	\$666,195	\$28,867	\$1,004,427
Expenses:							
Administrative Salaries	9,812	11,907	2,095	84,790	95,256	10,466	142,884
Advertising & Promotion	1,581	2,025	444	9,677	16,625	6,948	25,250
Maintenance	12,870	16,664	3,794	119,260	139,282	20,022	206,378
Turnover Expense	7,123	2,200	(4,923)	27,613	17,600	(10,013)	25,775
Administrative	4,662	3,078	(1,584)	22,434	24,044	1,610	35,356
Utilities	3,322	3,750	428	25,184	33,400	8,216	49,500
Management Fees	5,548	5,506	(42)	44,549	44,048	(501)	66,072
Professional Fees	885	4,313	3,428	23,434	34,504	11,070	51,756
Insurance and Taxes	9,725	13,594	3,869	77,800	108,752	30,952	163,128
Total Expenses	\$55,528	\$63,037	\$7,509	\$434,741	\$513,511	\$78,770	\$766,099
Net Operating Income	\$34,958	\$21,151	\$13,807	\$260,321	\$152,684	\$107,637	\$238,328
Debt Services	9,159	9,161	2	73,274	73,288	14	109,932
Income After Debt Services	\$25,799	\$11,990	\$13,809	\$187,047	\$79,396	\$107,651	\$128,396

City, ST.:	<u>Tampa, FL</u>	M/AVP:	<u>Dawn A. Wolter</u>	<div>Ella at Encore</div> <div>Monthly Executive Summary</div>	Physical Occupancy		<u>98.75%</u>	
Month/Year:	<u>August-19</u>	Units:	<u>160</u>		Ending Cash	<u>\$121,904</u>	Payables	<u>\$0</u>
					Accruals	<u>\$3,946</u>		

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$62,545.00	\$60,039.00	\$2,506	4%	\$474,451.00	\$484,125.00	(\$9,674)	2%
Rent Rev - Tenant Subsidy Payment	\$70,351.00	\$61,030.00	\$9,321	15%	\$534,581.00	\$483,403.00	\$51,178	11%
TOTAL MARKET RENT	\$132,896.00	\$121,069.00	\$11,827	10%	\$1,009,032.00	\$967,528.00	\$41,504	4%
Rent Rev - Foregone (Lost) Rent	(\$8,563.00)	(\$5,795.00)	(\$2,768)	48%	(\$59,445.00)	(\$50,173.00)	(\$9,272)	18%
Rent Rev - Excess Income	\$2,303.00	\$3,532.00	(\$1,229)	35%	\$26,140.40	\$28,256.00	(\$2,116)	7%
GROSS POSSIBLE	\$126,636.00	\$118,806.00	\$7,830	7%	\$975,727.40	\$945,611.00	\$30,116	3%
Vacancy - Apartments	(\$1,915.00)	(\$3,458.00)	\$1,543	45%	(\$16,956.00)	(\$27,522.00)	\$10,566	38%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$1,915.00)	(\$3,458.00)	\$1,543	45%	(\$16,956.00)	(\$27,522.00)	\$10,566	38%
2 NET RENTAL INCOME	\$124,721.00	\$115,348.00	\$9,373	8%	\$958,771.40	\$918,089.00	\$40,682	4%
Laundry & Vending Rev	\$350.00	\$483.00	(\$133)	28%	\$3,388.11	\$3,924.00	(\$536)	14%
Tenant Charges	\$75.00	\$460.00	(\$385)	84%	(\$4,114.27)	\$3,250.00	(\$7,364)	227%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$200.00	\$0.00	\$200	100%	\$1,708.81	\$0.00	\$1,709	100%
Misc Rev	\$701.88	\$55.00	\$647	1176%	\$5,021.10	\$1,340.00	\$3,681	275%
TOTAL OTHER REVENUE	\$1,326.88	\$998.00	\$329	33%	\$6,003.75	\$8,514.00	(\$2,510)	29%
3 TOTAL REVENUE	\$126,047.88	\$116,346.00	\$9,702	8%	\$964,775.15	\$926,603.00	\$38,172	4%
4 Administrative Exp	\$10,859.25	\$11,113.00	\$254	2%	\$100,489.71	\$107,927.00	\$7,437	7%
5 Payroll Exp	\$28,950.60	\$28,379.00	(\$572)	2%	\$206,137.09	\$231,137.00	\$25,000	11%
6 Utilities Exp	\$30,780.27	\$32,494.00	\$1,714	5%	\$199,860.29	\$197,106.00	(\$2,754)	1%
7 Supplies & Repairs	\$1,526.71	\$2,190.00	\$663	30%	\$17,317.58	\$20,742.00	\$3,424	17%
8 Contract Services	\$7,397.50	\$7,055.00	(\$343)	5%	\$49,776.90	\$58,067.00	\$8,290	14%
9 Turnkey/Lease Exp	\$75.00	\$1,330.00	\$1,255	94%	\$4,005.93	\$8,090.00	\$4,084	50%
10 Other Operating Exp	\$1,031.08	\$2,213.00	\$1,182	53%	\$35,234.88	\$15,755.00	(\$19,480)	124%
11 Taxes & Insurance	\$8,432.36	\$8,833.00	\$401	5%	\$67,894.40	\$70,814.00	\$2,920	4%
12 COST OF OPERATIONS	\$89,052.77	\$93,607.00	\$4,554	5%	\$680,716.78	\$709,638.00	\$28,921	4%
13 PROFIT/LOSS FROM OPERATIONS	\$36,995.11	\$22,739.00	\$14,256	63%	\$284,058.37	\$216,965.00	\$67,093	31%
14 Financial Expenses	\$19,541.42	\$20,058.00	\$517	3%	\$156,719.38	\$159,634.00	\$2,915	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$8,023.78	\$8,000.00	(\$24)	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$16,453.69	\$1,681.00	\$14,773	879%	\$119,315.21	\$49,331.00	\$69,984	142%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$466,625.60	\$466,624.00	(\$2)	0%
19 NET PROFIT OR LOSS	(\$41,874.51)	(\$56,647.00)	\$14,772	26%	(\$347,310.39)	(\$417,293.00)	\$69,983	17%
20 Reserves	\$267.94	(\$723.00)	(\$991)	137%	\$2,001.95	(\$4,492.00)	(\$6,494)	145%
21 NET CASH SURPLUS	(\$42,142.45)	(\$55,924.00)	\$13,782	25%	(\$349,312.34)	(\$412,801.00)	\$63,489	15%
22 Capital Expenditure	\$53,589.82	\$5,000.00	(\$48,590)	972%	\$84,661.71	\$51,191.00	(\$33,471)	65%
ECONOMIC OCCUPANCY	104.94%				103.41%			

City, ST.:	<u>Tampa, FL</u>	AVP:	<u>Dawn A. Wolter</u>	<div>TRIO AT ENCORE</div> <div>Monthly Executive Summary</div>	Physical Occupancy	<u>95.04%</u>		
Month/Year:	<u>August-19</u>	Units:	<u>141</u>		Ending Cash	<u>\$352,409</u>	Payables	<u>\$2,385</u>
					Accruals	<u>\$9,163</u>		

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$87,729.00	\$79,489.00	\$8,240	10%	\$695,576.98	\$653,134.00	\$42,443	6%
Rent Rev - Tenant Subsidy Payment	\$58,848.00	\$67,811.00	(\$8,963)	13%	\$476,847.02	\$525,266.00	(\$48,419)	9%
TOTAL MARKET RENT	\$146,577.00	\$147,300.00	(\$723)	0%	\$1,172,424.00	\$1,178,400.00	(\$5,976)	1%
Rent Rev - Foregone (Lost) Rent	(\$2,949.00)	(\$5,109.00)	\$2,160	42%	(\$47,579.15)	(\$61,939.00)	\$14,360	23%
Rent Rev - Excess Income	\$2,391.00	\$0.00	\$2,391	100%	\$4,390.00	\$0.00	\$4,390	100%
GROSS POSSIBLE	\$146,019.00	\$142,191.00	\$3,828	3%	\$1,129,234.85	\$1,116,461.00	\$12,774	1%
Vacancy - Apartments	(\$9,396.00)	(\$7,110.00)	(\$2,286)	32%	(\$55,106.41)	(\$55,823.00)	\$717	1%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$5,000.00)	(\$5,000.00)	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$10,021.00)	(\$7,735.00)	(\$2,286)	30%	(\$60,106.41)	(\$60,823.00)	\$717	1%
2 NET RENTAL INCOME	\$135,998.00	\$134,456.00	\$1,542	1%	\$1,069,128.44	\$1,055,638.00	\$13,490	1%
Laundry & Vending Rev	\$0.00	\$350.00	(\$350)	100%	\$1,015.00	\$2,860.00	(\$1,845)	65%
Tenant Charges	\$1,250.00	\$2,290.00	(\$1,040)	45%	\$7,610.00	\$16,204.00	(\$8,594)	53%
Tenant Charges - Water Sewer Reimb	\$12,469.08	\$10,942.00	\$1,527	14%	\$70,162.79	\$80,831.00	(\$10,668)	13%
Damages & Cleaning	\$433.93	\$350.00	\$84	24%	\$4,496.00	\$2,800.00	\$1,696	61%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	\$592.87	\$0.00	\$593	100%
Misc Rev	\$848.62	\$150.00	\$699	466%	\$6,890.44	\$2,100.00	\$4,790	228%
TOTAL OTHER REVENUE	\$15,001.63	\$14,082.00	\$920	7%	\$90,767.10	\$104,795.00	(\$14,028)	13%
3 TOTAL REVENUE	\$150,999.63	\$148,538.00	\$2,462	2%	\$1,159,895.54	\$1,160,433.00	(\$537)	0%
4 Administrative Exp	\$12,635.21	\$12,751.00	\$116	1%	\$112,032.97	\$118,679.00	\$6,646	6%
5 Payroll Exp	\$28,790.26	\$30,256.00	\$1,466	5%	\$212,496.50	\$243,234.00	\$30,738	13%
6 Utilities Exp	\$19,906.66	\$22,114.00	\$2,207	10%	\$174,990.03	\$169,829.00	(\$5,161)	3%
7 Supplies & Repairs	\$1,982.82	\$2,010.00	\$27	1%	\$18,232.75	\$19,820.00	\$1,587	8%
8 Contract Services	\$7,936.02	\$5,895.00	(\$2,041)	35%	\$64,252.06	\$53,928.00	(\$10,324)	19%
9 Turnkey/Lease Exp	\$2,225.00	\$1,330.00	(\$895)	67%	\$18,860.85	\$8,225.00	(\$10,636)	129%
10 Other Operating Exp	\$1,468.80	\$475.00	(\$994)	209%	\$9,565.06	\$5,815.00	(\$3,750)	64%
11 Taxes & Insurance	\$16,247.73	\$17,655.00	\$1,407	8%	\$124,068.83	\$130,658.00	\$6,589	5%
12 COST OF OPERATIONS	\$91,192.50	\$92,486.00	\$1,294	1%	\$734,499.05	\$750,188.00	\$15,689	2%
13 PROFIT/LOSS FROM OPERATIONS	\$59,807.13	\$56,052.00	\$3,755	7%	\$425,396.49	\$410,245.00	\$15,151	4%
14 Financial Expenses	\$37,086.69	\$39,455.00	\$2,368	6%	\$298,388.92	\$313,076.00	\$14,687	5%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$8,000.00	\$8,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$2,167.18	\$0.00	(\$2,167)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$21,720.44	\$15,597.00	\$6,123	39%	\$116,840.39	\$89,169.00	\$27,671	31%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$457,512.00	\$424,000.00	(\$33,512)	8%
19 NET PROFIT OR LOSS	(\$35,468.56)	(\$37,403.00)	\$1,934	5%	(\$340,671.61)	(\$334,831.00)	(\$5,841)	2%
20 Reserves	(\$10,049.21)	(\$15,908.00)	(\$5,859)	37%	(\$40,231.77)	(\$124,700.00)	(\$84,468)	68%
21 NET CASH SURPLUS	(\$25,419.35)	(\$21,495.00)	(\$3,924)	18%	(\$300,439.84)	(\$210,131.00)	(\$90,309)	43%
22 Capital Expenditure	\$12,800.00	\$8,333.00	(\$4,467)	54%	(\$1,110.00)	\$113,164.00	\$114,274	101%
ECONOMIC OCCUPANCY	100.38%				103.82%			

City, ST.:	Tampa, FL	AVP:	Dawn A. Wolter	REED AT ENCORE				Physical Occupancy		97.50%	
Month/Year:	August-19	Units:	158	Monthly Executive Summary				Ending Cash	\$988,326	Payables	\$1,227
								Accruals	\$3,969		

	Current Period						Year-To-Date			
	<i>Actual</i>	<i>Budget</i>	<i>Var</i>	<i>Var. %</i>			<i>Actual</i>	<i>Budget</i>	<i>Var</i>	<i>Var. %</i>
1 RENT REVENUE	\$0.00	\$0.00								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%			\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$37,454.00	\$35,455.00	\$1,999	6%			\$373,194.64	\$365,788.00	\$7,407	2%
Rent Rev - Tenant Subsidy Payment	\$110,574.00	\$113,077.00	(\$2,503)	2%			\$811,267.00	\$822,468.00	(\$11,201)	1%
TOTAL MARKET RENT	\$148,028.00	\$148,532.00	(\$504)	0%			\$1,184,461.64	\$1,188,256.00	(\$3,794)	0%
Rent Rev - Foregone (Lost) Rent	(\$2,788.00)	(\$3,645.00)	\$857	24%			(\$104,438.68)	(\$111,308.00)	\$6,869	6%
Rent Rev - Excess Income	\$295.00	\$0.00	\$295	100%			\$1,198.00	\$0.00	\$1,198	100%
GROSS POSSIBLE	\$145,535.00	\$144,887.00	\$648	0%			\$1,081,220.96	\$1,076,948.00	\$4,273	0%
Vacancy - Apartments	(\$3,211.00)	(\$4,347.00)	\$1,136	26%			(\$18,158.99)	(\$32,309.00)	\$14,150	44%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%			\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%			(\$27.94)	\$0.00	(\$28)	100%
TOTAL VACANCIES	(\$3,211.00)	(\$4,347.00)	\$1,136	26%			(\$18,186.93)	(\$32,309.00)	\$14,122	44%
2 NET RENTAL INCOME	\$142,324.00	\$140,540.00	\$1,784	1%			\$1,063,034.03	\$1,044,639.00	\$18,395	2%
Laundry &Vending Rev	\$383.00	\$446.00	(\$63)	14%			\$3,320.00	\$3,628.00	(\$308)	8%
Tenant Charges	\$0.00	\$180.00	(\$180)	100%			\$800.00	\$2,110.00	(\$1,310)	62%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%			\$0.00	\$0.00	\$0	0%
Damages & Cleaning	(\$400.00)	\$0.00	(\$400)	100%			\$760.50	\$0.00	\$761	100%
Misc Rev	\$1,619.71	\$222.00	\$1,398	630%			\$6,278.81	\$3,276.00	\$3,003	92%
TOTAL OTHER REVENUE	\$1,602.71	\$848.00	\$755	89%			\$11,159.31	\$9,014.00	\$2,145	24%
3 TOTAL REVENUE	\$143,926.71	\$141,388.00	\$2,539	2%			\$1,074,193.34	\$1,053,653.00	\$20,540	2%
4 Administrative Exp	\$9,918.78	\$11,146.00	\$1,227	11%			\$89,901.84	\$100,911.00	\$11,009	11%
5 Payroll Exp	\$23,270.05	\$27,585.00	\$4,315	16%			\$180,618.16	\$221,187.00	\$40,569	18%
6 Utilities Exp	\$21,766.01	\$19,854.00	(\$1,912)	10%			\$180,397.15	\$154,700.00	(\$25,697)	17%
7 Supplies & Repairs	\$1,843.05	\$1,755.00	(\$88)	5%			\$9,831.81	\$19,390.00	\$9,558	49%
8 Contract Services	\$7,579.47	\$9,150.00	\$1,571	17%			\$52,382.98	\$59,779.00	\$7,396	12%
9 Turnkey/Lease Exp	\$30.58	\$1,035.00	\$1,004	97%			\$3,106.62	\$5,270.00	\$2,163	41%
10 Other Operating Exp	\$932.84	\$0.00	(\$933)	100%			\$9,140.53	\$5,459.00	(\$3,682)	67%
11 Taxes & Insurance	\$9,820.24	\$10,822.00	\$1,002	9%			\$79,055.49	\$79,144.00	\$89	0%
12 COST OF OPERATIONS	\$75,161.02	\$81,347.00	\$6,186	8%			\$604,434.58	\$645,840.00	\$41,405	6%
13 PROFIT/LOSS FROM OPERATIONS	\$68,765.69	\$60,041.00	\$8,725	15%			\$469,758.76	\$407,813.00	\$61,946	15%
14 Financial Expenses	\$29,341.69	\$55,703.00	\$26,361	47%			\$232,757.82	\$438,276.00	\$205,518	47%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%			\$8,000.00	\$8,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%			\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$38,424.00	\$3,338.00	\$35,086	1051%			\$229,000.94	(\$38,463.00)	\$267,464	695%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%			\$528,432.00	\$528,432.00	\$0	0%
19 NET PROFIT OR LOSS	(\$27,630.00)	(\$62,716.00)	\$35,086	56%			(\$299,431.06)	(\$566,895.00)	\$267,464	47%
20 Reserves	(\$2,055.13)	\$35,199.00	\$37,254	106%			(\$14,269.54)	\$278,502.00	\$292,772	105%
21 NET CASH SURPLUS	(\$25,574.87)	(\$97,915.00)	\$72,340	74%			(\$285,161.52)	(\$845,397.00)	\$560,235	66%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%			\$4,570.93	\$15,600.00	\$11,029	71%

ECONOMIC OCCUPANCY

101.71%

109.55%

City, ST.:	<u>Tampa FL</u>	AVP:	<u>Dawn A. Wolter</u>	<div>Tempo at Encore</div> <div>Monthly Executive Summary</div>	Physical Occupancy		<u>97.53%</u>	
Month/Year:	<u>August-19</u>	Units:	<u>203</u>		Ending Cash	<u>\$768,725</u>	Payables	<u>\$4,605</u>
					Accruals	<u>\$31,064</u>		

