



Board of Commissioners Meeting

Wednesday, October 21, 2020

LOCATION: VIRTUAL MEETING



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dachepalli

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafi.com

**Board of Commissioners Meeting
Wednesday, October 21, 2020**

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Note to Commissioners:

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

October 21, 2020

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

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

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

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

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

- II. APPROVAL OF MINUTES**
- Regular/Virtual Board Meeting of September 16, 2020
- III. PUBLIC FORUM** (Maximum three-minute limit per speaker)
- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDd1l1WDlpZz09>
Password: 009829
 - Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016
- IV. EMPLOYEES OF THE MONTH (Central Administration/Properties)**
- Administration ~ [Lorenzo Reed](#)
- V. RECOGNITIONS**
- Geraldine Barnes Award Recipient ~ [Bradley Antoine](#)

AGENDA FOR THE VIRTUAL BOARD MEETING

VI. RESOLUTIONS

2020-4180 Margaret Jones	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM AND OTHER RELATED RENTAL ASSISTANCE PROGRAMS.
2020-4181 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT (MIPA) WITH CAH/RED CAPITAL AFFORDABLE HOUSING I, LP AND CASCADE CENTRO AUSTRIANO, LLC FOR THE ACQUISITION OF CENTRO PLACE APARTMENTS LOCATED AT A SINGLE FAMILY RESIDENTIAL PROPERTY LOCATED IN TAMPA, HILLSBOROUGH COUNTY, FLORIDA.
2020-4182 Lorenzo Bryant	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE TAX CREDIT PROPERTIES.

VII. PRESIDENT/CEO'S REPORT

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

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

- Department of Assisted Housing ~ [Margaret Jones](#)
- Department of Human Resources ~ [Kenneth Christie](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

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

XI. NEW BUSINESS

XII. ADJOURNMENT

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

September 16, 2020

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

This meeting of the Tampa Housing Authority Board of Commissioners was called to order at 8:43 a.m. Before the meeting began the Vice Chair Bemetra Salter Liggins read the following statement:

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

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

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

II. MINUTES

Attorney Gilmore provided clarification and asked Commissioner Dachevall to read a statement regarding the Commissioner's abstention, refer to resolution 2020-4176 presented during the August Board meeting; documents concerning the Commissioner's abstention were included with the minutes from same meeting.

A motion to approve the Minutes of the Board meeting of August 19, 2020 was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachevall:

Commissioner Salter Liggins	Yes	Commissioner Dachevall	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Homans	Yes

The minutes were approved with a date correction mentioned by the Chair and reiterated by the attorney.

III. PUBLIC FORUM

Non to come before this forum

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Jissett Martinez](#)
- Properties ~ [Michael Colon](#)

V. SPECIAL RECOGNITION

- Geraldine Barnes Award Recipient ~ [Karen Bogan](#)

VI. RESOLUTIONS

The Director of Contracting and Procurement, Ms. Tina Washington presented the first two resolutions 2020-4177 and 2020-4178.

2020-4177	A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR MERIDIAN RIVER DEVELOPMENT CORPORATION (MRDC).
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachevall:

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

Commissioner Salter Liggins	Yes	Commissioner Dacheballi	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Homans	Yes

2020-4178	A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR HVAC REDUNDANCY FOR PALM TERRACE ASSISTED LIVING FACILITY (ALF).
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Dacheballi:

Commissioner Salter Liggins	Yes	Commissioner Dacheballi	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Homans	Yes

The Director of Assisted Housing, Ms. Margaret Jones presented resolution 2020-4179.

2020-4179	A RESOLUTION APPROVING THE TAMPA HOUSING AUTHORITY TO PARTICIPATE IN THE HOUSING CHOICE VOUCHER MOBILITY DEMONSTRATION PROGRAM.
-----------	---

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

Commissioner Salter Liggins	Yes	Commissioner Dacheballi	Yes
Commissioner Johnson-Griffin	Yes	Commissioner Homans	Yes

Resolution 2020-4180 was tabled.

2020-4180 TABLED	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH FLORIDA AREA MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ALLIE PROPERTY HOLDINGS, INC, A FLORIDA CORPORATION AND WEST TAMPA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE ACQUISITION OF EXISTING PROPERTY OF MIXED-USED COMPOSITION LOCATED AT 2711 NORTH MACDILL AVENUE, TAMPA, FLORIDA 33607.
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VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty's report included NTHDC and IT updates. NTHDC is the highest earner for THA with earnings of \$4.9 million in admin fees as of August 2020 and expenses of \$3.4 million. NTHDC offices had moved to Hyde Park and have now returned to their previous address on Cypress, near THA headquarters.