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$108,834.26	\$197,824.00	(\$88,990)	45%	\$1,120,396.04	\$1,582,592.00	(\$462,196)	29%
Rent Rev - Tenant Subsidy Payment	\$89,329.74	\$0.00	\$89,330	100%	\$464,915.96	\$0.00	\$464,916	100%
TOTAL MARKET RENT	\$198,164.00	\$197,824.00	\$340	0%	\$1,585,312.00	\$1,582,592.00	\$2,720	0%
Rent Rev - Foregone (Lost) Rent	(\$618.05)	(\$685.00)	\$67	10%	(\$10,428.28)	(\$5,480.00)	(\$4,948)	90%
Rent Rev - Excess Income	\$4,565.75	\$0.00	\$4,566	100%	\$20,840.55	\$0.00	\$20,841	100%
GROSS POSSIBLE	\$202,111.70	\$197,139.00	\$4,973	3%	\$1,595,724.27	\$1,577,112.00	\$18,612	1%
Vacancy - Apartments	(\$6,269.06)	(\$9,857.00)	\$3,588	36%	(\$482,276.89)	(\$393,095.00)	(\$89,182)	23%
Admin Rent Free Unit	(\$3,716.13)	(\$1,300.00)	(\$2,416)	186%	(\$3,716.13)	(\$10,400.00)	\$6,684	64%
Rental Concessions	(\$170.38)	\$0.00	(\$170)	100%	(\$18,864.26)	(\$6,350.00)	(\$12,514)	197%
TOTAL VACANCIES	(\$10,155.57)	(\$11,157.00)	\$1,001	9%	(\$504,857.28)	(\$409,845.00)	(\$95,012)	23%
2 NET RENTAL INCOME	\$191,956.13	\$185,982.00	\$5,974	3%	\$1,090,866.99	\$1,167,267.00	(\$76,400)	7%
Laundry & Vending Rev	\$129.37	\$0.00	\$129	100%	\$129.37	\$0.00	\$129	100%
Tenant Charges	\$1,790.00	\$1,395.00	\$395	28%	\$15,670.00	\$13,865.00	\$1,805	13%
Tenant Charges - Water Sewer Reimb	\$17,898.78	\$11,368.00	\$6,531	57%	\$44,908.87	\$77,600.00	(\$32,691)	42%
Damages & Cleaning	\$215.92	\$0.00	\$216	100%	\$287.92	\$0.00	\$288	100%
Forfeited Deposits	\$0.00	\$0.00	\$0	0%	(\$200.00)	\$0.00	(\$200)	100%
Misc Rev	\$3,928.58	\$0.00	\$3,929	100%	\$8,531.04	\$0.00	\$8,531	100%
TOTAL OTHER REVENUE	\$23,962.65	\$12,763.00	\$11,200	88%	\$69,327.20	\$91,465.00	(\$22,138)	24%
3 TOTAL REVENUE	\$215,918.78	\$198,745.00	\$17,174	9%	\$1,160,194.19	\$1,258,732.00	(\$98,538)	8%
4 Administrative Exp	\$17,851.58	\$16,040.00	(\$1,812)	11%	\$132,956.56	\$127,721.00	(\$5,236)	4%
5 Payroll Exp	\$26,543.51	\$30,723.00	\$4,179	14%	\$242,778.31	\$262,749.00	\$19,971	8%
6 Utilities Exp	\$20,299.69	\$28,331.00	\$8,031	28%	\$146,586.77	\$221,043.00	\$74,456	34%
7 Supplies & Repairs	\$681.87	\$2,835.00	\$2,153	76%	\$10,911.18	\$12,080.00	\$1,169	10%
8 Contract Services	\$4,792.00	\$4,040.00	(\$752)	19%	\$25,773.92	\$29,912.00	\$4,138	14%
9 Turnkey/Lease Exp	\$1,078.09	\$535.00	(\$543)	102%	\$4,122.67	\$2,900.00	(\$1,223)	42%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%	\$902.10	\$0.00	(\$902)	100%
11 Taxes & Insurance	\$28,525.00	\$30,225.00	\$1,700	6%	\$211,399.03	\$230,748.00	\$19,349	8%
12 COST OF OPERATIONS	\$99,771.74	\$112,729.00	\$12,957	11%	\$775,430.54	\$887,153.00	\$111,722	13%
13 PROFIT/LOSS FROM OPERATIONS	\$116,147.04	\$86,016.00	\$30,131	35%	\$384,763.65	\$371,579.00	\$13,185	4%
14 Financial Expenses	\$0.00	\$56,831.00	\$56,831	100%	\$0.00	\$113,662.00	\$113,662	100%
15 Corp/Partnership Rev	\$2,809.26	\$0.00	(\$2,809)	100%	(\$13,175.42)	\$60,000.00	\$73,175	122%
16 Insurable Losses	\$30,962.82	\$0.00	(\$30,963)	100%	\$78,927.51	\$0.00	(\$78,928)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$82,374.96	\$29,185.00	\$53,190	182%	\$319,011.56	\$197,917.00	\$121,095	61%
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
19 NET PROFIT OR LOSS	\$82,374.96	\$29,185.00	\$53,190	182%	\$319,011.56	\$197,917.00	\$121,095	61%
20 Reserves	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
21 NET CASH SURPLUS	\$82,374.96	\$29,185.00	\$53,190	182%	\$319,011.56	\$197,917.00	\$121,095	61%
22 Capital Expenditure	(\$14,711.96)	\$0.00	\$14,712	100%	\$283,333.76	\$0.00	(\$283,334)	100%
ECONOMIC OCCUPANCY	98.05%				99.35%			

Ella at Encore
Water Fall
August 31, 2019

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee
Cash Available as of August 31, 2019
Additional Cash Needed to Pay off Deferred Developer Fee

\$	425,000
	121,904
\$	(303,096)

Cash Flow

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

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

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

Trio at Encore

Water Fall

August 31, 2019

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$ 552,234
Cash Available as of August 31, 2019	352,408
Additional Cash Needed to Pay off Deferred Developer Fee	<u>\$ (199,826)</u>

Cash Flow

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

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

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

Reed at Encore

Water Fall

August 31, 2019

First Item on Water Fall Schedule to be Paid Back - THA Equity Loan	\$ 493,485
Cash Available as of August 31, 2019	988,326
Additional Cash Needed to Pay off Deferred Developer Fee	<u>\$ (494,841)</u>

Cash Flow

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

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

1. To pay special limited partner for priority distributions	\$ -
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii)	\$ -
3. To pay any deferred developer fees.	
4. To pay any development deficit loans or operating expense loans outstanding.	\$ 493,485
5. To repay the the subordinate loans in the following order of priority:	
(a) The THA Equity Loan	\$ 1,498,709
(b) The THA Land Loan	\$ 1,570,000
(c) The THA RHF loan	\$ 2,191,747
(d) The THA Capital Loan	\$ -
(e) The THA NSP2 loan	\$ -
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$ 1,500,000
6. To pay partnership management fees	\$ 7,500
7. To replenish the section 8 reserve up to initial balance.	\$ -
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$ -

Tampa Housing Authority

The Gardens at Southbay

Statement of Operations for The One and Eight Months Ended August 31, 2019

Occupancy Percentage: 96.8%

	Current Month			Fiscal YTD			Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
Gross Potential Rent	\$ 186,559	178,500	\$ 8,059	\$ 1,456,617	1,428,000	\$ 28,617	\$ 2,142,000	\$ 843
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(10,839)	(5,000)	(5,839)	(78,603)	(40,000)	(38,603)	(60,000)	(45)
Economic Rent	\$ 175,720	173,500	2,220	1,378,014	1,388,000	(9,986)	2,082,000	797
HUD Public Housing Subsidy	7,554	8,000	(446)	72,184	64,000	8,184	96,000	42
Concessions	-	(750)	750	(1,858)	(6,000)	4,142	(9,000)	(1)
Other Non-Rental Income	4,911	6,875	(1,964)	42,648	53,150	(10,502)	78,250	25
Bad Debt	(4,322)	(3,400)	(922)	(22,549)	(29,700)	7,151	(44,800)	(13)
Total Rental Revenue	\$ 183,863	\$ 184,225	\$ (362)	\$ 1,468,439	\$ 1,469,450	\$ (1,011)	\$ 2,202,450	\$ 850
Interest Income	1,401	-	1,401	10,700	-	10,700	-	6
Total Revenue	\$ 185,264	\$ 184,225	\$ 1,039	\$ 1,479,139	\$ 1,469,450	\$ 9,689	\$ 2,202,450	\$ 856
Expenses								
Salaries	13,168	15,658	2,490	116,807	125,264	8,457	187,896	68
Advertising & Promotion	824	1,999	1,175	8,202	13,892	5,690	20,438	5
Maintenance	28,107	36,785	8,678	254,205	310,455	56,250	449,545	147
Administrative	10,695	6,440	(4,255)	52,326	60,350	8,024	88,940	30
Turnover Expenses	3,861	10,400	6,539	58,565	82,000	23,435	122,800	34
Utilities	8,381	8,800	419	58,554	70,400	11,846	105,600	34
Professional Fees	4,225	4,200	(25)	58,099	33,600	(24,499)	50,400	34
Insurance and Taxes	15,654	15,995	341	124,685	127,960	3,275	191,940	72
Management Fee	8,456	8,850	394	68,500	70,800	2,300	106,200	40
Total Expenses	\$ 93,372	\$ 109,127	\$ 15,755	\$ 799,943	\$ 894,721	\$ 94,778	\$ 1,323,759	\$ 463
Net Operating Income	\$ 91,892	\$ 75,098	\$ 16,794	\$ 679,197	\$ 574,729	\$ 104,468	\$ 878,691	\$ 393
Debt Service - (Mortgage Principle)	19,224	19,889	665	153,792	156,438	2,646	236,970	89
Interest	52,562	45,229	(7,333)	423,973	364,507	(59,466)	544,448	245
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,089	(5,357)	227,572	184,708	(42,864)	277,067	132
Replacement Reserves	3,790	3,790	-	30,320	30,320	-	45,480	18
Building Improvements	-	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (12,131)	\$ (16,899)	\$ 28,820	\$ (156,461)	\$ (161,244)	\$ 4,783	\$ (225,274)	\$ (91)

Tampa Housing Authority
Osborne Landing, LTD. 43 Units
For the Nine Months Ended September 30, 2019

Occupancy Percentage: 93.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 22,187	\$ 20,401	\$ 1,786	\$ 199,582	\$ 183,606	\$ 15,976	\$ 244,808	\$ 516
Subsidies / Grant Income	7,536	9,583	(2,047)	69,545	86,250	(16,705)	115,000	\$ 180
Other Revenue	-	-	-	2,118	-	2,118	-	\$ 5
Total Revenue	\$ 29,723	\$ 29,984	\$ (261)	\$ 271,246	\$ 269,856	\$ 1,390	\$ 359,808	\$ 701
Expenses								
Admin Salaries / Benefits	4,869	4,206	(662)	38,200	37,858	(342)	50,477	\$ 99
Administrative Expenses	2,579	3,505	926	21,352	31,543	10,191	38,550	\$ 55
Management Fees	2,175	1,360	(815)	13,078	12,240	(838)	16,320	\$ 34
Utilities	1,279	782	(497)	8,114	7,035	(1,080)	9,380	\$ 21
Maintenance Salary / Benefits	5,827	4,505	(1,322)	40,735	40,546	(190)	54,061	\$ 105
Maintenance Expenses	1,614	2,125	511	21,044	19,125	(1,919)	25,500	\$ 54
Contracted Maintenance Services	9,902	4,400	(5,502)	42,195	39,598	(2,598)	52,797	\$ 109
General Expenses	3,485	8,664	5,179	33,633	77,797	44,165	109,296	\$ 87
Total Expenses	\$ 31,730	\$ 29,546	\$ (2,183)	\$ 218,351	\$ 265,742	\$ 47,390	\$ 356,382	\$ 564
Net Operating Income	\$ (2,007)	\$ 438	\$ (2,444)	\$ 52,894	\$ 4,114	\$ 48,780	\$ 3,426	\$ 137
Replacement Reserve	1,254	1,254	-	11,288	11,288	-	15,050	\$ 29
Operating Income after Reserves	\$ (3,261)	\$ (816)	\$ (2,444)	\$ 41,607	\$ (7,173)	\$ 48,780	\$ (11,624)	\$ 108

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

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

During the month of September 2019, The Asset Management Department began inspections of all dwelling units owned and operated by THA. Inspections will be continuing throughout the remainder of the year to be completed by December 31, 2019. The plan is to ensure that 100% of all units have preventative maintenance, repairs are complete, and every resident's housekeeping meets our Housing Quality Standards.

The Asset Management Director has selected at random, field audits to be conducted at various sites. The purpose of the audits is to evaluate accuracy of tenant files, policy and procedures, to identify any areas of noncompliance, and to improve internal controls by making recommendations to increase efficiency.

In an effort to empower residents and have their voices heard; resident surveys are being conducted at every RAD site. The purpose and objectives of the surveys is to improve the overall operations at each property. Site staff at all locations have made it their commitment to improve curb appeal, resident relations, and are placing an emphasis on customer service.

Encore Properties

Management of the Tempo at Encore has successfully moved one hundred ninety-nine (203) families (100% occupied), including all sixty-one (61) market units into their new home. The property has successfully converted to permanent financing.

The Reed at Encore vacant retail space is currently under construction for the new state of the art medical clinic. Bay Care Health Services has signed a long-term lease to occupy the 3,000-sf suite that is being built-out. The certificate of occupancy should be received next week. Management has received several inquiries to lease the 600sf vacant retail space located on the ground floor of the Reed. We anticipate receiving a few applications from prospects interested in the coming weeks.

Belmont Heights Estate

Wilbert Davis Boys & Girls renovations using the City of Tampa CDGB funds is progressing very well. The project is 85% complete and is scheduled to close out at the end of October. The final item to be installed is a gas operated HVAC unit.

Gardens at South Bay

The renovations to the stairs and exterior stucco is progressing very well and ahead of schedule. All the repairs are on pace to be completed in October, even though the original completion date was for November. After the repairs are completed, all the buildings will be painted in its entirety.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

September 2019

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.71%	98.22%
Robles, LLC	89.03%	91.06%
Scruggs Manor, LLC	100.43%	97.41%
Azzarelli	99.05%	93.33%
Scruggs Manor	101.07%	98.84%
Seminole, LLC	99.84%	96.45%
Seminole Park	100.67%	95.00%
Moses White Estates	98.77%	98.55%
Shimberg, LLC	97.70%	95.15%
Shimberg Estates	99.27%	92.31%
Squire Villa	100.20%	96.67%
C. Blythe Andrews	94.59%	98.25%
Arbors, LLC	98.49%	95.81%
Arbors at Padgett Estates	97.77%	95.80%
Azeele	100.00%	100.00%
Bay Ceia Apartments	100.10%	97.50%
Soho Place Apartments	97.98%	92.86%
St. Louis/St. Conrad	99.31%	87.50%
Overall Average	97.92%	95.31%

September 2019**Tenant Accounts Receivable**

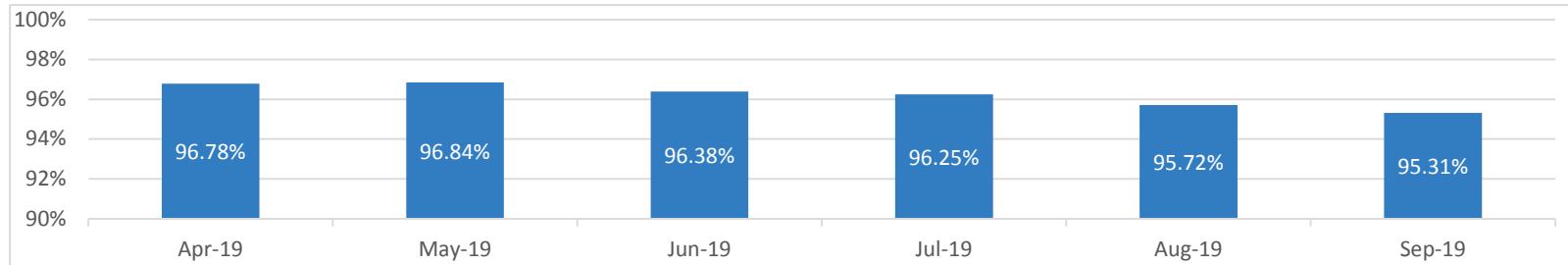
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$967,556.00	\$11,980.40	\$9,219.40	\$0.00	\$0.00	\$2,761.00	99.71%
Robles Park, LLC	\$313,525.00	\$68,231.57	\$20,588.25	\$0.00	\$13,246.42	\$34,396.90	89.03%
Scruggs Manor, LLC	\$158,866.00	\$2,148.05	\$2,827.27	\$0.00	\$0.00	-\$679.22	100.43%
Azzarelli	\$50,404.00	\$608.00	\$127.52	\$0.00	\$0.00	\$480.48	99.05%
Scruggs Manor	\$108,462.00	\$1,540.05	\$2,699.75	\$0.00	\$0.00	(\$1,159.70)	101.07%
Seminole Park, LLC	\$281,244.00	\$13,860.96	\$9,376.05	\$0.00	\$4,025.00	\$459.91	99.84%
Seminole Park	\$157,570.00	\$8,188.79	\$5,950.28	\$0.00	\$3,294.00	-\$1,055.49	100.67%
Moses White Estates	\$123,674.00	\$5,672.17	\$3,425.77	\$0.00	\$731.00	\$1,515.40	98.77%
Shimberg, LLC	\$243,362.00	\$17,637.03	\$12,046.04	\$0.00	\$0.00	\$5,590.99	97.70%
Shimberg Estates	\$119,652.00	\$6,839.11	\$5,964.04	\$0.00	\$0.00	\$875.07	99.27%
Squire Villa	\$35,310.00	\$1,273.00	\$1,342.00	\$0.00	\$0.00	(\$69.00)	100.20%
C.B. Andrews	\$88,400.00	\$9,524.92	\$4,740.00	\$0.00	\$0.00	\$4,784.92	94.59%
Arbors, LLC	\$279,218.00	\$31,520.41	\$15,883.11	\$0.00	\$11,427.00	\$4,210.30	98.49%
Arbors at Padgett	\$166,506.00	\$17,992.50	\$9,602.72	\$0.00	\$4,675.00	\$3,714.78	97.77%
Azeele	\$6,859.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Bay Ceia Apartments	\$68,593.00	\$7,557.11	\$876.59	\$0.00	\$6,752.00	-\$71.48	100.10%
Soho Place	\$23,371.00	\$5,853.80	\$5,382.80	\$0.00	\$0.00	\$471.00	97.98%
St. Louis/St. Conrad	\$13,889.00	\$117.00	\$21.00	\$0.00	\$0.00	\$96.00	99.31%
Totals	\$2,243,771.00	\$145,378.42	\$69,940.12	\$0.00	\$28,698.42	\$46,739.88	97.92%

Reporting Month: September 2019
Occupancy Report

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	441	8	8	98.22%
Robles, LLC	432	1	1	5	425	387	38	13	91.06%
Scruggs Manor, LLC	116	0	0	0	116	113	3	3	97.41%
Azzarelli	30	0	0	0	30	28	2	2	93.33%
Scruggs Manor	86	0	0	0	86	85	1	1	98.84%
Seminole Park, LLC	169	0	0	0	169	163	6	4	96.45%
Seminole Park	100	0	0	0	100	95	5	3	95.00%
Moses White Estates	69	0	0	0	69	68	1	1	98.55%
Shimberg, LLC	165	0	0	0	165	157	8	6	95.15%
Shimberg Estates	78	0	0	0	78	72	6	5	92.31%
Squire Villa	30	0	0	0	30	29	1	0	96.67%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	183	8	7	95.81%
Arbors at Padgett	119	0	0	0	119	114	5	4	95.80%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	39	1	1	97.50%
Soho Place	14	0	0	0	14	13	1	1	92.86%
St. Louis/Conrad	8	0	0	0	8	7	1	1	87.50%
Total	1,523	2	1	5	1,515	1,444	71	41	95.31%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

95.31%



Agency Wide		Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19
Total Units		1,523	1,523	1,523	1,523	1,523	1,523
Service/Non-Dwelling		2	2	2	2	2	2
Fire Casualty		1	1	1	1	1	1
Conversion units		0	0	0	0	0	0
Demolition units		0	0	0	0	3	5
Modernization		0	0	0	0	0	0
Available		1,520	1,520	1,520	1,520	1,517	1,515
Occupied		1,471	1,472	1,465	1,463	1,452	1,444
Vacant		49	48	55	57	65	71
% Occupancy Rate		96.78%	96.84%	96.38%	96.25%	95.72%	95.31%

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

Department of Assisted Housing
Margaret Jones, Director

The department's filing program has been down since August 20th and became available September 10, 2019. There will be an increase in overtime expenses as staff will be working on getting current in any actions such as leasing, interims, recerts and filing.

A public meeting was held for September 25th to discuss the merging of all THA waitlists. Approximately 15 individuals attended and the major question/concern was the eligibility criteria for the properties. The contention was that the properties have criteria that is adverse to those that desperately need housing such as bad credit. After consulting with the properties, the credit check that is completed is to determine if there were any evictions and debt to owners.

THA will be contracting with a company to evaluate the internal processes for leasing the project based units.

An RFP was released for HQS proposals. THA received three proposals that will be evaluated September 12th, 2019. CGI, Inc. won the contract.

Our 6th Annual Race to End Homelessness is scheduled for February 15, 2020 and again looking for runners and sponsors!

A new NOFA has been released for Section 811 Mainstream vouchers. THA will move forward and applying for an additional 100 increments. THA was awarded 55 vouchers November 2018. Application was successfully submitted.

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

Meetings have been held with the City of St. Petersburg to discuss their attempts at implementing income source protections. There is also a meeting scheduled with a County Commissioner for October to discuss the pros of implementation of income source protections.

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	35
Workshops	3
Escrows	211
Graduates	2
Homeownership	2
Escrow	60%

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 46 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month

The current attrition rate for RAD is 18 families a month

The current attrition rate for VREG is 47 families a month

Average HAP is \$715

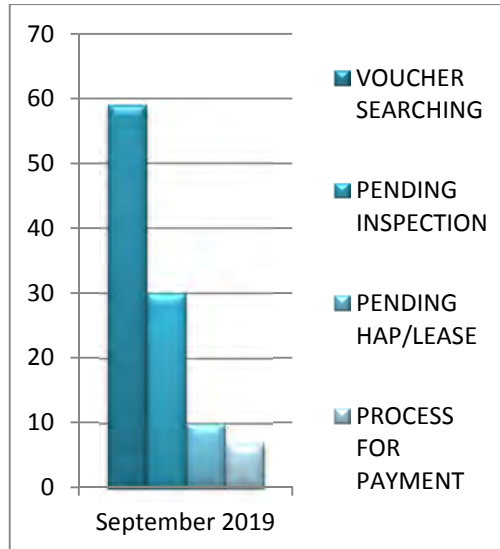
<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,547	99% Monthly	
RAD	1,601	1,489	93% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,244,691	\$6,984,472	96%	97%

SEMAP REVIEW

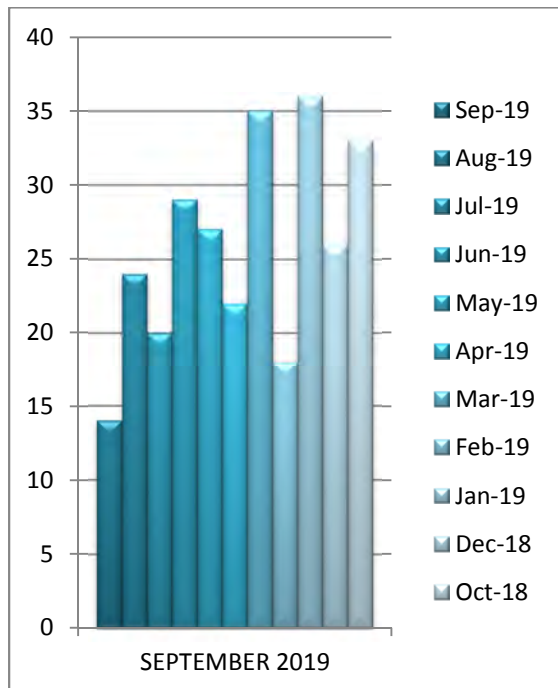
	Possible	FY2019-20
	Points	July
Indicator 1: Selection from the Waiting List	15	15
Indicator 2: Rent Reasonableness	20	20
Indicator 3: Determination of Adjusted Income	20	20
Indicator 4: Utility Allowance Schedule	5	5
Indicator 5: HQS Quality Control Inspections	5	5
Indicator 6: HQS Enforcement	10	0
Indicator 7: Expanding Housing Opportunities	5	5
BONUS Indicator: De-concentration	0	0
Indicator 8: Payment Standards	5	5
Indicator 9: Annual Reexaminations	10	10
Indicator 10: Correct Tenant Rent Calculations	5	0
Indicator 11: Pre-Contract HQS Inspections	5	5
Indicator 12: Annual HQS Inspections	10	5
Indicator 13: Lease-Up	20	15
Indicator 14: Family Self-Sufficiency (FSS)	10	10
TOTALS	145	135
	100%	93%

WAITING LIST REPORT SEPTEMBER 2019

VOUCHER SEARCHING	59
PENDING INSPECTION	30
PENDING HAP/LEASE	10
PROCESS FOR PAYMENT	7
Pulling 100 from the WL on 10/4	

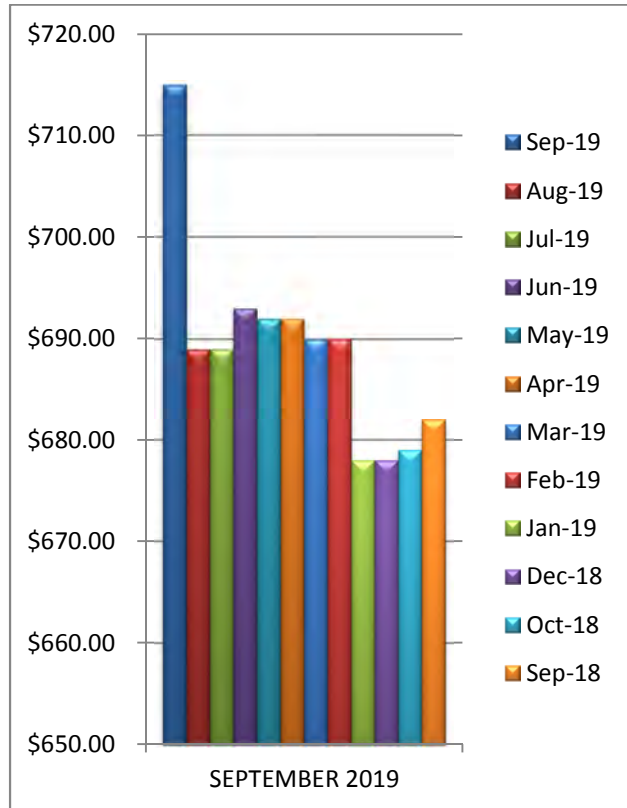


NEW PARTICIPATING OWNERS



SEPTEMBER 2019	14
AUGUST 2019	24
JULY 2019	20
JUNE 2019	29
MAY 2019	27
APRIL 2019	22
MARCH 2019	35
FEBRUARY 2019	18
JANUARY 2019	36
DECEMBER 2018	26
OCTOBER 2018	33

HOUSING ASSISTANCE PAYMENTS SEPTEMBER 2019



SEPTEMBER 2019	\$715.00
AUGUST 2019	\$689.00
JULY 2019	\$689.00
JUNE 2019	\$693.00
MAY 2019	\$692.00
APRIL 2019	\$692.00
MARCH 2019	\$690.00
FEBRUARY 2019	\$690.00
JANUARY 2019	\$678.00
DECEMBER 2018	\$678.00
OCTOBER 2018	\$679.00
SEPTEMBER 2018	\$682.00

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

The Tampa Police Department continues to work the security detail at the Robles Park community Monday thru Sunday from 6PM until 12AM, along with Jobs1 USA Security Monday thru Sunday from 12AM until 5AM, and our own Tampa Housing Authority (THA) safety patrols (all properties) Tuesday thru Saturday from 1PM until 10PM. All three security details have resulted in a major reduction of crime in the community. The programs will be re-evaluated in the next 3 months to determine their continued effectiveness and to see if we will continue these for a longer period time.

The handicap accessible entrance guidance signs were requested by the Risk Management Committee (RMC) as it was very hard to read due to the size; the new signage is very visible throughout. The new signage is currently being displayed near the front entrance walkway at the main office.

The below emergency intercom instructions and color codes are being put on 3.5" X 5" laminated cards and will be distributed to all employees for safety measures.

Emergency Intercom Procedures:

1. Pick up phone handset
2. Hit button marked Inpg
3. Hit #5
4. Make announcement
5. Hang up

Please memorize the below color code chart; to be used during an emergency over the intercom system.

Code RED: EXTREME Full Emergency Conditions (Active shooter, life threatening event) Leave the building and remember to Run, Hide and Fight. Make sure you provide the location of the threat.

Code BLUE: SEVERE (Significant emergency condition) Example: Medical emergencies. Make sure you provide the location of the emergency.

Code YELLOW: MODERATE (Active Emergency Condition) Examples: Flooding, chemical spill, severe weather. Make sure you provide the location of the emergency.

Code GREEN: Normal Daily Operations

Two Tampa Police Department (TPD) Active Shooter training sessions have been scheduled for all employees at the main offices of 5301 West Cypress on Thursday, November 21, 2019.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

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

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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	9/20/2019	X	19E-485291	Public Safety Dept
Confidential	9/19/2019	X	19-486987	Public Safety Dept.
Confidential	9/18/2019	9/27/2019	19-134343	Public Safety Dept.
Confidential	9/20/2019	X	19-485291	Public Safety Dept.
Confidential	9/27/2019	X	19-CF001619-A	Public Safety Dept.

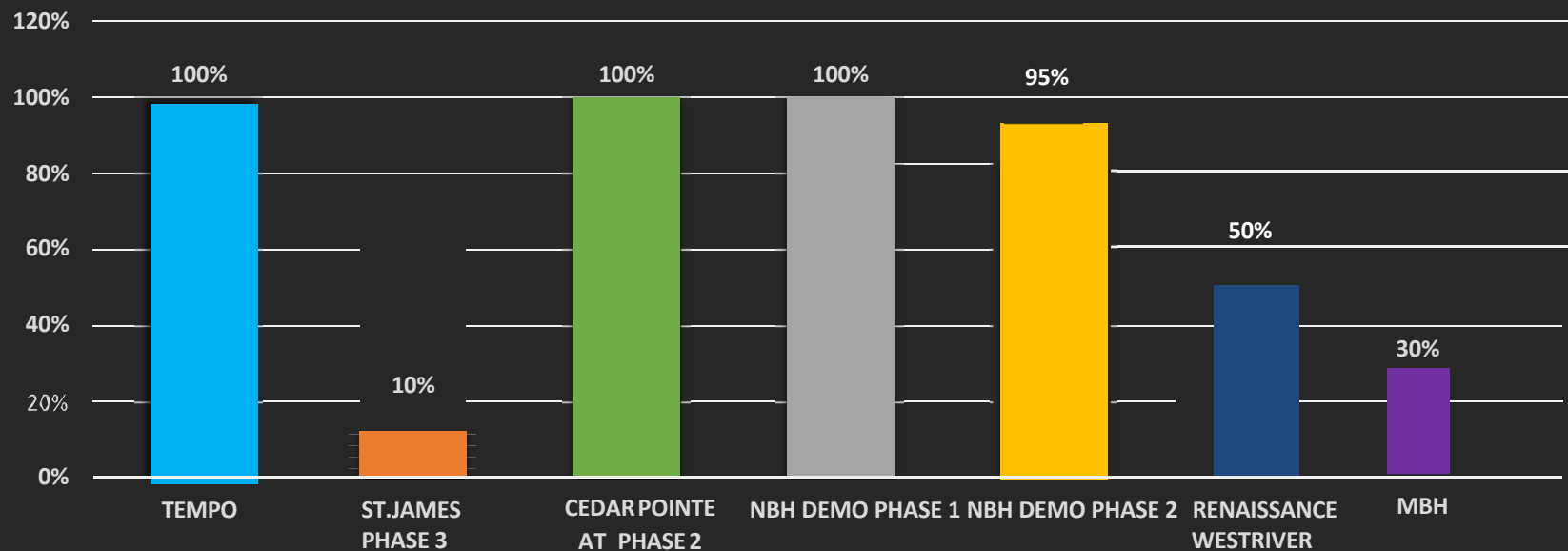
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	8/19/2019	9/03/2019	4710 E. Poinsettia Ave.	HCSO
Confidential	8/19/2019	9/03/2019	No Records Found	HCSO
Confidential	8/19/2019	9/03/2019	No Records Found	Eckerd
Confidential	9/05/2019	9/05/2019	No Records found	Eckerd
Confidential	9/05/2019	9/05/2019	No Records found	Eckerd
Confidential	9/05/2019	9/05/2019	No Records found	Eckerd
Confidential	9/05/2019	9/05/2019	No Records found	Eckerd
Confidential	9/05/2019	9/05/2019	No Records found	Eckerd
Confidential	9/05/2019	9/05/2019	5228 Orange Ave. Apt. A, Seffner FL 33584	Eckerd
Confidential	9/05/2019	9/05/2019	1922 W. Cherry St. Tampa, FL 33607	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd
Confidential	9/10/2019	9/20/2019	No Records found	Eckerd

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Robles Park	Nissan	N/A	Blue	IL3OHJ	No permit	N/A	9/03/19
Robles Park	Hyundai	N/A	N/A	KGH879	No permit	N/A	9/03/19
Robles Park	Chevy	N/A	Silver	1928VY	No permit	N/A	9/03/19
Robles Park	Chevy	N/A	Gold	UMRT12	No permit	N/A	9/04/19
Robles Park	Infinity	N/A	Black	GKYB65	No permit	N/A	9/04/19
Robles Park	Honda	N/A	Black	ICF573	No permit	N/A	9/04/19
Robles Park	Infinity	N/A	Black	LYCW16	No permit	N/A	9/04/19
Robles Park	Toyota Cor.	N/A	Red	LJRQ29	No permit	N/A	9/04/19
Robles Park	Honda Acc.	N/A	White	5340YP	No permit	N/A	9/04/19
JL Young Apt.	Leyunzy	N/A	Blue	AVLM67	No permit	N/A	9/05/19
JL Young Apt.	Mazda	N/A	Red	KBK165	No permit	N/A	9/06/19
Bay Ceia	Honda Civic	N/A	Grey	LJNW66	No permit	N/A	9/07/19
JL Young Apt.	Chevy	N/A	Gold	Z754NV	No permit	N/A	9/14/19
JL Young Apt.	Nissan Versa	N/A	Black	957YSM	No permit	N/A	9/14/19
Soho	Dodge Char.	N/A	Black	KBYNO7	No permit	N/A	9/20/19
Soho	Jeep Cher.	N/A	White	JBB1329	No permit	N/A	9/21/19
Soho	Chevy Imp.	N/A	Black	8P00HIH4	No permit	N/A	9/27/19

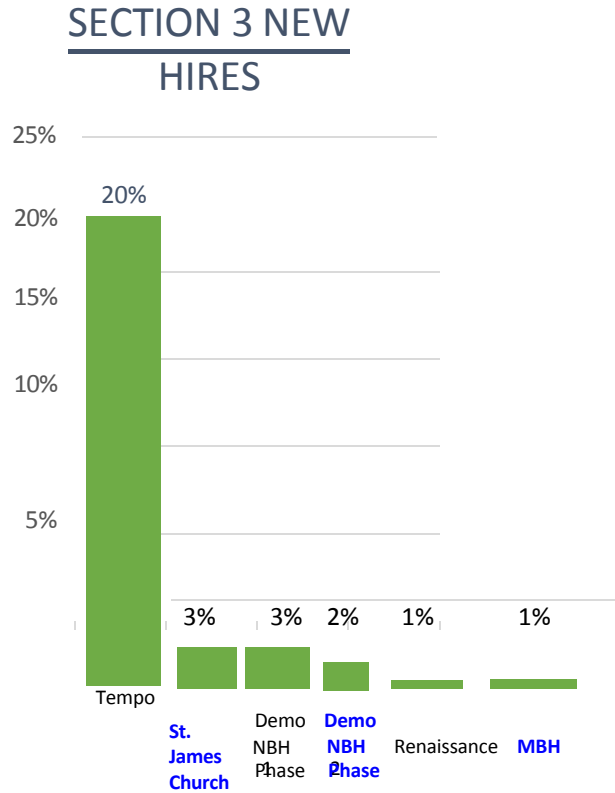
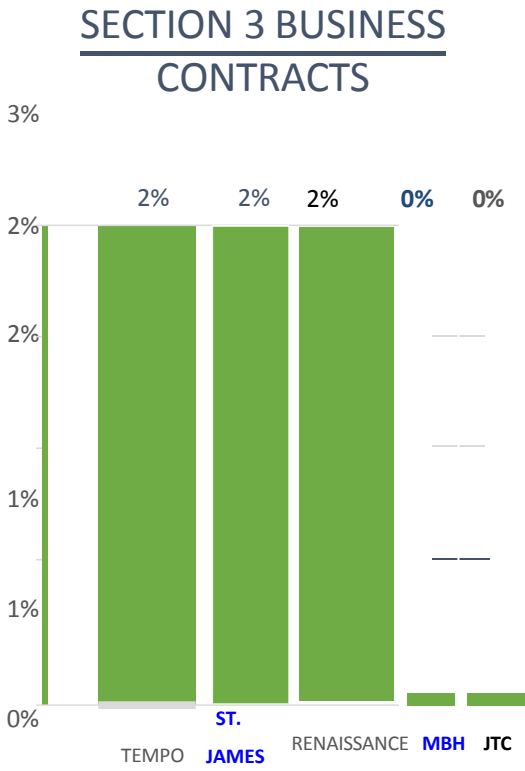
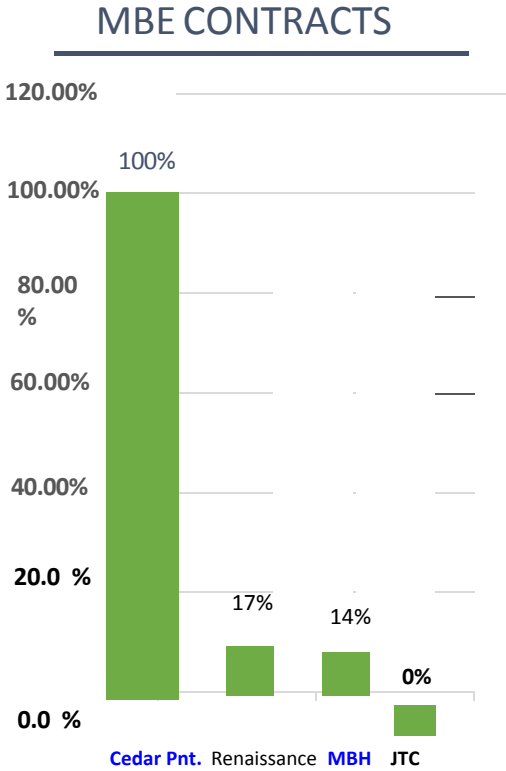
HOUSING AUTHORITY of the CITY of TAMPA BOARD SUMMARY
REPORT October 2019

Department of Real Estate Development David Iloanya, Director

MAJOR ACTIVE PROJECTS

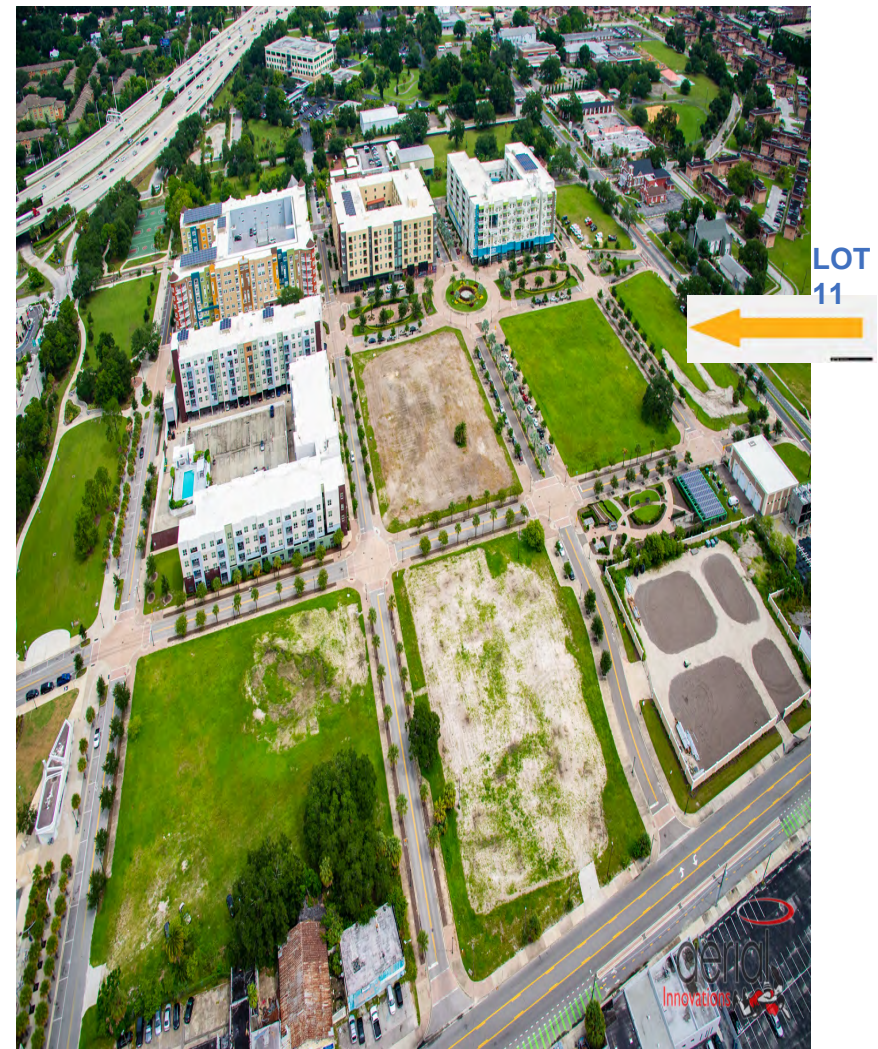


MBE and HUD Section 3 Contractors & Individuals

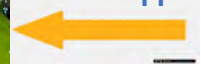


3-D View of Encore Development

LOT 11 - Task Order issued to Design Styles for a mixed use development of 25,000 sf. Prototypical grocery store with roughly 100 Units above ground residential structure.



LOT
11



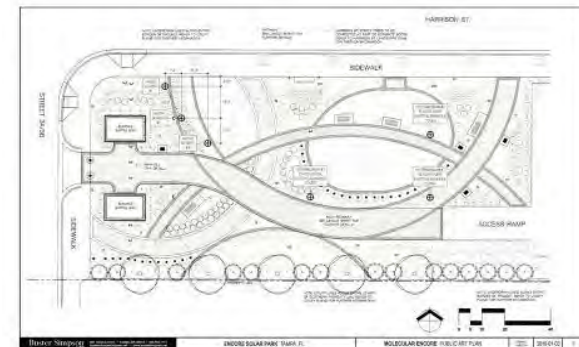
ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

Art pieces are being installed. Three drums in place. Electrical layout, fabrication design and installation are all scheduled for completion, September 2019.



ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



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



St. James Church- Phase 3 (Final Phase-consisting of Drywall, Electrical, Floor covering, Mechanical, Paint and Plumbing). *Board approved Cane Construction. Currently, Phase 3 is 10 % complete.*

Church Interior Framing

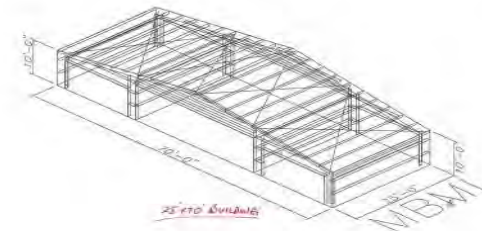


COMMUNITY URBAN FARM AT ENCORE LOT 1

Student Classroom



Schematic of Student Classroom



Urban Farm – Green House Plans and specs have been certified to meet Florida Building and Wind Codes. Plans are in permitting awaiting approval by City of Tampa Construction Services. City of Tampa Construction Services should have plans approved in **September 2019**. Greenhouses and other buildings to start September 2019. First farm planting December 2019. First harvest January 2020.



TEMPO AT ENCORE DEVELOPMENT



Tempo – Construction is complete. In Close-out Phase. 203 Units -199 Occupied.

MEDICAL FACILITY AT THE REED

Construction started. Build-out Scheduled completion October 2019. Counter tops installed. Finishes being installed.



COMMUNITY JOB TRAINING CENTER



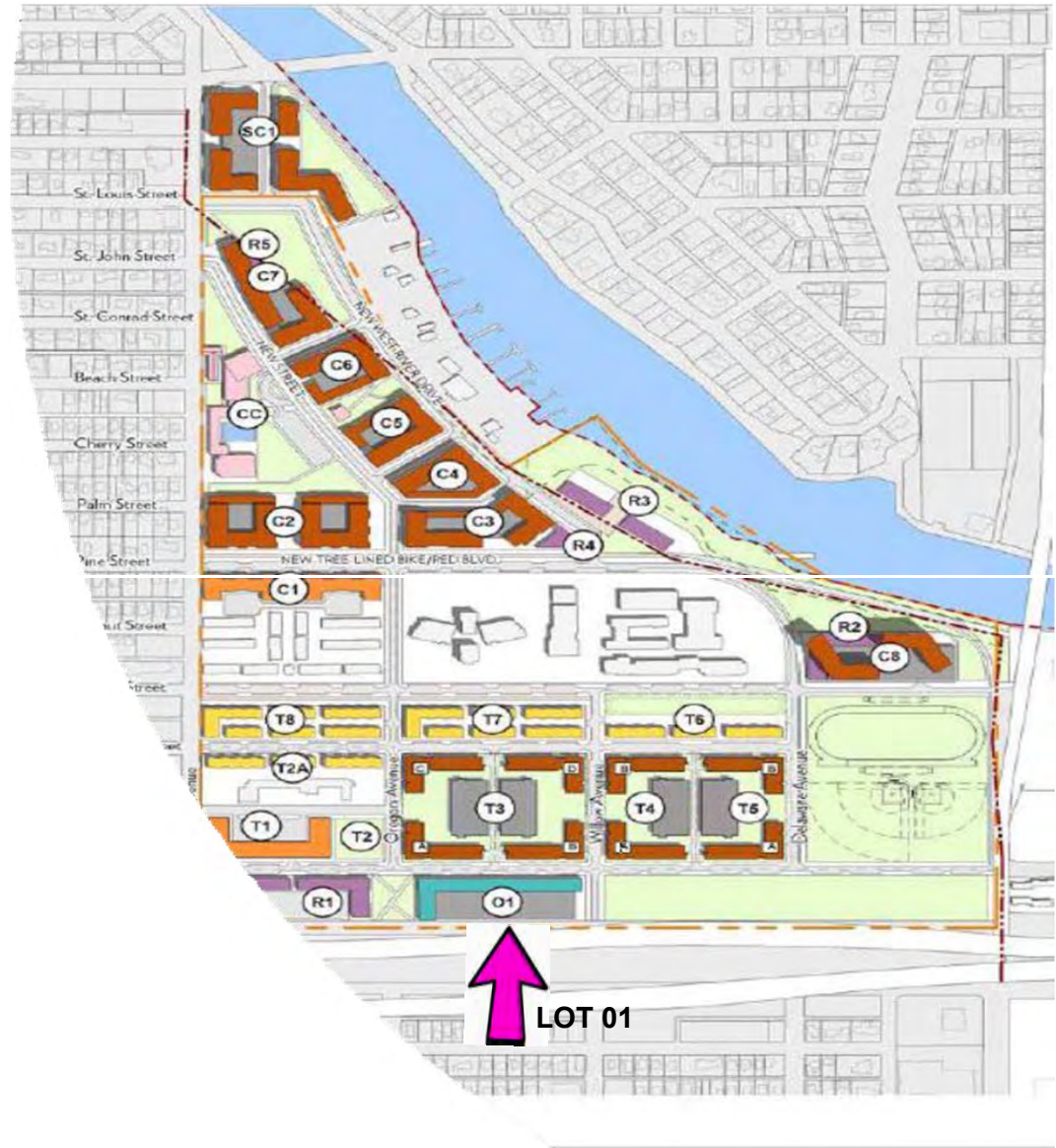
Encore Community Job Training Center –Strickland Construction submitted the lowest most responsive bid in the amount of \$1,748,882.00. **Project currently under construction, utilities added to building slab, foundation complete. Metal building construction underway.** Completion scheduled January 31st, 2020.

34th Street Redevelopment with the CDC of Tampa- All Homes SOLD



West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR is currently **50%** complete. Completion is expected for April 2020.
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Construction began June 30th, 2019, Completion date **August 7th, 2019. Project is currently 30% complete.**
- T3A-100 % **Construction Documents in permitting.** Funded 9% Tax Credit, **119** units. In permitting phase. General Contractor, Suffolk Construction.
- T3B- In Schematic design. Funded 9% Tax Credit, **133** units.
- T3C-Funded 4% Tax Credit, **119 units. 100 % Construction Documents in permitting phase. General Contractor, Suffolk Construction.**
- T3D- 102 units in Schematic design phase. **Multi-Family development . 33 Townhomes units for sale**
- T4- **Phase 1 -Application submitted 9/19/19 to FHFC for (112 Units) Third party development.**
- **T4- Phase 2 (107) Units) and T4- Phase 3 (119) units submitted application for funding on Monday 10/7/2019.**
- T5-Developed by partnership with Related Group.
- Lot 01 (**in blue**) Task Order issued to Design Styles for 80 000k sf building



West River Development Progress Photos



West River Development- Mary Bethune and Renaissance



T2A- Mary Bethune Highrise, 150 -Senior Housing Units



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



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



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

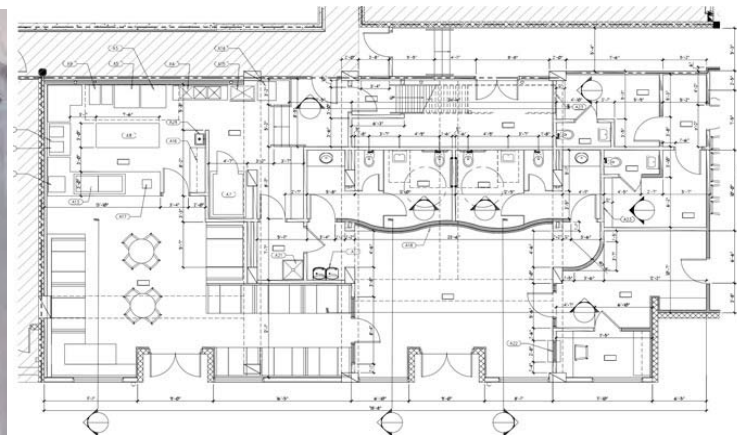
TEMPO THEATRE / RESTAURANT

Designed by GLE. Interior Build-out in design phase. General Contractor in negotiations for Tempo Theatre and Restaurant Build-out . Powerstories selected as Theatre Operator.

SOUTHEAST ELEVATION- THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR

HOUSING AUTHORITY of the CITY OF TAMPA BOARD SUMMARY REPORT

September 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

The Preventive Maintenance team visits each property to ensure energy conservation measures are operating properly, they inspect each unit, perform minor repairs and schedule other required repairs through the work order process. The Preventive Maintenance team is currently at Cedar Pointe. The Tampa Housing Authority (THA) continues to work with the HUD's Better Building Challenge (BBC), a partnership with HUD and DOE to reduce utility consumption in buildings; this partnership also positions THA to receive additional grant opportunities.

The City of Tampa passed two resolutions 2019-694 Water Rates and 2019 695 Waste Water Disposal Charges on September 5th, 2019 and will go into effect October 1st, 2019.

Encore Chiller Plant

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we've hit above 30% and we are in the process of switching over to a Time of Day (TOD) rate structure.

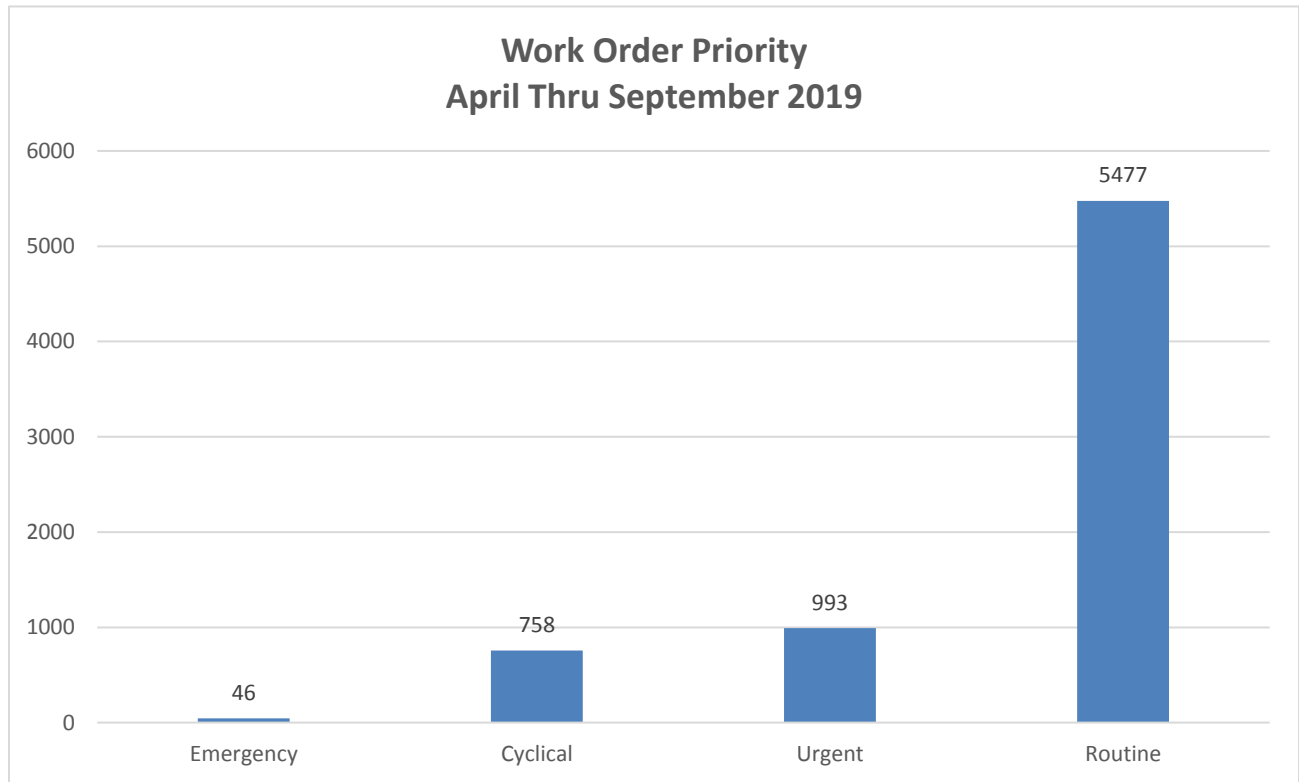
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

Special Project Activities:

In 1999 THA began a pro-active policy to control and eliminate Elevated Blood Lead Levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years of age for environmental intervention blood lead levels (EIBLL) as well as testing and abatement of their apartments should test results identify lead levels that require action. HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl. A resident child with an EBL of 41µg/dl was reported to the Robles Property Manager. THA immediately had their unit tested for Lead using HUD EBL Protocol; none of the results exceeded HUD Guidelines. THA has shared the results with the Hillsborough County Public Health Department who will continue the investigation on where this child may be exposed to lead.

Facilities:

We are improving data collection from work orders to measure and control costs and inventory and developing a customer satisfaction survey procedure.

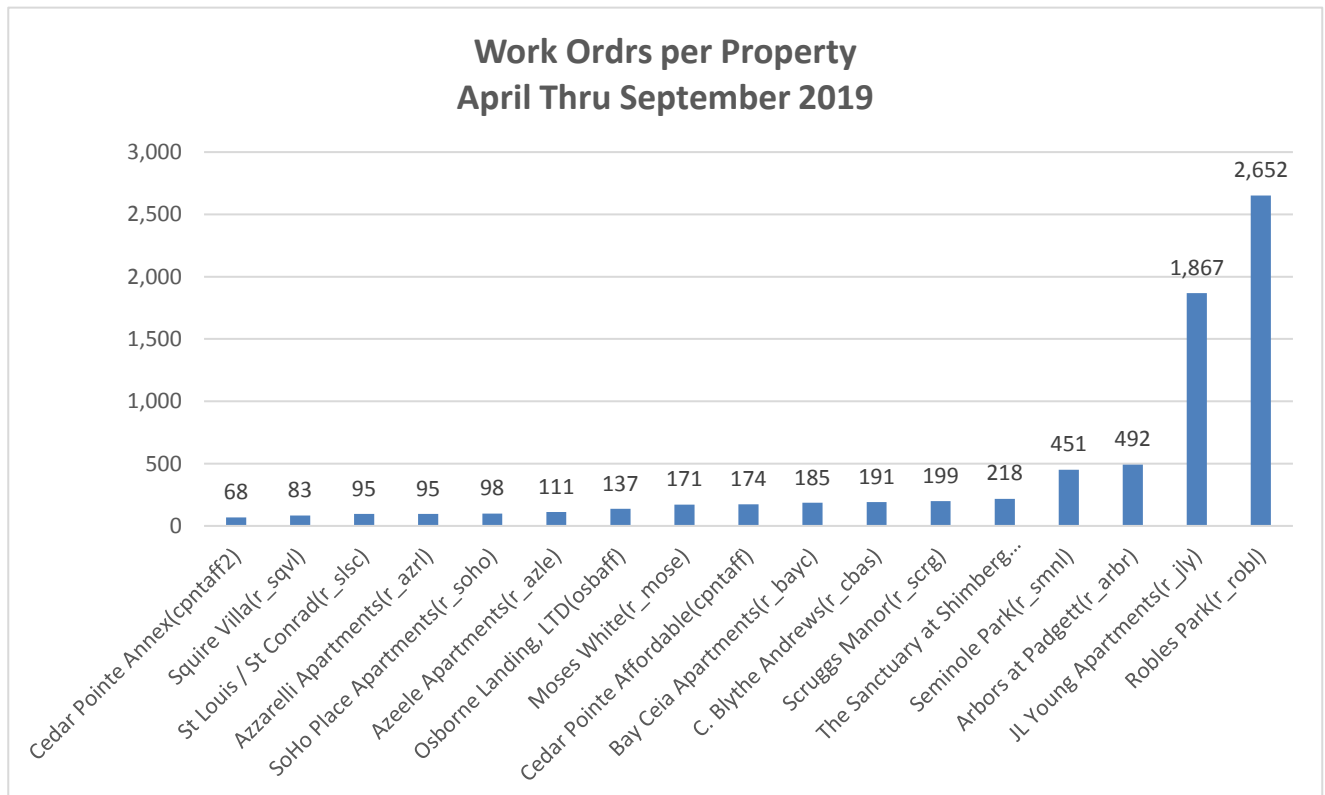
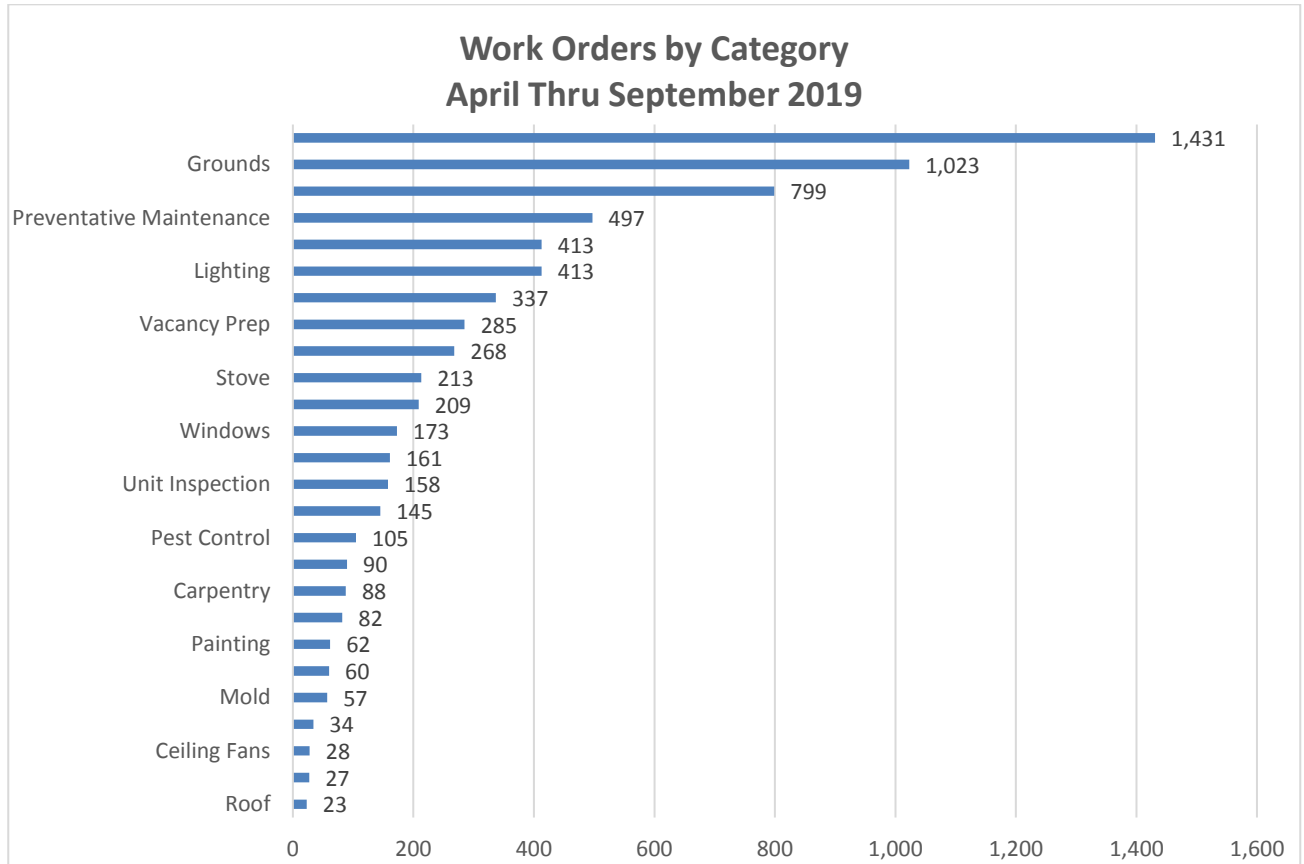