The IT department had serious goals for 2020 and have achieved most. One main goal was to shift most of the agency's system to the Cloud. FileVision is a scanning system that keeps all files electronically in the agency's effort to become paperless. RingCentral is the agency's new phone system. Kronos has moved to the Cloud-based system called ADP. To access agency files, staff uses Office 365 with access from anywhere and from any device with a login.

The CFO also updated Commissioners regarding a breach in 2019 for which upgrades to the agency's firewall were done. Other updates included WiFi, Enterprise System/Rent Café formally Yardi and THA's Portal usage. Maintenance staff can now use an online workorder system. Images were shown of the One-Stop Kiosks that will be placed at the Section 8 lobby, at the main office on Cypress and other THA properties. The agency's website is continually updated with new pages for tasks such as tracking West River development. A new Zion Cemetery page was created and a page for registering to the agency's annual Golf Tournament.

While showing a summary page for the RAD properties, the CFO provided more details. Delinquencies were highlighted as rent collection had become challenging, due to the pandemic; write-offs were likely by the end of the year.

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

Other highlights from the CFO's report included expected HAP average increases that may result in the request of HUD reserves to cover monthly payments.

The Director of Asset Management, Mr. Lorenzo Bryant provided details regarding how his department was addressing non-collectables.

In response to an inquiry by Commissioner Dachepalli, Mr. Ryans stated that he would have staff contact other housing authorities of like size to compare delinquency payments.

Operations and Real Estate Development

Sr. VP/COO, Mr. Leroy Moore's report began with Encore updates; he showed an image from one of two cameras mounted on top of a federal building that constantly monitors the Encore site. The COO also highlighted images from the Real Estate Development, tab 11 of the Board report. Images showed the Job Training Center location, the Urban Farm, the Solar Art Technology Park, as well as construction activity on Lot 9 and 11 for the Transwestern and Legacy buildings.

A marketing brochure flyer was finalized for the grocer pad, lot 12, currently in design phase. Although there was no prospective buyer yet for lot 10, there was still much interest for this premium site; staff looked for the right mix of uses and an exciting project for the site. Staff hoped to sign a lease soon with a prospective restaurateur for the restaurant space at the Ella building, formerly occupied by Faedo's.

Once again Mr. Moore referred to the RED department, tab 11 from the Board report, this time to show West River images and progress. Staff acquired certificates of occupancies for the Renaissance and Mary Bethune buildings, expecting both buildings to lease up at a rate of 50 units per month. Mr. Moore showed images of the three buildings already vertical, this was the family of Towers in West River; a fourth building, Tower 4 Phase 1 was estimated to close by early next year.

A master planner contract with partner team Baker Barrios and **PMG** was approved for Robles Park and the Zion Cemetery vision. The team's official start date will be in October with a six-month contract. A virtual Zion Archeological Advisory Committee meeting was scheduled for Thursday, September 17th at 11:30 a.m.

Mr. Moore was followed by the Director of Human Resources, Mr. Kenneth Christie who provided updates regarding the agency's workforce during the pandemic. The director's comments included information regarding the upcoming elections encouraging staff and residents to vote early.

Asset Management Director, Mr. Bryant once again addressed the Board to report on the properties, his comments included information regarding COVID on-site testing at the properties for residents and staff.

As a reminder, Mr. Moore announced the grand opening/ribbon cutting ceremony for the Renaissance at West River scheduled for Thursday, September 24th at 9 a.m.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

None to come before this forum

X. UNFINISHED BUSINESS

Repeat Public Forum - None to come before this forum

XI. NEW BUSINESS

None to come before this forum

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

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 10:06 a.m.

Approved this 21st day of October 2020.