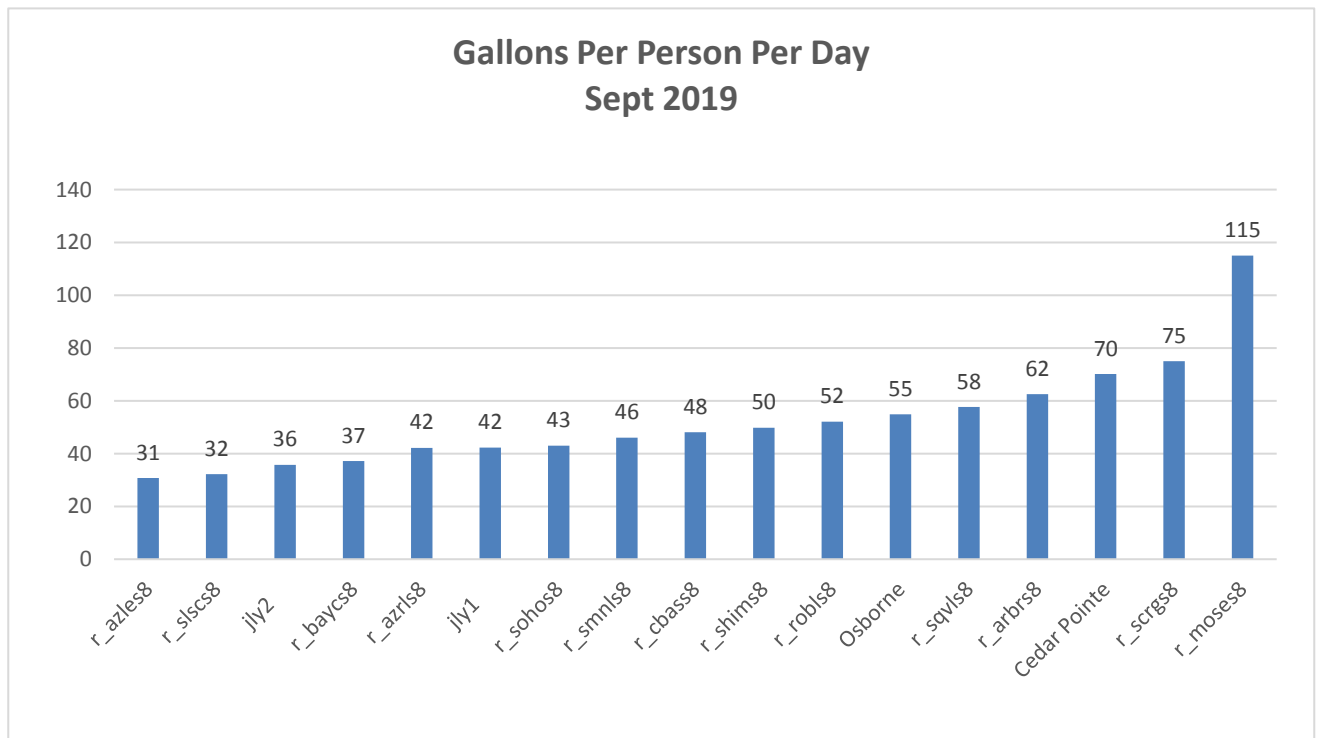
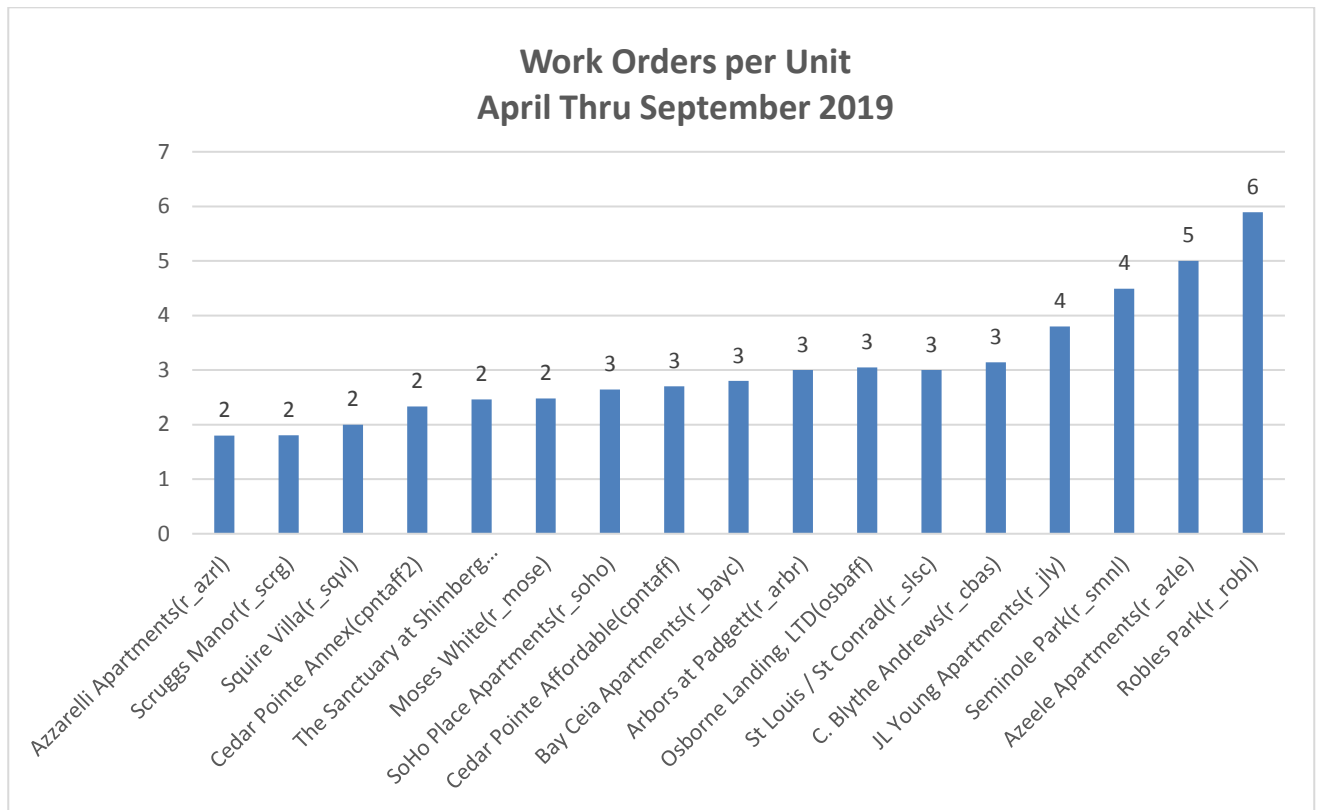
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands immediate response and mitigation, but not necessarily a permanent repair.

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

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

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





THA average number of Gallons per Person per Day (GPD) for July is 53. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register September 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
CGI Federal Inc.	PBCA Contract Administration	10/31/2017	UPDATING	\$1,900,000.00	\$0.00	\$1,900,000.00	\$991,854.00	\$908,146.00	52.20%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	\$207,915.00	\$20,000.00	\$227,915.00	\$208,245.00	\$19,670.00	91.37%	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2020	\$120,067.53	\$0.00	\$120,067.53	\$65,578.72	\$54,488.81	54.62%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	UPDATING	\$222,000.00	\$0.00	\$222,000.00	\$20,200.00	\$200,000.00	9.17%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	\$10,150.00	\$310,150.00	\$6,540.00	\$303,610.00	2.11%	
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$148,275.00	\$0.00	\$148,275.00	\$57,039.61	\$91,235.39	38.47%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%	Y
GLE Associates, Inc	Indefinite Quantities Services for AE	9/1/2017	9/1/2020	\$253,187.50	\$57,287.50	\$310,475.00	\$111,375.00	\$199,100.00	35.87%	
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	\$74,220.00	\$211,120.02	\$165,454.00	\$45,666.02	78.37%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	7/28/2020	\$80,000.00	\$0.00	\$80,000.00	\$33,005.72	\$46,994.28	41.26%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$0.00	\$341,162.00	\$60,837.07	\$280,324.93	17.83%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	\$301,850.00	(\$11,192.75)	\$290,657.25	\$8350.00	\$282,307.25	2.87%	
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$97,787.99	\$0.00	\$97,787.99	\$40,027.25	\$57,760.74	40.93%	

Contract Register September 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	\$0.00	\$22,800.00	\$9500.00	\$13,300.00	41.67%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	\$0.00	\$54,000.00	\$18000.00	\$36,000.00	33.33%	Y
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2020	\$26,400.00	\$0.00	\$26,400.00	\$4400.00	\$22,000.00	16.67%	Y
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	\$15,648.00	\$0.00	\$15,648.00	\$3737.00	\$11,911.00	11.94%	Y
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	\$54,736.55	\$0.00	\$54,736.55	\$9912.00	\$44,824.55	11.85%	
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	\$0.00	\$1,920.00	\$0.00	\$1,920.00	0.00%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	6/28/2020	\$30,000.00	\$0.00	\$30,000.00	\$19,662.85	\$10337.15	65.54%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$0.00	\$14,090.00	\$6,745.00	\$7,345.00	47.87%	Y
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$0.00	\$7,500.00	\$2675.41	\$4,824.59	35.67%	
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	12/30/2019	\$262,400.00	\$0.00	\$262,400.00	\$146,160.00	\$116,240.00	55.70%	
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$0.00	\$18,090.00	\$1000.00	\$17,090.00	5.53%	Y
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020	\$75,000.00	\$0.00	\$75,000.00	\$24000.00	\$71,000.00	25.26%	Y
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	\$51,000.00	\$0.00	\$51,000.00	\$38,000	\$13,000.00	74.50%	Y

Contract Register September 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	12/30/2019	\$1,748,882.00	-\$6,511.29	\$1,742,370.71	\$392,288.83	\$1,350,081.88	22.51%	
Total Contract's Amount				\$6,688,311.59						
Total MBE Contract's Amount				\$2,320,784.60	34.7%					

HOUSING AUTHORITY OF THE CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT
September 2019

Department of Community Affairs
Lillian. C. Stringer, Director

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

TAMPA HILLSBOROUGH URBAN LEAGUE

The first official meeting of the Tampa-Hillsborough Urban League was held at the Children's Board in Ybor City. Our President/CEO serves as a member of this Board and our Director of Community Affairs serves on the Communications committee. Former Tampa Housing Authority Commissioner and Lawyer, Lansing Scriven was selected to serve as the Attorney for the organization.

The kick-off event announcing the organization's presence in the community is scheduled for Thursday, October 24th at the Tampa International Airport (more details to follow).

MERGING OF AGENCY WAITLIST PUBLIC MEETING

This meeting was held on Wednesday, August 25th at 6pm in the Tampa Housing Authority training room, attended by staff, residents and others from the community interested in learning more about this process, including reporter Christopher O'Donnell from the Tampa Bay Times. Director Margaret Jones did an excellent job of explaining why this process was necessary, specifically due to the authority having multiple waitlists, where some individuals appeared on more than one list.

ZION COMMITTEE MEETING

This committee meeting was well attended and included the addition of others interested in the committee's efforts. Reverend Pressley, Pastor for Mt. Moriah Baptist Church was also in attendance and expressed his desire to plan a memorial service to honor those buried at Zion. Mt. Moriah Church held most funerals for the many buried at ZION Cemetery.

The memorial service was attended by Mayor Jane Castor, Senator Janet Cruz, Senator Daryl Rouson, Representative Diane Hart, Tampa City Councilman Orlando Gudes and Community Affairs Director Lillian Stringer. The service was well attended by others in the community including Paul Guzzo, the reporter who broke the ZION story, as well as some Robles Park residents and other invited guests.

ANNUAL UNITY IN THE COMMUNITY FESTIVAL

This 2nd Annual event sponsored by the City of Tampa and co-sponsored by the Tampa Housing Authority was held at the Julian B. Lane Park and was once again deemed successful due to great community participation.

The festival was scheduled from 1pm-5pm on Sunday, September 29th and families, friends and a host of children enjoyed the rides, games and refreshments offered. There were vendors everywhere, all with wonderful products and some included giveaways, as well. Included for the first time this year was a live band who kept the crowd engaged.

RENAISSANCE AT WEST RIVER TOPPING OUT CELEBRATION

This event was held on the site of the Renaissance at West River property and included the construction workers who worked tirelessly to get the construction to this stage; all were honored for their hard work. Mayor Jane Castor, Bank of America officials, the Renaissance construction team along with Tampa Housing Authority officials gave remarks, as well. A raffle also took place only for construction worker participants who were very pleased as their numbers were called. A great lunch and refreshments were appreciated by all.

2019 THA Calendar of Events

2019 October		
Wednesday, October 02, 2019	8:00 AM	FAHRO Board Meeting, THA Cypress
Thursday, October 03, 2019	8:00 AM	Vendor Workshop, THA Cypress
Thursday, October 10, 2019	all day	NAHRO National Conference & Exhibition, Sant Antonio, TX (3 days)
Monday, October 14, 2019	all day	Columbus Day
Tuesday, October 15, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, October 15, 2019	11:30 AM	CDC of Tampa Champions Luncheon, Armature Works, Tampa
Wednesday, October 16, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, October 16, 2019	5:30 PM	GTE Financial Workshop, THA Cypress
Wednesday, October 16, 2019	11:30 AM	Dress for Success Empower! Luncheon, Jewish Community Center, Tampa
Friday, October 18, 2019	5:30 PM	TBBJ: Congratulations 40 Under 40 Honoree! Armature Works, Tampa
Tuesday, October 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, October 23, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, October 24, 2019	1:30 PM	Bay Area Apt Assoc BOD Meeting, THA Cypress
Thursday, October 24, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Thursday, October 24, 2019	6:30 PM	Sheriff Black Advisory Banquet, Carrollwood Country Club, 13903 Clubhouse Dr, Tampa
Friday, October 25, 2019	9:30 AM	Breast Cancer Awareness Walk on Cypress
Friday, October 25, 2019	11:00 AM	Mammogram Sign-Up, THA Cypress
Saturday, October 26, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, October 28, 2019	all day	NAHRO-RAD Training, THA Cypress (5 days)
Tuesday, October 29, 2019	9:00 AM	Mobile Mammogram, THA Cypress
Tuesday, October 29, 2019	6:15 PM	37th Annual Planning & Design Awards, T Pepin's Hospitality Ctre, 4121 N 50th St Tampa
Wednesday, October 30, 2019	9:00 AM	Florida Public Housing Authority Self Insurance Fund Workshop, THA Cypress
Thursday, October 31, 2019	all day	Halloween Day
2019 November		
Friday, November 01, 2019	all day	NAHRO-RAD Training, THA Cypress (last day)
Friday, November 01, 2019	8:00 AM	Women's Conference of Florida, Tampa Convention Center, 333 S Franklin St, Tampa
Wednesday, November 06, 2019	10:00 AM	GTE Financial Workshop, THA Cypress
Thursday, November 07, 2019	12:00 PM	Handling the Holidays in Good Health (WC), THA Cypress
Sunday, November 10, 2019	11:00 AM	West Tampa: Sangria & Cigar, Julian B. Lane Riverfront Park, Tampa
Monday, November 11, 2019	all day	Veteran's Day
Tuesday, November 12, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Thursday, November 14, 2019	9:00 AM	Open Enrollment
Thursday, November 14, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, November 16, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, November 20, 2019	8:00 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, November 20, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, November 21, 2019	6:00 PM	CREW 8th Annual Excellence Awards, Armature Works, 1910 N Ola Ave, Tampa
Thursday, November 28, 2019	all day	Thanksgiving Day
Friday, November 29, 2019	all day	Thanksgiving Holiday
2019 December		
Friday, December 06, 2019	all day	THA Annual Business Meeting (SAVE THE DATE)
Tuesday, December 10, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, December 11, 2019	6:00 PM	Senior Cabaret, Rusty Pelican, 2425 N. Rocky Point Drive, Tampa
Thursday, December 12, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, December 14, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, December 18, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, December 18, 2019	1:00 PM	Landlord Workshop, THA Cypress
Tuesday, December 24, 2019	all day	Christmas Eve
Wednesday, December 25, 2019	all day	Christmas Day
Tuesday, December 31, 2019	all day	New Year's Eve
2020 January		
Wednesday, January 01, 2020	all day	New Year's Day
Wednesday, January 15, 2020	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Sunday, January 20, 2019	all day	Martin Luther King, Jr. Day

CAREER FAIR 2019

FIND YOUR PASSION



Tampa
Housing
Authority
Presents

Oaks At Riverview Community Center
110 East Kirby St., Tampa, FL 33604
October 16th, 2019
10AM - 2PM

Goodwill
Industries-Suncoast, Inc.

enterprise
rent-a-car

Pepper
CONTRACTING SERVICES INC.
"Committed to Excellence"

McKIBBON
HOSPITALITY

CONCORDE
FOOD & BEVERAGE

verizon



Chris Ward,
Job Developer

813-347-2234
Chris.ward@thaf1.com

T
Mobile



He bought a cemetery on Craigslist. Now, he seeks a nonprofit manager.

Architect Patrick Thorpe is working to keep old Tampa cemeteries from falling further into disrepair.

Tampa Bay Times, Paul Guzzo Published Sep. 19, 2019

Page | 1



Patrick Thorpe, who owns part of Marti/Colon Cemetery in West Tampa, wants to start a nonprofit group to cover the costs of burial grounds that are falling into disrepair. [OCTAVIO JONES | Times]

TAMPA — Patrick Thorpe made a unique Craigslist purchase last year: two acres of the Marti/Colon Cemetery for \$9,500.

The owner had wanted to build a house there. There were no graves on this portion of the 5.6-acre cemetery, 3110 W Columbus Dr.

Neighbors and families with a stake in the cemetery opposed the idea and managed to stop it.

Thorpe was on their side, so when he saw the online ad, he bought the land to protect it from future development.

Now, Thorpe wants to help other old, at-risk cemeteries by setting up a nonprofit to care for them.

Among locations that stand to benefit from this approach is the Memorial Park Cemetery, 2225 E Dr Martin Luther King Jr. Blvd., whose owner recently died, and the Zion Cemetery, recently

rediscovered under a portion of Robles Park Village apartments.

Thorpe expects to hear about more old private cemeteries falling into neglect in the coming decades as revenue dries up once they reach capacity.

"I am one person trying to correct mistakes," said Thorpe, a 35-year-old Tampa architect. "But I can't do this alone."

He'd like to see the city of Tampa purchase at-risk cemeteries and a nonprofit manage them through a trust financed by grants, donations and burial proceeds.

Thorpe estimates Marti/Colon has room for several hundred burials, thousands if columbariums are built for the interment of ashes in urns.



Burials at Marti/Colon Cemetery, 3110 W Columbus Dr. in West Tampa, date back more than 100 years. [OCTAVIO JONES | Times]



Families buried in Marti/Colon Cemetery date back over 100 years in West Tampa. [OCTAVIO JONES | Times]

But the city of Tampa has made it clear it has no desire to buy more burial grounds.

Thorpe says he could seek grants or other means to make the buys himself.

Marti/Colon, as one example, has four owners — Thorpe, the city of Tampa, the trust of late funeral-home owner A. P. Boza and Gokul Prabhu, who lives in Phoenix, Md.

Still, Thorpe isn't ready to give up on the city of Tampa.

"If the city owns it, then it is guaranteed that the land will never be touched again. If a person or company owns a cemetery, there is no certainty for it. If I own one and die, then what?"

That's the case with the segregation-era Memorial Park Cemetery, final resting place for some 6,000 African-Americans. Many of them are veterans, buried as far back as World War I.

Memorial's longtime owner John Robinson died in June, his family doesn't want it any more, and the estate's attorney says there is no money to maintain it.

He bought a cemetery on Craigslist. Now, he seeks a nonprofit manager.

Architect Patrick Thorpe is working to keep old Tampa cemeteries from falling further into disrepair.

Tampa Bay Times, Paul Guzzo Published Sep. 19, 2019

Page | 2

Tampa City Councilman Luis Viera has spoken to several leaders in the veterans community about organizing some “man and woman power out there for labor.”

“Many of those veterans in Memorial served in a time when they literally couldn’t be served” at white-owned businesses, Viera said. “Yet they fought and gave it their all for this country. We owe them so much.”

The city has performed maintenance at Memorial Park three times in the past few months “to provide the proper dignity and respect for those whose final resting place it has become,” city spokeswoman Ashley Bauman said.

The city will now pursue a claim against the Robinson estate for those costs, Bauman said.

Roland Waller, attorney for the estate, did not return calls from the *Tampa Bay Times*.

There is precedent for using government grants to save endangered cemeteries, said Jeff Moates, regional director for the Florida Public Archaeology Network.

The state of Florida provided Deerfield Beach nearly \$1 million to purchase a 3-acre African American cemetery with some 300 unmarked graves and another half-million dollars to turn the land into a memorial park.

“This is an excellent model to follow for Zion,” Moates said.

Zion Cemetery had been forgotten for decades before a June 23 report in the *Tampa Bay Times*. Since then, a survey using ground penetrating radar has discovered nearly 130 caskets buried on a portion of the 2½-acre site along North Florida Avenue.

Zion is believed to be Tampa’s first African-American burial ground, with room for 800 graves. It was established in 1901 and disappeared from public view two decades later. A public housing complex, storefronts and warehouses have been built on top of it since then.