Chairperson

Secretary

Executive Director
Jerome D. Ryans



5301 West Cypress Street
Tampa, FL 33607
Ph: (813) 253-0551
Fax: (813) 471-3434
www.thafl.com

Board of Commissioners

James A. Cloar - Chairperson
Bemetra Salter Liggins - Vice Chairperson
Ben Dachehalli
Billi Johnson-Griffin
Parker Homans
Lorena Rivas Hardwick

NEW POLICY CHANGE
PLEASE READ CAREFULLY

10/01/2020

Reva Iman t0050613
427 East Hernandez Court
267
Tampa, FL 33603

The reason for this change is due to:

- REEXAMINATION**
Annual Review of family income and/or composition.
- INTERIM ADJUSTMENT**
Interim change in family income and/or composition.
- RENT ADJUSTMENT**
The owner/agent request for a rent adjustment.
- CHANGE IN FAMILY COMPOSITION**

This change to the Housing Voucher Contract and/or Lease Agreement will be effective from 11/01/2020. The next reexamination is due on 10/01/2021. This change is presented to you in accordance with the terms and conditions of the Housing Voucher Contract and/or Lease Agreement and shall be attached to and made a part of your Housing Voucher Contract and/or Lease Agreement. All other covenants, terms and conditions of the original Housing Voucher Contract and/or Lease Agreement remain the same. , the Lease Agreement and HAP Contract are as follows:

<u>Adjustment in Payment</u>	<u>From</u>	<u>TO</u>
HAP Payment	\$785	\$0
Tenant Rent	\$82	\$1,073
Total Rent to Owner	\$867	\$1,073
URP	\$0	\$0

The next reexamination is due on 10/01/2021 and the process is started 120 days in advance. At your next annual re-exam, the payment standard may decrease based on the zip-code of your subsidized unit. If the payment standard decreases this year, it would take effect at next year's recertification which can potentially increase tenant rent. It is your responsibility to be informed about the increase/decrease in payment standards from year to year. This information is on our website. Please contact your housing specialist if you have any questions. Your current Payment Standard this year is \$.

If you disagree with this decision, you may request an informal hearing. If a hearing is desired, you must submit a written request to this office within 10 days of this notice or your right to a hearing will be waived.

If you are a person with a disability and require reasonable accommodations to access or participate in this program, please provide, your request in writing within ten (10) days from the date of this letter.

Sincerely,
Xiomara Guerra-Rodriguez/ Jason Cruz-Ayala
Email : xiomara.guerra-rodriguez@thafl.com
Phone : (813) 253-0551 x1280
Fax :

XC: Robles Park, LLC
3814 Central Avenue,
Tampa, FL, 33603

3. PUBLIC FORUM

Board Meeting of the Housing Authority of the City of Tampa

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: <u>2020-4180</u> The Board of Commissioners is requested to approve the above-referenced resolution in order to: <u>Annual Utility Allowance Revision</u> <hr/> <hr/> <hr/>
--

2. Who is making request:

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

3. Cost Estimate (if applicable):

 <hr/> <hr/> <hr/>

Narrative:

<p>A utility allowance is calculated for an assisted family if the family is responsible for paying the cost of any utilities. It is an amount equal to the estimate made or approved by a PHA or HUD of monthly cost of reasonable consumption of tenant paid utilities by an energy conservative household. Utility allowances must be reviewed annually and changed if there is an increase of 10% or more. The rates this year have not met the 10% threshold; however, as a basic business practice and budgeting protocol, the new utility allowance will be implemented upon approval.</p>
--

UTILITY ALLOWANCE REVISION RESOLUTION 2020-4180

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

WHEREAS, 24 CFR 982.517(c)(1) requires that the utility allowance schedule be reviewed as necessary and at least on an annual basis;

WHEREAS, HUD requires separate utility allowances for the various housing types in our jurisdiction;

WHEREAS, the Housing Authority of the City of Tampa has reviewed the proposal of utility rates and have made the necessary adjustments. Although HUD does not require implementation unless there is a change of more than 10%, the agency finds it necessary to adopt the allowances in order to ensure tenants are not negatively impacted by the slight increase in utilities as well as to eliminate a drastic increase in Housing Assistance Payment expenses once the utilities have changed beyond the 10% threshold;

NOW THEREFORE BE IT RESOLVED,

The Board of Commissioners of the Housing Authority of the City of Tampa hereby approves the revised utility allowance schedules for use in the rental assistance programs effective October 21st, 2020.