This image is a 3D laser scan of Robles Park Village showing subsurface results in relation to the buildings. The red and/or blue rectangles represent buried objects in the shape of graves superimposed on the 3D imagery. These results are from two different data sources and they align with historical maps of the former Zion Cemetery. [Cardno]

Now, the **Tampa Housing Authority** wants to demolish the apartments on the portion of the land it owns and work to establish a memorial park with the man whose company owns the rest of the property, restaurateur Richard Gonzmart.

Bauman has said that if the property owners want it, the city favors the formation of a non-profit to control and operate memorial grounds there.

Even with a nonprofit in charge, though, city backing is needed to land government grants for the work, Moates said.

Council member Viera said he plans to speak with Thorpe about the nonprofit idea for Memorial Park Cemetery.

“That cemetery is an issue of great historical and moral importance,” Viera said.

“My position is the city should act as a safety net. If the private owner doesn’t take responsibility, the city should partner with community groups to maintain its dignity.”



Memorial Park Cemetery was opened in 1919 for African-American veterans of WWI. There are countless veterans buried there as well as African-American pioneers who helped build Tampa. [JAMES BORCHUCK | Times]

St. Pete housing agency overpaid on contracts, violated federal regulations, review finds

A U.S. Department of Housing and Urban Development review finds eight violations of federal rules at the St. Petersburg Housing Authority, including "serious lapses" in the award and payment of lucrative contracts.

Tampa Bay Times, Christopher O'Donnell, Senior Times researcher John Martin contributed to this report. 9/20/19

Page | 1

ST. PETERSBURG — When the St. Petersburg Housing Authority went looking for a new public relations firm, then-CEO Tony Love wanted Elle Resources.

Owned by Michelle Ligon, the firm's bid in May 2018 of just \$2,500 a month was half that of two better known companies also vying for the work.

But over the next eight months, Ligon was paid \$5,000 every month, twice the maximum amount allowed by the fixed-price contract, records show.

And when Ligon missed a deadline to bid for the next contract in March, Love ordered the agency's human resources director to put her on the agency's payroll as a temporary contract employee and, later, scrapped the bid process.

Ligon also got a pay bump, pushing her earnings to \$6,250 every month. In all, she was paid another \$40,625 through payroll in a little more than six months even though she was not under contract.

Those payments are among the "serious lapses" in handling contracts unearthed in a U.S. Department of Housing and Urban Development review of the troubled agency that found eight violations of federal regulations.

Among the other findings:

- The Housing Authority issued contracts to companies without seeking bids from competing firms.
- It bypassed its procurement process when hiring a development consultant and a firm to build a new website.
- The agency awarded a \$280,000 contract for roof replacement as a "small purchase" contract even though the limit for those is \$150,000.
- It allowed the same employee to request and approve purchase orders.

Federal officials have given the housing agency until Oct. 29 to explain the violations and how it will fix them. It's unclear whether the housing agency will have to reimburse HUD in cases where federal funds were improperly used.

"Whether it would be sufficient to close the findings or trigger any additional actions is yet to be determined," said HUD spokeswoman Gloria Shanahan.

All of the cited violations occurred under the leadership of Love, who has declined to talk to the *Tampa Bay Times*. He was fired Aug. 30 after he placed himself on medical leave without informing Board Chairwoman Stephanie Owens, who is his boss.

Board members already had other concerns about his leadership. They wanted him to pay back \$5,700 in agency funds he used to pay his personal attorney. There was an ongoing investigation into whether he created a hostile work environment. Love also had come under fire for his decision to use \$27,000 of agency funds on a failed lawsuit against St. Petersburg Mayor Rick Kriseman.

Until it finds a new CEO, the agency plans to pay up to \$70,000 to the **Tampa Housing Authority** for its CEO Jerome Ryans to double as St. Petersburg's interim boss.

Community Affairs / Notices and Updates



Former St. Petersburg Housing Authority CEO Tony Love hired Elle Resources as the agency's media and communications firm in 2018. The firm, owned by Michelle Ligon, was paid \$5,000 every month, twice the limit on the fixed-price contract, a review by the U.S. Department of Housing and Urban Development found. The review found eight violations of federal regulations and the federal agency has given the Housing Authority until Oct. 29 to explain the violations and come up with a corrective action plan.

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Page | 2

"Hopefully, with the management of the Tampa Housing Authority, not only will we be able to respond (to HUD) but we will have cured many of the deficiencies," Owens said at a board meeting this week.

Ligon, 65, beat out established public relations firms Tucker Hall and a joint bid from Brock Communications and Kippen Communications for the 2018 contract. It proved to be worth \$45,000.

Court records show Ligon has had financial difficulties in the past, including a mortgage foreclosure and IRS liens. She told the *Times* those issues are all resolved.

Her three-page application to the Housing Authority did not list any previous clients. It stated that her qualifications would be provided in a separate attachment but that was never part of her application, according to interim CEO LaShunda Battle. When asked by a reporter to provide the names of previous clients, Ligon said she was contracted in early 2018 to provide communications for about five months for Norstar Development, the firm partnering with the Housing Authority on the redevelopment of Jordan Park. A Norstar official acknowledged that she worked for them but had no further comment.

Ligon declined to provide the names of other clients, saying only that she served as chief compliance officer for a number of firms. That role included a marketing function, she said.

When asked why she continually invoiced at twice the maximum amount allowed in the contract, Ligon said she agreed to take on additional work and hours that exceeded the normal contract. That included helping the agency transition to Rental Assistance Demonstration, a voluntary federal program intended to help local housing agencies find new funds to rehab and develop public housing.

Love approved her invoices for payment.

When her extended agreement expired Feb. 28, the Housing Authority bid out a new one-year contract with a deadline of March 20 to respond.

At the same time, Love told HR director Jackie Roberson to advertise the job so the agency could hire someone.

Ligon was one of two applicants. She was chosen by Love, who instructed Roberson to put her on the payroll as a temporary contract employee working 25 hours every two weeks at \$125 per hour.

Her first pay stub shows she started work on March 3. No human resources file was created for her, as is standard for employees. In an email sent earlier this month, Roberson said that was not required for contract employees.

But she acknowledged to board members that paying a contractor through payroll was outside of board policy and that she had no written record authorizing the payments.

"I was following the lead of my boss and I didn't ask too many questions," said Roberson, who has been with the agency for 21 years.

Even as Ligon was being paid, the bid process continued with four firms submitting applications by the 4 p.m. deadline on March 20, records show. About 50 minutes after the deadline, procurement director Pamela Hobbs found Ligon's resume on her desk with a sticky-note. The note said let this be a place-holder for Ligon's application.

Hobbs disqualified Ligon's bid because it was late and incomplete.

Love scrapped the bid process in April, telling Hobbs to tell the four firms the agency was "going in a new direction." In a memo sent Sept. 9 to Battle, the interim CEO, Hobbs wrote that she had heard that Love was unhappy about her and held her responsible for there being no ongoing contact with Ligon's firm.

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Page | 3

Ligon said she was being paid as an independent contractor.

"There is no way that I would have continued to provide service to the Housing Authority under any non-compliant method," she said.

But HUD rules require a competitive process for any contract worth \$3,000 or more.

"We may be responsible for repaying federal funds that have been inappropriately used," Owens said. "We run the risk of an (Office of Inspector General) inspection because of this amount."

A series of investigative reports earlier this year by the *Times* revealed a raft of other problems at the agency.

Some members of a previous governing board voted on Love's first pay raise without being told about employee reports that he bullied and shouted at staff.

Love also lived rent-free for nine months in an apartment designated as housing for low-income families. That prompted federal officials to cite the agency, and led Kriseman to recommend City Council remove three members of the board. Two other board members were replaced when Kriseman declined to reappoint them to second terms.

Board members facing removal were among those who authorized the agency to sue Kriseman and the city of St. Petersburg in an attempt to halt the process. A judge quickly dismissed the case. A separate lawsuit filed individually by the three board members is ongoing.

Leaks and mold: Problems at new housing authority apartments frustrate neighbors

10 News, Emerald Morrow, September 24, 2019



When Anita Sasser moved into the [Tampa Housing Authority](#)'s Tempo at Encore development earlier this year, she thought it would mean an improvement in the quality of her life.

However, just a few months in, the 63-year-old says she's dealing with leaky walls and moldy surfaces in a complex that's less than a year old.

Sasser, who lives on a fixed income, says the problems have forced her to move in with her daughter and grandchildren in Riverview.

10News reached out to the Tampa Housing Authority about the problems. You can check out our full report at 6 p.m.

Richard Gonzmart believes no coffins will be found on his Zion Cemetery land

"It's a gut feeling," says the Tampa restaurateur, even though a survey shows 126 caskets and counting on property adjacent to his.

Tampa Bay Times, Paul Guzzo, Published Sept. 24, 2019

Page | 1

TAMPA — The **Tampa Housing Authority** moved swiftly upon learning in June that graves from long-forgotten Zion Cemetery might still lie beneath its Robles Park Village apartments.

The authority organized a consultation committee, hired archaeologists to survey its property, and began moving tenants who live where the segregation-era black cemetery once was located.

Now, the man who owns the rest of the cemetery property — Richard Gonzmart of the Columbia Restaurant Group — said he, too, will take steps soon in response to the surprise revelation.

But Gonzmart expects his results will be different.

"I believe we will find that there are no bodies," he said. "It's a gut feeling."

Archaeologists using ground-penetrating radar have discovered what they believe to be 126 caskets beneath the Housing Authority land. They expect to find many more; a map of the cemetery from 1901 shows room for more than 800.

In a special report June 23, the *Tampa Bay Times* revealed that Zion Cemetery disappeared from public view in the late 1920s and that an old storefront, Robles Park Village and warehouses Gonzmart now uses were built on land Zion once occupied.

The chance that only half that land contain graves, as Gonzmart suggests, "is almost zero," said a member of the archaeological team working with the Housing Authority.

The property line that divides the cemetery land today didn't exist when it was established in 1901, said Rebecca O'Sullivan with the Florida Public Archaeology Network. She points to a map showing casket-like shapes archaeologists have detected on the Housing Authority property— right up to the boundaries of Gonzmart's land.

"While a metal fence divides the property above the surface today," O'Sullivan said, "beneath the surface, Zion Cemetery occupies the exact same footprint it has since 1901."

The 1901 map shows Zion Cemetery contained 98 sections across its 2½ acres, each section big enough to accommodate as many as eight proper burials. That adds up to more than 800 graves. In addition, the map shows a potters field for burial of the indigent.

The section that now is Gonzmart's property had room for around 450 of those proper burials plus a piece of the potter's field.

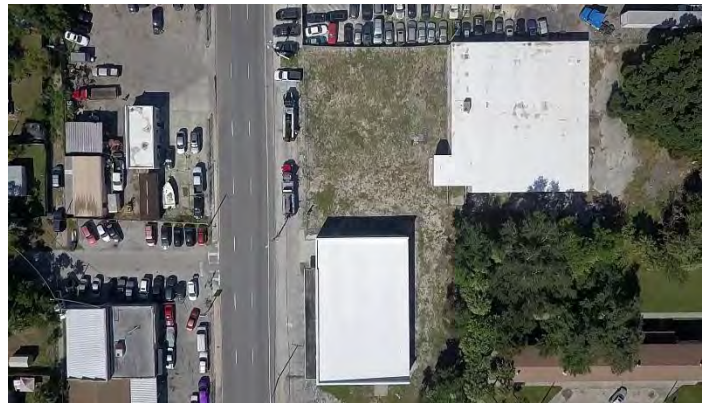
Gonzmart said that within a month, he will hire archaeologists to investigate his property and make their findings public. There is no requirement under state law that he take such steps.

Gonzmart did not know about the cemetery in 2016 when he purchased the property along the 3700 block of N Florida Ave. for \$690,000.

Trucks come and go each day from the warehouses he operates on the property, but he has plans to develop a culinary school there to provide careers for people from the surrounding low-income area.

Whether or not human remains are found, he said, he will incorporate a Zion memorial into his project.

Community Affairs / Notices and Updates



This strip of land along the 3700 block of N Florida Ave., to the right, is owned by restaurateur Richard Gonzmart. A century ago, it was part of Zion Cemetery, believed to be Tampa's first African-American burial ground. [SANTANA, LUIS | Tampa Bay Times

Richard Gonzmart believes no coffins will be found on his Zion Cemetery land

"It's a gut feeling," says the Tampa restaurateur, even though a survey shows 126 caskets and counting on property adjacent to his.

Tampa Bay Times, Paul Guzzo, Published Sept. 24, 2019

Page | 2

"It saddens and sickens me" that there are caskets on the Housing Authority land, Gonzmart said. "It sickens me that people didn't respect those people. I want to honor their memories."

If remains are excavated, moving them to another cemetery is an option.

It's an expensive process but costs could be offset by a bill sponsored by State Sen. Janet Cruz, the Tampa Democrat. The legislation would require a search for descendants of the people buried at Zion and provide them up to \$7,500 each for a funeral, re-interment and a grave marker.

The Housing Authority doesn't want to see bodies moved and would keep them in the ground, turning its portion of the Zion Cemetery land into a memorial park.

State grants might compensate Gonzmart for his land if he chooses to hand it over for a memorial.

Leroy Moore, chief operating officer with the Housing Authority, suggested that if human remains are found on Gonzmart's property, the restaurateur consider incorporating the culinary school into a redevelopment of Robles Park Village that's planned during the coming years.

"Our clients can be well-served having such training near one of our properties," Moore said.

Gonzmart is not ready to make any promises before learning whether remains are found.



A dotted line shows the portion of the forgotten Zion Cemetery that archaeologists have not yet surveyed. Most of it is owned by restaurateur Richard Gonzmart. The red squares indicate caskets found with ground-penetrating radar at adjacent Robles Park Village, owned by the Tampa Housing Authority. [Cardno]



Richard Gonzmart owns land on the 3700 block of N. Florida Ave. that was once part of Zion Cemetery.

"We'll deal with it then," he said. "There is a chance there are none."

Ray Reed of Tampa, who has worked in his retirement to locate local grave sites, first tipped the *Times* about a forgotten African-American cemetery somewhere in the area. Since then, Reed has found death records for 800 people listing Zion Cemetery as their burial place.

Still, Reed's earliest record is from 1910 — nine years after Zion was established.

That means there might have been more than 800 people buried there, archaeologist O'Sullivan said.

"Nine years of burials cannot be accounted for," O'Sullivan said.

The potter's field might have accommodated the additional burials, she said.

Richard Gonzmart believes no coffins will be found on his Zion Cemetery land

"It's a gut feeling," says the Tampa restaurateur, even though a survey shows 126 caskets and counting on property adjacent to his.

Tampa Bay Times, Paul Guzzo, Published Sept. 24, 2019

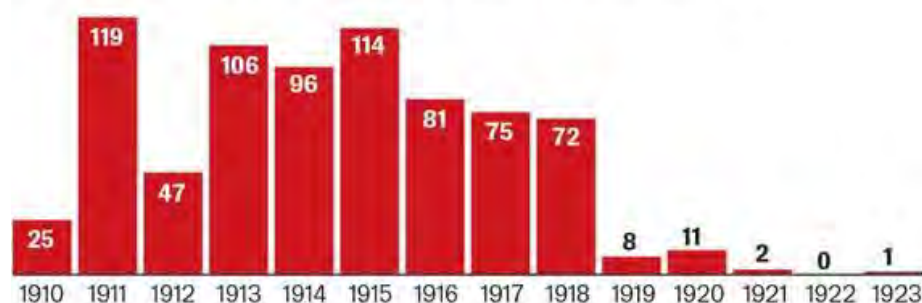
Page | 3

The number of people buried there each year declines after 1918, likely because Zion was full, she said.

Eunive Massey, who once lived next to Zion Cemetery, has told the *Times* she saw burials exhumed in 1933 but described a chaotic process that left human remains exposed in open graves.

"While it is morbid to think about," O'Sullivan said, adults have 206 bones in their body.

Burials per year at Zion Cemetery



Source: Florida Public Archaeology Network

It's not yet clear what became of them, but as many as 800 people were buried at Tampa's forgotten Zion Cemetery from 1910 through 1923. [Times]

"More than 160,680 individual human bones were and are at rest within the cemetery," she said. "Even if an attempt was made in the past to remove every burial on Mr. Gonzmart's property, it is likely that scattered human remains were left behind."

In addition, ground-penetrating radar might not detect bones, she said.

If human remains are discovered during construction on Gonzmart's property, state law would require stopping work until all are located and moved elsewhere.

As a boy, Gonzmart — whose great-grandfather started the Columbia Restaurant in historic Ybor City in 1905 — attended Sacred Heart Academy near the Robles Park Village apartments. He said he was troubled by the poverty in the neighborhood.

That's why he wants to build his culinary school in the area.

"I want to make a difference," Gonzmart said. "I don't believe the Lord would put me in a position to not do that."

LOCAL

Leaks and mold: Problems at new housing authority apartments frustrate neighbors

The property reportedly had issues with construction prior to opening.

10 News WTSP, Emerald Morrow, Published: 2:39 PM EDT Sept. 24, 2019 | Updated: 6:26 PM EDT Sept. 24, 2019

TAMPA, Fla. — When Anita Sasser moved into the Tampa Housing Authority's Tempo at Encore development earlier this year, she thought it would mean an improvement in the quality of her life after living with her daughter.

However, after dealing with leaky walls and moldy surfaces in a complex that's less than a year old, the 63-year-old says she is back where she started.

"I moved in this apartment complex in May of this year, and in June, I started having issues like--it was a leak in the carpet...then I saw a leak in the ceiling... and one of'em had some black stuff," said Sasser. "The ceiling here is wet again, and it looks like mold coming out of it...So, I believe that this reflects what's going on in the insides of the walls."

Sasser says there was also water damage in the bathroom and lots of mold behind the dishwasher.

"I just don't need to be in this situation period as far as I'm concerned," she said.

Sasser told 10News she started feeling ill, so she got a professional mold test that found hazardous levels of the fungus in her home.

"I'm tired. I'm tired of going through this. I really am," she said.



Sasser says workers have come out to address most of the issues, but she's frustrated that the same thing keeps happening.

The Tampa Housing Authority said property managers have a meeting with Sasser on Wednesday, so they couldn't yet comment on the situation.

However, problems with this property go back for years. The CEO told us in February the housing authority had to fire one of the contractors for shoddy work.

"Windows not put in properly. It rained, didn't bother to put anything over the windows and all of that raining inside of the building, leaky walls, you name it. It was a mess," said Tampa Housing Authority CEO Jerome Ryans in February.

"I want to cry. I want to hold out. I want to be strong. It's just so many mixed emotions that's going on inside me," said Sasser.

The Housing Authority says it's unclear if the contractor issues are related to the issues inside this apartment, but leaders do say they are in a legal battle over the construction problems.

Sasser, who lives on a fixed income, says the problems have forced her to move in with her daughter and grandchildren in Riverview.

Lightning open refurbished Tom Oliver Memorial Hockey Rink

The Bolts partnered with Moss Construction to renovate the rink for the first time since it opened in 1999

Bryan Burns / TampaBayLightning.com | September 25th, 2019

Page | 1



For eight weeks over the summer, Jay Feaster and his community hockey crew conducted street hockey clinics for over 100 youngsters at the Tom Oliver Memorial Hockey Rink in Seminole Heights through the Oaks at Riverview Community Center's summer camp program.

Many of the children in attendance had never even seen a hockey game, much less participate in one.

"We play basketball, football, and it just didn't seem to really hit where I wanted to go," said Kenneth Bryant, the [Tampa Housing Authority](#)'s assistant manager for the Oaks at Riverview Community Center. "God bless you, (the Lightning's community hockey street team) came in this summer, our kids didn't know what a hockey stick was. And they loved it. All 100 of them, every day, twice a week. Your street team is amazing. We look forward to our future partnership. We look forward to continuing our programming throughout this school year and into next summer."

The Tom Oliver rink was donated to the city in 1999 through the National Hockey League's legacy program, a philanthropic initiative where the league and the team that hosts the All-Star Game - that year it was in Tampa for the first time - combine to support a community organization. Twenty years after it was built, Feaster noticed during those summer camps the rink could use updating. The Lightning's executive director of community hockey development brought those concerns to the organization, and through a partnership with Moss Construction, the two entities were able to work together on a community service project to rehabilitate the rink.

"They jumped in with both feet," Feaster said of Moss Construction's contributions. "We can see the incredible result here today."

The rink received all new dasher boards, fencing around the entire facility, patches in the concrete to seal up cracks and new paint for the lines and Lightning logo in the center. A scoreboard overlooking the south end of the rink will be up and operational in about six weeks.

Lightning open refurbished Tom Oliver Memorial Hockey Rink

The Bolts partnered with Moss Construction to renovate the rink for the first time since it opened in 1999

Bryan Burns / **TampaBayLightning.com** | September 25th, 2019

Page | 2

Wednesday marked the official unveiling of the refurbished rink. Feaster, Bryant, Lightning CEO Steve Griggs, City of Tampa mayor Jane Castor and Moss Construction senior vice president John Bowden, among others, were on hand to cut the ceremonial ribbon hanging across the south end goal and open the updated rink to the public.

The Lightning are aiming to have 12 outdoor street hockey rinks completed in the near future. Rinks in Lakewood Ranch and Oldsmar have already been constructed or are nearly complete. Two more rinks - the Tom Oliver Memorial rink and another at the Jeff & Penny Vinik Family Club at Winston Park - were built through the legacy program.

"Jay and his team over the last four years have given out 100,000 hockey sticks to young kids," Griggs said. "We have to find a place for them to play."

Two weeks earlier, Griggs and Castor were standing at the Tom Oliver rink as Lightning all-stars Steven Stamkos and Nikita Kucherov presented a jersey to the mayor as part of the organization's Strikes of Kindness day. The Lightning also announced that day they would spend \$25,000 on renovations to the rink. The money would come from the \$100,000 the Lightning were given for winning the Presidents' Trophy as the NHL's top team following the 2018-19 regular season. The Lightning donated all of that money back to the community through Strikes of Kindness day, the Tom Oliver rink being one of the benefactors.

At Wednesday's ceremony, Castor recalled being at the rink a couple weeks earlier when the Lightning superstars arrived. Initially, her son was supposed to attend. But it was an early morning meet-and-greet and sleep sounded like a better plan at 7:30 a.m.

That is, until Castor called her son.

"I told him, 'Not for nothing, but Steven Stamkos and Nikita Kucherov are down here,'" Castor recalled. "And he literally rounded that corner on two wheels with a Lightning jersey, shorts that had Lightning bolts on them, a Lightning hat and a blue sharpie."

Castor, who lives a few blocks from the Tom Oliver rink, said her son and his friends come to the facility regularly to play roller hockey with kids from the Oaks at Riverview apartments.

"That goes to show the impact that the Lightning organization has in our community," Castor said. "It really is incredible. I've never seen anything like it in my entire lifetime, and I would venture to say that there's no other example across the United States like the Lightning and the community partnerships. This particular facility here is the perfect example of bringing our community together. And what better way to do that than in sports. You bring all the kids together. Their differences are out the door and everybody is here as a community member. So thank you for providing this facility that will be used by so many kids in the future and really shape those life skills and shape those kids into the future leaders of our community."



Affordable **housing** development with 200 units moves forward

Pearl Homes was founded by developer Marshall Gobuty.

Business Observer Staff | Thursday, Sep. 26, 2019



Courtesy. The Bradenton City Council Community Redevelopment Agency recently voted to approve Pearl Homes' proposed affordable housing development planned for the former Manatee Inns property on 14th Street West.

BRADENTON — The Bradenton City Council Community Redevelopment Agency recently voted to approve Pearl Homes' proposed affordable housing development planned for the former Manatee Inns property on 14th Street West.

According to a press release, the development will create approximately 200 affordable and workforce housing units.

The Pearl Homes development, South Village, was named for its close proximity to the Village of the Arts. The new community will incorporate art studio space for residents and members of the surrounding community. It will also offer designated space for local food vendors.

Pearl Homes was founded by Marshall Gobuty, the developer behind the LEED Platinum-certified Mirabella development in west Bradenton. The Pearl Home is engineered to run on solar power stored in an onsite battery, which will reduce the buildings' carbon footprint by decreasing reliance on traditional utilities.

"We have worked to collaborate with some of the smartest companies who are also tackling the affordable housing needs, aiming to deliver beautifully-designed homes at an obtainable, reasonable price," Gobuty says in a statement.

Gobuty expects the development to be completed in 2020.

How far did Zion Cemetery stretch? Public housing tenants ask if old maps are accurate.

To be safe, archaeologists will train their ground-penetrating on the land in question — one block past the cemetery boundaries.

Tampa Bay Times, Paul Guzzo, Published Sept. 27, 2019



The dotted line shows the portion of former Zion Cemetery land that archaeologists have not yet surveyed. Most of the property inside the lines is owned by restaurateur Richard Gonzmart. [Cardno]

TAMPA — Archaeologists who discovered nearly 130 coffins under Robles Park Village are confident that long-forgotten Zion Cemetery did not extend beyond a corner of the public housing project where five buildings now stand.

Still, residents in apartments nearby — the sprawling complex has 67 buildings — want assurances that this is indeed the case.

Their concerns are heightened by the presence of four slabs of concrete just beyond the property once occupied by the cemetery. The discovery this summer of the African-American burial ground from the early 1900s has some wondering whether they're gravestones.

One may well be, the archaeologists say, but it was likely discarded there after the segregation-era cemetery disappeared nearly a century ago.

Still, to be safe, the archaeologists will train their ground-penetrating on the land in question — one block past the boundaries indicated for the cemetery on old maps.

How far did Zion Cemetery stretch? Public housing tenants ask if old maps are accurate.

To be safe, archaeologists will train their ground-penetrating on the land in question — one block past the cemetery boundaries.

Tampa Bay Times, Paul Guzzo, Published Sept. 27, 2019

The decision was made Thursday at a meeting of the Tampa Housing Authority's Zion Cemetery Archaeological Consultation Committee, made up of those with a stake in the burial ground.

In other developments from the meeting, the go-ahead was given for a genealogist to search for descendants of people buried at Zion and for the archaeologists to start looking beneath the soil there by February.

The committee was put together in response to the revelation by the *Tampa Bay Times* that 2½ acres along North Florida Boulevard where Robles Park Village and warehouses now stand was once the site of the African-American cemetery.

The Housing Authority owns half the cemetery land. Restaurateur Richard Gonzmart owns the other half and said he plans to hire an archaeologist within a month.

Those living in the five Robles Park Village buildings will begin moving to other public housing within the next three weeks, said Leroy Moore, the Housing Authority's chief operating officer. All should be relocated within 90 days, Moore said.

After that, archaeologists can begin digging close enough to the coffins to confirm the data they've gathered from ground-penetrating radar without actually exposing graves. So far, they have counted 127 graves and believe there may be hundreds more.

The radar data is revealing, but a photograph of a coffin's outline can help confirm it, said Eric Prendergast, principal project investigator with Cardno, the archaeology firm hired by the Housing Authority.

"That way in 50 or 100 years no one can question our findings," he said.

Confirmation will also come from the search for descendants of those buried at Zion.

"The more information we have on Zion Cemetery the better," Moore said. "We can preserve it forever, so it is not lost again."

Drew Smith, an associate librarian at the University of South Florida, will lead the genealogy search.

People might not know their ancestors' graves were built upon, Smith said, but they have heard family stories that point to Zion.

"People die twice," he said. "They have a physical death and they die again the last time their name is spoken. We can bring these people back to life."

Moore aims to raise the five buildings in the coming years and turn the property into a memorial park. Concerns have arisen over proposed legislation that seemed to pave the way for digging up graves, instead.

But the author of the legislation, state Sen. Janet Cruz, appeared at the Thursday meeting to say the details are still up in the air.

"There is much work to be done," Cruz said. "All your concerns will be addressed in the bill. Its intent is to make sure those buried there are properly memorialized."

Meet Leonard Burke, a 2019 40 Under 40 honoree

By Chris Erickson – Research Director, Tampa Bay Business Journal | Sep 27, 2019, 2:14pm EDT

Page | 1

Education: I graduated from the University of South Florida with a bachelor's of science degree in business finance.

What was your first paid job? I worked as a youth summer camp coach at Myrtle Grove Park in Miami while I was in high school. It was the best job ever because I could eat as many park lunches as I wanted for free.

How do you start your day? I try to get my day started with some good spiritual guidance, so I get up every day at 5:30 a.m. and read my Bible. Then I exercise for about 30 to 45 minutes, shower up and get ready for work. Before the kids go off to school, I make sure that they don't forget their lunch because someone is prone to leave it behind. Then, I will read them a scripture and drop them off to school. On my way into work, you can usually find me at Tropical Smoothie or Starbucks for breakfast.



Leonard Burke, Director, Asset Management, Tampa Housing Authority

What is the most valuable lesson you have learned so far in your career? I have learned that there is no job nor dollar amount worth my time with family. There isn't enough money on the planet that would allow for me to miss out on the most pivotal years of my children's lives by being out of town all the time, working into the wee hours of the night and missing those family dinners. The only people responsible for raising my children are me and my wife. In order for me to raise them, I have to be present, both physically and emotionally. I truly believe that if a person puts the things that are most important first (spirituality, family, health, etc.), the money will come eventually. I always ask myself if I were on my dying bed, what would I think about most? Would it be the company that I work at or the project I need to finish up? Would it be all the possessions I acquired? Would it be all the money I have earned? No, it wouldn't! Rather, my head would be filled with thoughts and memories of the people I love. If I know this to be true, I must be conscious of the decisions that I make professionally, as it always impacts what I do personally.

What advice would you give to high school students as they look toward their future? I would tell high school students that it is better to be respected than to be popular. Being popular brings undue pressure to try and fit in and be accepted by your peers. That, at times, can lead a person down a wrong path and involved in things that are morally wrong, all for the sake of being a part of the "in" crowd. Being respected allows for a person to stay true to who they are and stand up for what is right. At times, doing what is right may not be the "popular" or "cool" thing to do but people will respect you if they know your stance. The other thing I would tell high school kids is to live for something greater than themselves. The wise King Solomon was considered the wealthiest person in the history of mankind, indulged in all the pleasures known to man, and considered it all meaningless. A chasing after the wind. Why is this important? It signifies that having all the worldly possessions, pleasures and wealth won't bring true fulfillment in life because it will never be enough and leave you empty. So, if a young person can grasp this concept early in his/her life, live for something more than themselves, it can save them from trying to fill that internal void with things that don't really matter in the end.

What do you do to have fun or relax? I like playing golf, but when I don't play well, which is more times than not, it takes the fun out of it. However, my go-to form of relaxation is an after-dinner trip to Cold Stone Creamery. That place tends to always put me in a very happy place, no matter what kind of day I had, Cold Stone makes it all better.

Meet Leonard Burke, a 2019 40 Under 40 honoree

By Chris Erickson – Research Director, Tampa Bay Business Journal | Sep 27, 2019, 2:14pm EDT

Page | 2

Is there a particular person, such as a mentor, who was influential in your life? This is a tough question because I have benefited from so many people investing their time and energy into making me who I am today, so to limit my selection to one person is hard. However, if I must choose one person, then I would have to say my wife. This woman has shown me what true love really is by the way she takes care of me and my children. I can remember getting very sick early on in our marriage and I couldn't work anymore, she was by my side the entire time, praying for me, scheduling my appointments, taking me to the doctor and sometimes bathing me because I didn't have the strength to do it myself. She did it all and never complained once. I watched her put her dreams of being an attorney on hold while I recovered from my sickness. That was a huge sacrifice and she did it to help me. For that, I am forever indebted to her.

When the opportunity came up six years ago for her to go to law school, I told her that we were in this together and that she should go for it! She finally fulfilled her dream of becoming a practicing attorney, and I am so proud and honored to be married to such an incredible woman like her. She is without a doubt my better half and I am not ashamed to admit it. I am a better man, husband, father and friend because of her. I just hope that after she read this, she doesn't ask for a new car.

Favorite movie of all time: "Remember the Titans," close second is "42" (about the life of Jackie Robinson)

Favorite podcast: I listen to a lot of speeches from Ravi Zacharias

Best book you have ever read: "The 5 Love Languages" by Gary Chapman

What are you currently reading? "An Unsealed Indictment: How American Slavery Violated the Scriptures" by Richard Rodriguez

What would you recommend people to binge watch? All seasons of "The Martin Lawrence Show"

Redevelopment Of West Tampa 'Does Not Have To Trigger Gentrification'

BY KENYA WOODARD
Sentinel Feature Writer

Redevelopment is abundant in West Tampa, but it doesn't have to trigger gentrification.

In fact, it can cause the opposite to occur, said **Michael Randolph**, CEO of the Center for Nonprofit and Community Redevelopment, Inc.

On Tuesday, **Randolph** detailed to residents gathered at the West Tampa Library how "reverse gentrification" could work to keep one of the city's oldest neighborhoods culturally intact while it undergoes redevelopment.

"Reverse gentrification" is a process that helps longtime residents of a neighborhood avoid being pushed out of that area. It involves government, private, and community-based entities working together to provide services and programs that keep resi-



Rendering of the 5-story apartment building that is under construction in West Tampa.

dents in place and help them adjust to new growth and changes.

With so much upheaval in the last few years in West Tampa, it would behoove the city and local organizations to find ways to work together to prevent gentrification, **Randolph** said.

"We know the first prior-

ity we want to do is help those people who are still here," he said.

Potential solutions include engaging the community via townhall meetings and establishing community think-tanks addressing neighborhood development.

Also critical are programming addressing youth, employment, and community building, **Randolph** said.

With the riverfront targeted as the next area for redevelopment, now is the perfect time for residents to get involved.

"We need government and the private sector putting it together," he said. "We refuse to submit any notion that gentrification is something that has to happen."

Longtime West Tampa resident **Charles Ford, Jr.**, said he's not surprised by the "exploding growth" taking place in his neighborhood.

Ford, a Realtor, said keeping housing in West Tampa within reach for everyone is important.

"The affordability piece is key," he said.

Leroy Moore, senior vice president and chief operating officer with the Tampa Housing Authority, offered an update on the projects that are adding to West Tampa's changing landscape.

Construction has begun on Renaissance River West, a 160-unit senior building that will sit at the corner of Main Street and Rome Avenue.

The five-story complex will feature space for retail on the ground level, **Moore** said.

Other large-scale developments include renovations to Bethune High Rise Apartments, which at one time was

slated for demolition. And construction of an apartment complex for families is set to begin soon.

Moore said his department has been sensitive to the disruption that redevelopment has brought, such as the closure and demolition of the North Boulevard Homes in the last year.

Those residents were assigned case managers and given relocation assistance to help them resettle in other areas, he said.

Increasing redevelopment along the riverfront in recent years prompted the city to reach out to other stakeholders to work on a master plan for the entire area. That's included talks with the Hillsborough County School Board regarding land the district owns along the riverfront and preserving it for public use.

Additionally, private developers are tasked with setting aside a percentage of projects for low-income residents, he said.

But, the best way to control gentrification?

"Keep your land," **Moore** said.

Church service reveals broad-based efforts to memorialize Zion Cemetery

First Mt. Carmel AME sets up scholarship fund, city pledges legal help, lawmakers pursue money to turn the property into a memorial park.

Tampa Bay Times, Paul Guzzo | Published Sep. 28, 2019 | Updated Sep. 29, 2019

Page | 1

TAMPA — Byron Pressley is spiritual leader of a small congregation as pastor at First Mt. Carmel AME Church.

But Pressley sees his flock as much larger than his three dozen parishioners.

His church has historic ties to Zion Cemetery, the segregation-era black burial ground recently discovered beneath the Robles Park Village public housing complex, where some 800 people may have been buried.

Pressley feels a responsibility for those forgotten souls, and more urgently, for people whose anger is rising at the realization that Zion may have been deliberately erased from the community's consciousness.

The first step, he said, is to focus on the future, on what can be done to honor the dead.

"Let's move forward," Pressley said. "Let's work to remember them always."

To begin the healing process, Pressley presided over a memorial service at his church Saturday afternoon.

More than 50 people, elected officials as well as parishioners, sat in the wooden pews lining the spare, 2,300-square-foot church at 4406 N. 26th St.

They shouted "Hallelujah" in response to prayers, swayed in rhythm to powerful hymns, and promised to keep alive the memories of Zion Cemetery and those buried there.

To that end, the church will establish a Zion Cemetery college scholarship fund, Pressley told the *Tampa Bay Times*.

And Tampa Mayor Jane Castor, who attended the service, told the *Times* the city will provide legal services for any group that's formed to support maintenance of a memorial park on the Zion site if the modern-day owners choose to establish one.

The city will also work with the state to find grants for a memorial park "and with the community stakeholders to ensure that the grave sites of our ancestors are restored, honored and respectfully marked," Castor said from the pulpit Saturday.

The **Tampa Housing Authority** owns half the 2½ acres of land along the 3700 block of North Florida Avenue once occupied by the cemetery and has pledged to pursue the idea of a memorial park.

Restaurateur Richard Gonzmart owns the other half and said he will decide soon how he'll respond once archaeologists determine whether there are bodies beneath his land.

Nearly 130 coffins have been detected already under the Housing Authority property.

State Sen. Janet Cruz also attended the service Saturday, explaining the intent of Zion legislation she has filed. Her bill would provide money to find descendants of those buried at Zion and to move the bodies if the descendants so choose. Now, Cruz said, she supports leaving the bodies there and will adjust her bill.

"They should be allowed to rest in peace," the Tampa Democrat said.



At a special service Saturday, members of the First Mt. Carmel AME Church place flowers near the pulpit to represent the hundreds of people buried at the long-forgotten Zion Cemetery. Providing words of comfort is the Rev. Jimmy Thompson. [JAMES BORCHUCK | Times]

Church service reveals broad-based efforts to memorialize Zion Cemetery

First Mt. Carmel AME sets up scholarship fund, city pledges legal help, lawmakers pursue money to turn the property into a memorial park.

Tampa Bay Times, Paul Guzzo | Published Sep. 28, 2019 | Updated Sep. 29, 2019

Page | 2



Tampa mayor Jane Castor addresses the congregation at 1st. Mt. Carmel AME Church in Tampa Saturday, Sept. 28, 2019 during a service to remember the lost souls of Zion Cemetery. [JAMES BORCHUCK | Times]

State Rep. Diane Hart, whose district includes Zion, as well as state Sen. Darryl Rouson of St. Petersburg, both Democrats, vowed at the service to secure state funding for a memorial park.

“Who is going to tell the story of their plight?” Rouson said. “It falls upon us to do this.”

Established in 1901, Zion had room for some 800 proper burials plus a potter’s field for the indigent and unknown. Archaeologists believe the cemetery was likely at capacity when it disappeared nearly a century ago.

In a special report June 23, the *Times* revealed that Zion vanished from public view in the late 1920s and that an old storefront, Robles Park Village and warehouses were later built on the land.

Last month, following up on the *Times* report, archaeologists using ground-penetrating radar discovered the caskets beneath a corner of Robles Park Village.

Some wonder how and why the cemetery’s owners could have left caskets in the ground and allowed construction on top of them. Others question why the families of those buried at Zion allowed that to happen.

“We need to stop focusing on finger pointing and focus on letting the forgotten know that we will always remember them,” Pastor Pressley told the *Times*. “My goal is to bring peace.”

At the close of the Saturday service, those in attendance placed flowers around the pulpit in memory of those buried at Zion Cemetery.

The Rev. Jimmy Johnson, presiding elder of the Lake District of AME Churches, had a message for anyone who hears the Zion story and asks, “So what?”

“Because black lives matter,” he answered, to cheers from the crowd, “even when they are sleeping in graves.”

OPINION

Gonzmart is doing right by Tampa history and Zion Cemetery | Editorial

The restaurateur's decision to hire archaeologists to examine his property for grave sites is appropriate and civic-minded.

Tampa Bay Times Editorial Board | Published September 30, 2019 | *Editorials are the institutional voice of the Tampa Bay Times. The members of the Editorial Board are Times Chairman and CEO Paul Tash, Editor of Editorials Tim Nickens, and editorial writers Elizabeth Djinis, John Hill and Jim Verhulst.*

The **Tampa Housing Authority** jump-started the search this summer for the city's long-lost Zion Cemetery, ultimately discovering what are believed to be 126 caskets on its property north of downtown. Now Tampa restaurateur Richard Gonzmart has agreed to check another piece of the puzzle by hiring archaeologists to investigate his adjacent lot. Gonzmart is doing right by his city and his family's legacy in helping to rediscover these forgotten souls.



The *Tampa Bay Times* revealed in a special report in June that Zion Cemetery disappeared from public view in the late 1920s, and that over time the land became occupied by the authority's Robles Park Village housing complex and warehouses on property now owned by Gonzmart. The housing authority moved swiftly to determine whether any graves might still lie beneath its property, organizing a broad civic coalition, hiring

This field and warehouse off Florida Avenue across the street from E. Kentucky Avenue is believed to be the site of the former Zion Cemetery which was established in 1901. It is currently owned by restaurateur Richard Gonzmart. During a nine-month investigation by the Times, no evidence was found that a mass reinternment occurred. [Times photo by Luis Santana]

archaeologists and moving tenants from where the segregation-era black cemetery once was located.