Adopted this 21st Day of October 2020

Chairperson

Secretary

August 2020

Utility Allowances

TAMPA HOUSING AUTHORITY

Tampa, Florida



INITIAL REPORT

SECTION 8 HCV

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

3301 West Freeway 2nd Floor, Fort Worth, TX 76107

Tel: 817-922-9000 / Fax: 817922-9100

Satellite Office: Washington D.C. Metro Area and Houston, Texas

E-Mail Address: ResidentLife@nelrod.com – Web Site: www.nelrod.com

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Email: ResidentLife@nelrod.com – Website: www.nelrod.com

September 21, 2020

Margaret Jones, Director of Contracting
Tampa Housing Authority
5301 West Cypress Street
Tampa, FL 33607

Re: Section 8 HCV Program Utility Allowances Survey and Study - 2020

Dear Ms. Jones:

ResidentLife Utility Allowances® is pleased to enclose a draft copy of the Section 8 Housing Choice Voucher Program Utility Allowances Survey and Study. Please see the Survey and Study Results section of the study analysis for details.

Additionally, we have provided your agency with allowances on 2 forms HUD-52667, one for Multi-Family (High-Rise/Garden Apts/Apartment/Row House/Semi-Detached/Duplex), and Single-Family (Detached House/Mobile Home). The utility providers have monthly service charges that are not based on consumption. These charges are shown in the "Other-Specify:" row of the form HUD-52667. These charges should be added in the utility allowance totals for residents utilizing these utilities, but add them only one time each. (See Explanation following the HUD forms in the study.)

A copy of the adopted allowance schedules must be sent to your local HUD field office. **This study analysis will help you acquire all 5 points for SEMAP Indicator 4: Utility Allowance Schedule.**

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. **We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

As a reminder: HUD regulations state that housing authorities shall **review allowances at least annually and revise allowances established if there has been a 10% increase or decrease in utility rate and charges.** Please contact ResidentLife Utility Allowances® about this time next year to see if we can be of service for your annual review.

3301 West Freeway
Fort Worth, TX 76107



Phone: 817-922-9000
Fax: 817-922-9100

Email: ResidentLife@nelrod.com – Website: www.nelrod.com

Please carefully review this draft report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. **Please see the attached Closure Acceptance Statement, sign and return as soon as possible and contract us regarding the Seal of Compliance.** You can contact me at (817) 922-9000 ext 139 or cheryl@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cheryl Lord

Cheryl Lord
ResidentLife Utility Allowances® Director

Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.

Z:\2020\2020 Utility Allowances\Agency Studies 2020\Tampa, FL-Contract\Tampa FL-S8 UA NEW Study Letter-Aug 2020.docx



Email: ResidentLife@nelrod.com – Website: www.nelrod.com

Closure Acceptance Statement

ResidentLife Utility Allowances Director

Re: Section 8 HCV Program Utility Allowances Survey and Study Report - 2020

Upon signing this Closure Statement, I, _____, on behalf of the **Tampa Housing Authority, FL** acknowledge receipt of the draft survey study report.

I, or a member of our agency staff, have reviewed this draft report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

Signature

Title

Print Name

Date

**Please sign and return within 30 days
fax to: (817) 922-9100 or email to cheryl@nelrod.com**

Job # 1598-RU-001

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program

Objective

The objective of this survey and study is to develop electricity, natural gas, bottle gas/propane, water, sewer, and trash collection utility allowances for the **Tampa Housing Authority, FL**, for their Section 8 Housing Choice Voucher Program. These utility allowances are based upon a reasonable consumption of an energy conservative family of modest circumstances to provide for the basic essentials needed for a living environment that is safe, sanitary, and healthful. HUD regulations state that “the PHA must use normal patterns of consumption for the ‘community as a whole’ and current utility rates.” Currently it is difficult to find local sources that provide community-wide data of average consumptions by fuel end uses; therefore, HUD recommends, and we have utilized, the latest version of the HUD Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**). This version has many consumption changes from the previous version, and like that version, automatically includes allowances under Electric Heating for Heat Pump in addition to electric resistance heating. **Only one type of Heating should be chosen for determining the total utility allowances).**

The following will be used as guides in developing utility allowances for the Section 8 Housing Choice Voucher Program: 24 CFR 982.517), the Instructions to the Form HUD-52667, HUD Handbook 7420 and Housing Choice Voucher Program Guidebook.

Methodology

The following steps were taken by our utility allowance specialist to accomplish the above objective:

1. Monthly Consumption Allowances

The average monthly consumption for electric and natural gas were developed utilizing the newest version of HUD’s Utility Schedule Model (HUSM) for the Section 8 HCV Program. This tool provides for a **“Green Discount”** choice of **“None” (Standard), “Energy Star”, “LEED”, or “Significant Green Retrofit”**. Choosing “None” provides **“Standard”** equipment and measures, and choosing **“Energy Star”, “LEED”, or “Significant Green Retrofit”** provides **“Energy Efficient”** equipment and measures. Each selection modifies the consumption averages.

In this engineering-methodology study “**None**” (**Standard**), was chosen for utility allowances. The Agency did not indicate a need for Energy Efficient Utility Allowances at this time.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by ResidentLife Utility Allowances® specialist, and is based on a conversion factor, acquired via internet research. This factor converts natural gas usage to propane usage.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

2. *Rate Information Gathering*

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Obtained documentation on current residential **electric** rates and charges from **Tampa Electric (TECO)** through their internet website and telephone inquiries.
- b. Obtained documentation on current residential **natural gas** rates and charges from **People Gas** through their internet website and telephone inquiries.
- c. Obtained documentation on current residential **bottled gas/propane** rates from **Suburban Propane** through telephone inquiries.
- d. Obtained documentation on the current residential **water and sewer** rates and charges from the **City of Tampa, City of Temple Terrace, and Hillsborough County** through their internet websites, emails, and telephone inquiries.
- e. Obtained documentation on current residential **trash collection** charges for the **City of Tampa** through their internet website and telephone inquiries.

3. Utility Allowance Adjustments (Computation of Consumption Costs)

Allowances were calculated by our utility allowance specialist:

- a. The current residential rates and charges for **electric** usage were applied to the adjusted average consumption figures for each building type to determine the cost of consumption for each size unit.
- b. The current residential rates and charges for **natural gas** usage were applied to the adjusted average consumption figures for each building type to determine the cost of consumption for each size unit.
- c. The current residential rate for **bottled gas/propane** usage was applied to the adjusted average consumption figures for each building type to determine cost of consumption for each size unit.
- d. The current residential rates and charges for **water and sewer** usage were applied to the adjusted average consumption figures for **each provider** and each building type to determine cost of consumption for each size unit.
- e. The **trash collection** costs were applied, per the Agency.

These new utility allowances were entered into **2** forms HUD-52667 for each applicable building type, plus a separate schedule for water, sewer and trash collection utility allowances.

4. Section 8 Utility Allowance Schedule - Form HUD-52667

The utility allowance schedule must be prepared and submitted in accordance with HUD requirements on the form prescribed by HUD, this is form HUD-52667. Therefore, the new utility allowances have been inserted into **2** forms HUD-52667, one each for a **Multi-Family (High-Rise/Garden Apts/Apartment/Row House/Semi-Detached/Duplex)** and a **Single-Family (Detached House/Mobile Home)**, plus a separate schedule for water, sewer and trash collection utility allowances.

NOTE 1: The **Natural Gas** and **Electric** utility providers have a **monthly customer charge** that is not based on consumption. These charges are shown in the "Other-Specify:" row of the form HUD-52667. These charges should be added for residents utilizing these utilities, but add them only one time each. (See Explanation...Monthly Fixed Charges following these HUD forms.)

NOTE 2: If the owner/landlord does not provide a range or refrigerator with the leased unit, the agency must provide an allowance for the **tenant- provided range or refrigerator**, to supplement maintenance costs, and should be based on the lesser of the cost of leasing or installment purchasing of suitable equipment. Microwave applies only to studio/efficiency units that do not have a range/stove cooking source. Who provided the range and refrigerator must be indicated on the Request for Tenancy Approval (RFTA) and dwelling unit lease.

NOTE 3: For your convenience, we have provided utility allowances for Reasonable Accommodations medical equipment.

NOTE 4: On December 20, 2018, HUD revised the Section 8 HCV utility allowance regulations (24 CFR §982.517) item (d) Use of Utility Allowances Schedule, to now specify "The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards." See HUD regulations for the exceptions.

NOTE 5: According to HUD's instructions provided with form HUD-52667, this form shall be reproduced by the Agency and given to families with their Voucher or subsequently in connection with any revisions. This form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. This form shall also be used by the Agency to record the actual allowance for each family and this form must be maintained in the resident's file.

5. Support Documentation

As per HUD regulations (24 CFR 982.517(c)(1)) the Agency must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

This report contains a copy of all such supporting documentation.

6. Submission of Adopted Utility Allowance Schedule

According to HUD Regulations (24 CFR 982.517(a)(2)), a copy of the adopted utility allowance schedules (form HUD-52667) must be sent to your local HUD Field Office. At HUD's request, the Agency also must provide any information or procedures used in the preparation of the schedule.