Now Gonzmart has announced he will follow suit and hire archaeologists to investigate his property. He also pledged to make the findings public, which is essential.

This is an important step in filling a historical void and in laying a framework for government and private citizens to honor the Zion story. As the *Times'* Paul Guzzo reported, archaeologists using ground-penetrating radar have discovered what they believe to be 126 caskets beneath the authority land. They expect to find many more. The chance that only half of that land contains graves "is almost zero," said a member of the archaeological team. The property line that divides the cemetery land today did not exist when it was established in 1901, and archaeologists have detected casket-like shapes on the Housing Authority property right up to the boundaries of Gonzmart's land. The original map shows Zion was sectioned large enough to hold up to some 800 graves, with room for about 450 proper burials on land that is now Gonzmart's property.

Gonzmart did not know about the cemetery in 2016 when he purchased the property along N Florida Avenue. While he said he has "a gut feeling" no bodies will be found on his lot, he also said it "saddens and sickens" him that the cemetery was disturbed. Gonzmart is noncommittal about the next step; he wants to first establish whether any remains exist. But he intends to incorporate a Zion memorial at a culinary school he plans for the property.

State and local officials have committed to go further, proposing legislation to properly record the site and calling for the cemetery to be preserved as a memorial park. The housing authority also has suggested partnering with Gonzmart on his culinary school at a nearby location. Gonzmart's decision to examine his property will help the community make an informed choice about how to move ahead. Gonzmart — whose great-grandfather started the Columbia Restaurant in historic Ybor City in 1905 — has demonstrated over decades his commitment to Tampa history and heritage. He should continue in that spirit of civic goodwill wherever the evidence and good conscience lead.

More than 25,000 people in Hillsborough face up to 10-year wait for public housing

Wait lists run up to five years in Pinellas County.

Tampa Bay Times, Christopher O'Donnell, Published September 30, 2019

Page | 1



A portion of the Robles Park Village apartments is seen as an unidentified boy walks past. Families who qualify for subsidized housing face a wait of up to 10 years in Hillsborough County, according to the Tampa Housing Authority.

Authority lists, where the wait for a one-bedroom apartment stretches to five years. In St. Petersburg, another 2,000 people face a two-year lag just to get a housing voucher.

In an effort to help the neediest, the Tampa Housing Authority is merging its 28 waiting lists into a single one, an operation that will purge people who already live in subsidized housing.

But without more funding, officials admit there is only so much they can do.

"There's just not enough housing," said Margaret Jones, Tampa's director of assisted housing. "It's an epidemic. It's a crisis."

Those waiting for public housing are among the community's poorest. They include veterans, the disabled and the elderly. To qualify, a family of four must have a household income of no more than \$34,000.

Smith, who trained to be a phlebotomist at Stanford Brown college, said she only makes about \$18,000 a year working part-time drawing blood. Two of her children are developmentally delayed. When she can't stay with friends and can't afford a motel, they stay with their father.

"I don't want DCF to take my kids so I have no choice," she said.

Even after families get to the top of the waiting list, their problems often aren't over.

They may not pass a background check that screens for criminal convictions, evictions and a history of not paying rent. Failure may result in them being removed from the list completely.

The Housing Authority has relaxed its rules in recent years and will ignore a criminal record if it is more than three years old and not related to drug dealing or manufacturing, Jones said.

But those who get a housing voucher must satisfy private landlords who might screen out potential tenants based on credit history or a criminal record going back 10 or more years.

With a glut of people in the rental market and rents rising, landlords can afford to be picky, Jones said.

"Until the housing market turns, they can do that," she said.

Applying can cost up to \$100 with no guarantee of being accepted.

TAMPA — When she gets enough work, phlebotomist Kasanthian Smith can afford a budget motel room on Busch Boulevard. Too many slow work days, however, and she ends up sleeping in her car.

The 40-year-old mother of five put her name on the waiting list for public housing in Tampa eight years ago. The last time she checked she was 615th on the list.

"I would not wish this on my worst enemy," she said. "Not knowing where you're going to sleep is the worst feeling."

At the sharp end of the affordable housing crisis, thousands of families face that same uncertainty. More than 25,000 people are on **Tampa Housing Authority** waiting lists for either public housing or a housing voucher. The average wait time is up to a decade.

It's only a little better on the other side of Tampa Bay. Almost 3,000 people are on Pinellas County Housing

More than 25,000 people in Hillsborough face up to 10-year wait for public housing

Wait lists run up to five years in Pinellas County.

Tampa Bay Times, Christopher O'Donnell, Published September 30, 2019

Page | 2

New study says minimum wage worker would need to work almost three full-time jobs to afford two-bedroom rental

It's been more than five years since James Burton, 64, was arrested after he grabbed a taxi driver by the throat to make him stop the cab during a dispute over the fare.

The initial arrest warrant listed the offense as felony battery. The driver didn't even go to hospital, Burton said. But he ended up being convicted of attempted second degree murder and was sentenced to four years in prison.

That arrest has led to him being refused housing several times, he said. He's also been told by potential landlords that his credit score is too low.

Most nights he sleeps in a park close to the University of Tampa.

"How can you keep your credit clean if you're out on the street," he said.

Funding for public housing is set by the U.S. Department of Housing and Urban Development. Tampa will get about \$87 million this year to go toward maintaining existing housing and rent subsidies.

With few federal funds for new construction, housing authorities have taken advantage of tax credits to attract private sector investment to build new public housing.

Even then, demand overwhelms supply. Consider the 7,000 applications the Tampa housing agency received for 140 apartments in the new Tempo at Encore public apartment complex.

But the number of tax credits are limited, leaving housing agencies to compete against one another. Funding sources also come with strings that can set even stricter criteria for tenants.

Jones, the Tampa director of assisted housing, said Hillsborough needs a law making it illegal for landlords to refuse tenants just because they have a housing voucher. A similar proposal in St. Petersburg included as part of a tenants bill of rights was recently met with a raft of opposition from landlords and property managers.

Tampa plans to first conduct a purge of its different waiting lists and will reach out to everyone on it to see if they are still in need and eligible for subsidized housing. Those already in subsidized housing who are hoping to move to different housing will be removed from the list.

"The wait list should never be 25,000," Jones said. "The wait list should be as much as you can house in two years."



The Tampa Housing Authority received more than 7,000 applications for about 140 public housing units at the Tempo at Encore, a mixed-use apartment complex on the edge of downtown Tampa. [KAIJO, CHARLIE | Tampa Bay Times]

LOCAL

Starting over: First neighbors relocated from living on Tampa's first Black cemetery

The 96 residents lived on land that overlaps historical maps from the cemetery.

10 News WTSP, Author: Emerald Morrow | Published: October 3, 2019



TAMPA, Fla. — There's a long road ahead, but the first of 96 neighbors at Robles Park Village have moved after archaeologists used ground-penetrating radar to detect nearly 130 coffins still underground from Tampa's first Black cemetery.

The property is owned by the **Tampa Housing Authority**, which became aware of the forgotten cemetery after a Tampa Bay Times investigation in June revealed about 400 graves from the Zion Cemetery were unaccounted for.

The housing authority's chief operating officer, Leroy Moore, said the discovery triggered immediate action. The agency is in the process of moving 96 people who were living in apartment buildings at Robles Park, a public housing development for low-income tenants.

Those 96 residents lived on land that overlaps historical maps from the cemetery.

The residents that have to be moved will undergo an extensive relocation preparation process before they are moved. Residents will be given their choice of section 8 housing vouchers or another public housing unit at Robles or somewhere else in the city.

Moore said another portion of the old cemetery land is owned by well-known Tampa businessman Richard Gonzmart, who plans to build a culinary school on the property.

Gonzmart's attorney was unavailable on Thursday to address questions about how the site will be handled.

Street Hockey Rink Gets Facelift Thanks To Lightning

The Tampa Bay Lightning's community hockey department celebrated the completion of renovations at the Tom Oliver Memorial Hockey Rink.

Patch, D'Ann Lawrence White, Patch Staff | Oct 4, 2019 8:59 pm ET

SEMINOLE HEIGHTS, FL — They may never become the next Nikita Kucherov or Steven Stamkos. But with the opening of the newly refurbished Tom Oliver Memorial Hockey Rink, young hockey players in Seminole Heights might just have a shot at the NHL. The Tampa Bay Lightning's community hockey department, Lightning Made, celebrated the completion of renovations at the outdoor rink at 7701 N. Florida Ave. on Sept. 25, continuing a street hockey tradition in Seminole Heights that began two decades ago.

On hand for the occasion were Lightning CEO Steve Griggs, Tampa Mayor Jane Castor, former Lightning general manager and current vice president of community hockey development Jay Feaster, **Tampa Housing Authority** Oaks of Riverview Community Center assistant manager Kenneth Bryant and Moss Construction Senior Vice President John Bowden. For eight weeks over the summer, Feaster and his community hockey crew conducted street hockey clinics for more than 100 youngsters in the Oaks at Riverview Community Center's summer camp program. Many of the kids had never seen a hockey game, much less played in one, before the summer clinic.



Among those on hand for the ribbon-cutting was Tampa Mayor Jane Castor who lives nearby. (Lightning)

"Our kids didn't know what a hockey stick was," said Bryant. But once they had that hooked stick in their hands, Bryant said they became addicted to the game. "They loved it. All 100 of them, every day, twice a week," he said.

It was during that summer clinic that Feaster noticed that the rink had seen better days. The Tom Oliver rink was donated to the city in 1999 through the National Hockey League's legacy program. Each year the NHL and the team hosting the All-Star Game support a community project. That year, Tampa hosted the All-Star game.

Twenty years after the outdoor rink was built, it had begun to show signs of aging. Feaster took his concerns to the Lightning organization and, through a partnership with Moss Construction, the Lightning agreed to commit \$25,000 to renovate the rink. The rink received all new dasher boards and fencing. Cracks in the concrete were sealed and the rink got fresh paint markings and a new Lightning logo. A new scoreboard overlooking the south end of the rink will soon be up and operational as well.

The Lightning plan to have 12 outdoor street hockey rinks completed in the near future. Rinks in Lakewood Ranch and Oldsmar have already been constructed or are nearly complete. Two more rinks - the Tom Oliver Memorial Rink and the Jeff & Penny Vinik Family Club at Winston Park - were built through the legacy program. "Jay and his team over the last four years have given out 100,000 hockey sticks to young kids," Griggs said. "We have to find a place for them to play."

Castor, who lives a few blocks from the Tom Oliver rink, said her son and his friends come to the facility regularly to play roller hockey with kids from the Oaks at Riverview apartments. "That goes to show the impact that the Lightning organization has in our community," Castor said. "It really is incredible. I've never seen anything like it in my entire lifetime, and I would venture to say that there's no other example across the United States like the Lightning and the community partnerships. This particular facility here is the perfect example of bringing our community together. And what better way to do that than in sports."

Zion Cemetery was filled to capacity before it vanished, archaeologists say

Research confirms that at least 742 people were buried on property that's now home to warehouses and a public housing complex.

Tampa Bay Times, Paul Guzzo | Published Oct. 4, 2019

TAMPA — As their research revealed more and more coffin-shaped objects beneath the ground, archaeologists began to wonder whether Zion Cemetery — at first, just a long-forgotten map from 1901 — had eventually reached its capacity.

Now, they're certain of it.

Rebecca O'Sullivan with the Florida Public Archaeology Network, part of the team that discovered the coffin shapes, has reviewed death certificates listing Zion as the burial place and certified 742 of them.

"I have seen the death records for those and can say, yes, they were buried in Zion," O'Sullivan said. "And we think there are more."

Meantime, the research has also revealed that there is a third owner of the 2½-acre site along North Florida Boulevard once occupied by Zion Cemetery — Dennis Creech, whose Sunstate Wrecker Services towing lot includes a Zion parcel the size of a basketball court.

Said Creech, "I am okay with doing whatever I can do to make this right."

When the *Tampa Bay Times* revealed in June that there was a cemetery beneath land now occupied by warehouses and a public housing complex, it wasn't clear whether the bodies had been moved or whether they're still there.



Dennis Creech, left, owner of Sunstate Wrecker Services, and General Manager Tony Huffman say they would feel the loss of property once occupied by long-forgotten Zion Cemetery. But they wouldn't feel right continuing to use it now that they know. [JAMES BORCHUCK | Times]



This composite created by Rebecca O'Sullivan of the Florida Public Archaeology Network shows room for more than 800 burials at the long-forgotten Zion Cemetery. It is based on a 1901 map of the African-American burial ground. [REBECCA O'SULLIVAN | Florida Public Archaeology Network]

The *Times* found 382 death certificates listing Zion as the burial place and cemetery researcher Ray Reed expanded on the search, coming up with nearly 800.

Ground-penetrating radar was brought in and confirmed there still are bodies there, detecting 130 coffin shapes beneath the ground.

The 1901 map shows there was room in Zion Cemetery for about 800 proper burials, plus a potter's field for the indigent and unknown. Zion, established in 1901, is believed to be the Tampa area's first African-American cemetery.

The death certificates found by Reed and certified by archaeologist O'Sullivan may not reflect all the burials there.

No one has found Zion burial records for 1901-1909.

Zion Cemetery was filled to capacity before it vanished, archaeologists say

Research confirms that at least 742 people were buried on property that's now home to warehouses and a public housing complex.

Tampa Bay Times, Paul Guzzo | Published Oct. 4, 2019

And Reed also has discovered records for around 200 African-Americans from 1907-1909 that list no cemetery. There is reason to believe they were buried at Zion: The undertaker, O'Sullivan said, is A.E. Coles, who handled the burials of nearly everyone interred at Zion from 1910-1912.

"It appears he buried exclusively in Zion," she said.

Records for the year 1918 add to O'Sullivan's belief that Zion Cemetery eventually was filled. That was the year of the global flu pandemic when deaths spiked worldwide. But at Zion, the number of burials dropped compared to the year before.

"I looked at Woodlawn Cemetery and burials spiked in 1918," she said. "They should have spiked in Zion unless it was full, and people were buried elsewhere."

From 1919 through 1923, the last year a Zion burial was recorded, only 21 people were interred there, according to death certificates.

The team of archaeologists surveying the property was hired by the Tampa Housing Authority, which owns nearly half the land once occupied by Zion and operates the Robles Park Village public housing project there.

Restaurateur Richard Gonzmart owns much of the other half and said he will soon hire archaeologists, too.

One proposal for the property is to remove the buildings and turn it into a memorial park. State and local officials are seeking funds for a park and perhaps to compensate Gonzmart.

Sunstate Wrecker Services is open to the idea of a park.

"This is sad that something like this happened," said Creech, who learned from the *Times* this month that he owns a piece of Zion Cemetery.

Whether he could hire his own archaeologists "depends on how expensive it is," he said.

Most of the Sunstate property was once home to First Mt. Carmel AME Church. The cemetery was cut out around the church, according to old maps.

But an overlay of the cemetery map onto a modern street grid shows that the basketball court-sized piece of property was part of the potter's field.

"It would cramp us more to lose that piece of our land," said Sunstate's general manager Tony Huffman. "But we wouldn't feel right using it. The people who were buried deserve better."



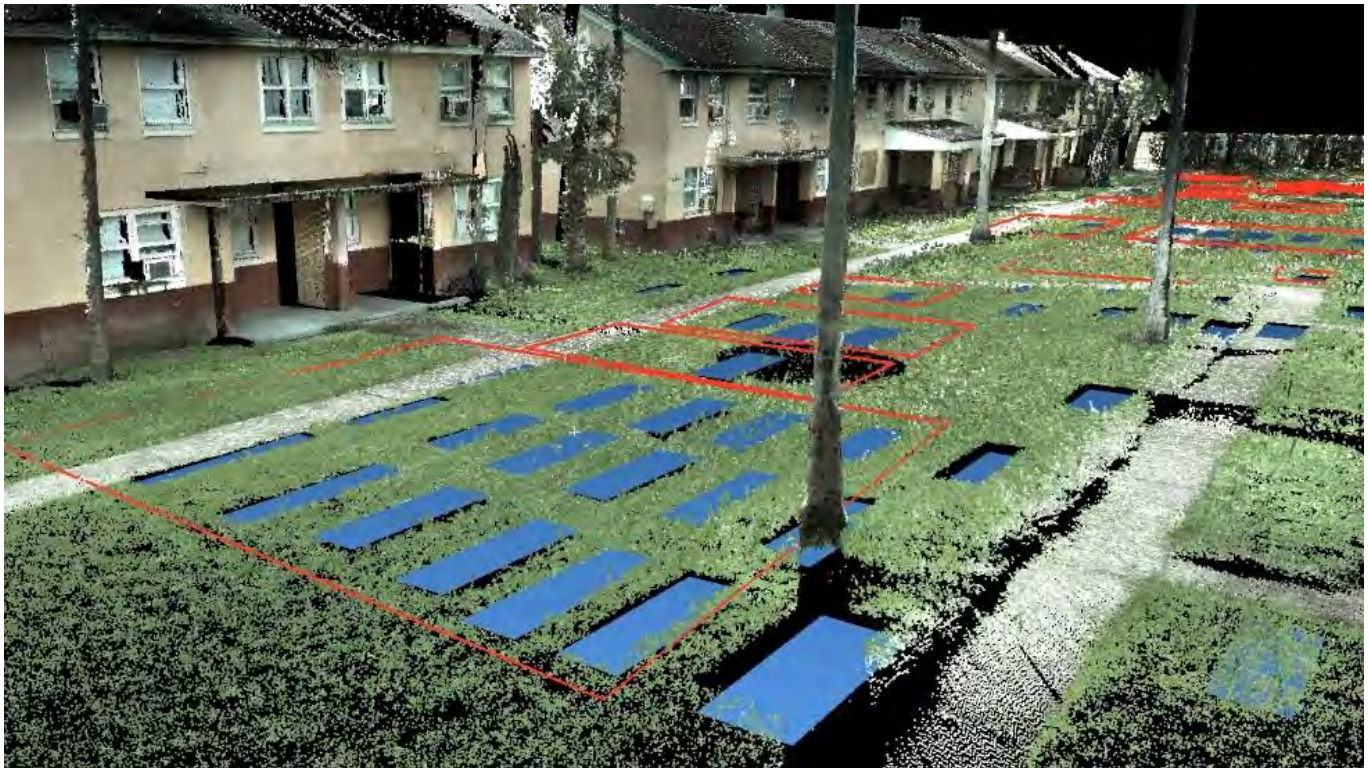
A parcel of land the size of a basketball court along North Florida Avenue in Tampa makes Dennis Creech of Sunstate Wrecker Services the third owner of property that once was Zion Cemetery. [JAMES BORCHUCK | Times]

TAMPA

History Center panel to explore rediscovery of Tampa's forgotten Zion Cemetery

The Tuesday discussion features the Tampa Bay Times staffers whose reporting helped show that hundreds of bodies remain in the ground.

Tampa Bay Times | Dennis Joyce, Assistant metro editor | Published October 4, 2019



This image is a 3D laser scan of Robles Park Village showing grave-shaped objects beneath the ground in relation to buildings at the public housing complex. The single image is made from two data sources and aligns with historical maps of the former Zion Cemetery. [Cardno] [Cardno]

TAMPA — A special report June 23 in the *Tampa Bay Times* revealed that a major African-American cemetery had vanished from public view a century ago and that 800 or more bodies might still lie beneath the ground.



Paul Guzzo, Tampa Bay Times staff writer. [BORCHUCK, JAMES | Tampa Bay Times]

In the weeks that followed, ground-penetrating radar confirmed the report, people living on the property are being relocated, and steps are being taken to turn the 2½-acre property along North Florida Avenue into a memorial park.

What becomes of Zion Cemetery remains to be seen, but the story so far is the subject of a free panel discussion open to the public 6:30 p.m. Tuesday at the Tampa Bay History Center downtown.

The Story of Zion Cemetery, co-sponsored by the *Tampa Bay Times*, is the latest in the History Center's series *Florida Conversations*.

The panel will feature Paul Guzzo and James Borchuck, the *Times* staff members who broke the story, as well as Rebecca O'Sullivan of the Florida Public Archaeology Network and Leroy Moore, senior vice president of the Tampa Housing Authority.

The *Florida Conversations* series, cosponsored by USF Libraries and WUSF public media, features authors and presenters covering a variety of Florida topics, including politics, fiction, history and the environment.

RSVPs are requested, at (813) 228-0097.

The Tampa Bay History Center is at 801 Old Water St., just east of Amalie Arena.

15. LEGAL

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