7. Annual Update

REMINDER: HUD regulations (24 CFR 982.517(c)(1)) state that housing authorities **must review its schedule of utility allowances each year**, and **must revise** its allowance for a utility category **if there has been a change of 10%** or more in the utility rate since the last time the utility allowance schedule was revised.

8. Reasonable Accommodations

We have provided utility allowances for Reasonable Accommodations medical equipment.

If a family has a person with disabilities, and they need a higher utility allowance as a reasonable accommodation (in accordance with 24 CFR part 8), they may make a request to the housing agency. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)).

Z:\2020\2020 Utility Allowances\Agency Studies 2020\Tampa, FL-Contract\S8 Initial 2020-3Yr Contract\0100b-Tampa FL-S8-Initial-O&M Narrative-Aug 2020.docx

SURVEY AND STUDY RESULTS

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

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

Re: FY2020-4181

The Board of Commissioners is requested to approve the above-referenced resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to execute a membership interest purchase and sale agreement (MIPA) with CAH/RED Capital Affordable Housing I, LP and Cascade Centro Austriano, LLC for the acquisition of Centro Place Apartments located at a single family residential property located in Tampa, Hillsborough County, Florida.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** N/A
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Purchase price: N/A

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to authorize its President/CEO to execute a membership interest purchase and sale agreement (MIPA) with CAH/RED Capital Affordable Housing I, LP and Cascade Centro Austriano, LLC for the acquisition of Centro Place Apartments located at a single family residential property located in Tampa, Hillsborough County, Florida.

Attachments (if applicable):

Resolution Summary

Sheet Memo

Resolution

Attachment I: Membership Interest Purchase and Sale Agreement (Centro Place Apartments)

M E M O R A N D U M

Date: October 14, 2020
To: Board of Commissioners
Through: Jerome D. Ryans, President/CEO
From: Leroy Moore, Senior Vice-President/COO
Subject: **Resolution 2020-4181**

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

This resolution is necessary in order to authorize the President/CEO to execute the Membership Interest Purchase and Sale Agreement (MIPA) for the acquisition of Centro Place Apartments. Centro Place Apartments is a 16-year-old, 160 unit (80 1 BR/ 80 2 BR) elderly mixed income community located in the Ybor City neighborhood of Tampa. We are purchasing the Partnership Interest in this asset so we can then do a re-syndication of the debt structure and finance some needed rehabilitation under a new tax-exempt bond and low-income housing tax credit financing structure.

This MIPA is in draft form because we are still negotiation select items and attempting to get a head start on due diligence work. We do not foresee any material changes from the form that this draft is currently in.

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

RESOLUTION NO. FY2020-4181

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

WHEREAS, the Housing Authority of the City of Tampa (Authority) in partnership with PMG Affordable has submitted a Letter of Intent to the owners of Centro Place Apartments for the acquisition of the partnership interest in that asset;

WHEREAS, the Authority has as a strategic goal the acquisition of additional affordable housing and was approached by PMG Affordable to be its partner in this particular acquisition;

WHEREAS, the Authority and PMG Affordable has agreed on business terms which for such a partnership which include THA being an equal partner in the acquisition, rehabilitation, and sole surviving member of the partnership after stabilization and conversion to permanent financing;

WHEREAS, the agreed business terms for the acquisition include a purchase price of \$11,800,000, deposit of \$750,000, due diligence period of 25 days and Closing projected for January 2021;

WHEREAS, the Authority considers the acquisition of Centro Place Apartments and the partnership with PMG Affordable to be in the best interest of the Authority and consistent with our strategic business plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to finalize negotiations and execute this Membership Interest Purchase and Sale Agreement with CAH/RED Capital Affordable Housing I, LP, and Cascade Centro Austriano, LLC for the acquisition of Centro Place Apartments located in Tampa, Hillsborough County, Florida.

Adopted this 21st day of October 2020.

Chairperson

Secretary

MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT
(Centro Place Apartments)

THIS MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT (the “Agreement”) is made as of the [_____] day of [____], 2020 (the “Effective Date”), by and among CAH/Red Capital Affordable Housing I, LP, a Washington limited partnership (“Investor Member”) and Cascade Centro Austriano LLC, a Washington limited liability company (“Managing Member”) (the Investor Member and Managing Member are hereinafter referred to individually as a “Seller” and in the aggregate as “Sellers”), and [_____] (“Managing Member Interest Buyer”) and [_____] (“Investor Interest Buyer”, and collectively with Managing Member Interest Buyer, the “Buyer”).

RECITALS

WHEREAS, CAP Development Company, LLC, a Florida limited liability company (the “Company”), is the owner of the land and improvements, including an apartment complex commonly known as Centro Place Apartments, located in Tampa, Hillsborough County, Florida, as further described on Exhibit “A” attached hereto (the “Property”).

WHEREAS, the Company is governed by that certain First Amended and Restated Operating Agreement, dated as of November 9, 2004, as amended by that certain First Amendment to First Amended and Restated Operating Agreement, dated as of [____], as amended by that certain Second Amendment to First Amended and Restated Operating Agreement, dated as of November 4, 2005, as amended by that certain Third Amendment to First Amended and Restated Operating Agreement, dated as of [December __, 2019] (as amended, the “Operating Agreement”).

WHEREAS, the Managing Member is the owner of a 0.01% membership interest in the Company in the Company (the “Managing Member Interest”).

WHEREAS, the Investor Member is the owner of a 99.99% membership interest in the Company (the “Investor Interest”, and together with the Managing Member Interest, the “Purchased Interests”).

WHEREAS, the Managing Member desires to sell and convey the entirety of the Managing Member Interest in the Company to Managing Member Interest Buyer and to withdraw from the Company, and Managing Member Interest Buyer desires to purchase the Managing Member Interest from the Managing Member and be admitted as a member and manager of the Company.

WHEREAS, the Investor Member desires to sell and convey the entirety of the Investor Interest in the Company to Investor Interest Buyer and to withdraw from the Partnership, and Investor Interest Buyer desires to purchase the Investor Interest from the Investor Member and be admitted as a member of the Company.

WHEREAS, Buyer desires to purchase from Sellers, and Sellers desire to sell to Buyer, the entirety of the Purchased Interests, subject to the terms and conditions of this Agreement and the exhibits attached hereto.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. **Purchase and Sale.** Managing Member hereby agrees to assign, sell and convey the Managing Member Interest to Managing Member Interest Buyer, and Managing Member Interest Buyer hereby agrees to purchase, accept and acquire the Managing Member Interest from Managing Member, subject to the terms and provisions of this Agreement and the exhibits attached hereto. Investor Member hereby agrees to assign, sell and convey the Investor Interest to Investor Interest Buyer, and Investor Interest Buyer hereby agrees to purchase, accept and acquire the Investor Interest from Investor Partner, subject to the terms and provisions of this Agreement and the exhibits attached hereto.

2. **Price.** The purchase price for the Property (the “Purchase Price”) shall be [_____] and No/100 Dollars (\$[_____]). The Purchase Price, plus or minus the additional prorations, credits and adjustments as provided herein, shall be payable in good and immediately available funds at Closing.

3. **Earnest Money.** Within two (2) business days of the Effective Date, Buyer shall deposit with Chicago Title Insurance Company 701 5th Avenue, Suite 2700, Seattle, Washington 98104, Attention: Michael Costello (“Escrow Agent”) an amount equal to [_____] and No/100 Dollars (\$[_____]) as the initial earnest money deposit (the “Initial Deposit”). Within two (2) business days following satisfaction or waiver of the Review Period, Buyer shall make an additional earnest money deposit with Escrow Agent in the amount of [_____] and No/100 Dollars (\$[_____]) (the “Additional Deposit,” and collectively with the Initial Deposit, the “Earnest Money”). Upon the expiration or waiver of the Review Period, the Earnest Money shall be nonrefundable to Buyer, except (a) in the event of a Seller’s default, or (b) as otherwise expressly provided in this Agreement and shall be disbursed to Sellers by Escrow Agent upon request by Sellers. Prior to disbursement to Sellers, the Earnest Money shall be held by Escrow Agent in an interest-bearing account with all interest accruing for the benefit of the Buyer. The Earnest Money shall be credited towards the Purchase Price at Closing.

4. **Title and Survey.**

4.1 **Review of Title.** Within three (3) business days of the Effective Date, Sellers shall provide Buyer with a preliminary commitment for title insurance for the Property issued by Chicago Title Insurance Company (“Title Company”) together with copies of all exceptions and encumbrances noted thereon (collectively, the “Preliminary Commitment”).

4.2 Review of Survey. Within three (3) business days of the date of this Agreement, Sellers shall provide Buyer with a copy of any survey of the Property in Owner's possession or control (the "Existing Survey"). All costs to update such Existing Survey, recertify such Existing Survey or obtain a new survey (in each case, the "Current Survey") shall be the responsibility of Buyer. If Buyer elects to obtain a Current Survey and does not deliver a copy of the Current Survey to the Sellers and the Title Company on or prior to the date that is five (5) business days prior to the expiration of the Review Period, Buyer shall be deemed to have waived any objections under Section 4.3 below as to matters shown on the Current Survey.

4.3 Title and Survey Review.

(a) Buyer shall have until the date which is seven (7) business days prior to the expiration of the Review Period to advise Sellers in writing of any encumbrances, restrictions, easements or other matters contained in the Preliminary Commitment, the Existing Survey and any Current Survey to which Buyer objects (the "Exceptions"). All Exceptions to which Buyer does not object in writing within such period shall be deemed accepted by Buyer.

(b) If Buyer objects to any Exceptions within the required period, Sellers shall advise Buyer in writing within five (5) business days after Sellers' receipt of Buyer's objections (a) which Exceptions Sellers will remove at Closing, (b) which Exceptions the Title Company has agreed to insure over in the title policy to be issued at Closing and whether or not Sellers will pay for such endorsements, and (c) which Exceptions will not be removed or insured over (the "Sellers' Title Notice").

(c) On or before the expiration of the Review Period, and assuming Sellers have not agreed to remove all matters to which Buyer objected, Buyer shall notify Sellers in writing of Buyer's election to either (i) terminate this Agreement in which event, the Initial Deposit will be refunded to Buyer, or (ii) waive its objections to the Exceptions the Title Company has not agreed to insure over and the Exceptions Sellers will not remove, in which event such Exceptions shall be deemed accepted by Buyer.

(d) Buyer acknowledges that the Property is, and shall continue to be, subject to the conditions, covenants and restrictions as set forth in (i) the Extended Low-Income Housing Agreement, recorded in Official Records Book 15573, Page 214 in the real property records of Hillsborough County, Florida (the "LIHTC LURA"), and (ii) the Land Use Restriction Agreement, recorded in Official Records Book 14771, Page 273 in the real property records of Hillsborough County, Florida (the "HOME/SHIP LURA" and, together with the LIHTC LURA, the "Restrictive Covenants").

4.4 Title Insurance. Sellers shall cause Title Company to deliver to Buyer at Closing a standard coverage owner's policy of title insurance issued by Title Company in the face amount of the Purchase Price, dated the date of Closing, insuring Buyer's title subject to no exceptions other than the Florida required standard printed exceptions and the Exceptions deemed accepted by Buyer pursuant to Section 4.3 above. The cost of any endorsements requested by Buyer or Buyer's lender, and the cost of any loan policy of title insurance required by Buyer's lender, shall be paid by Buyer. Buyer may condition its acceptance of the title

insurance upon the Title Company's agreement to issue such standard title endorsements as Buyer or Buyer's lender may require and upon the Title Company's agreement to provide an insured closing with a fully-issued title or title mark-up to be delivered at Closing.

5. **Review of Property; Required Approvals.**

5.1 **Review Period.** Buyer shall have until 5:00 p.m. Pacific Time on the date which is [_____] days following the Effective Date (the "**Review Period**") to conduct a due diligence and feasibility review with respect to the Property, the Purchased Interests and the Due Diligence Deliveries (as hereinafter defined) and to satisfy itself with respect to all matters relating to the Property, including, without limitation, its physical condition. Within five (5) business days following the Effective Date, Sellers shall deliver to Buyer (or make available to Buyer for review at the Property) all available items listed on **Exhibit B** attached hereto ("**Due Diligence Deliveries**") to the extent such items exist and are in Sellers' actual possession or reasonable control, and Sellers shall otherwise attempt in good faith (but without required incurrence of third party expense) to obtain such documentation and make the same available to Buyer for review.

In the event that on or prior to the end of the Review Period Buyer determines that either the Property or the Purchased Interests is not acceptable (in Buyer's sole and absolute discretion), Buyer shall give written notice (the "**Termination Notice**") thereof to Sellers prior to the end of the Review Period, in which event (i) this Agreement shall terminate; (ii) Buyer shall promptly return to Sellers copies of all materials and documents provided by Sellers to Buyer as part of Buyer's review of the Property; (iii) all of Buyer's studies, reports and work product with respect to the Property prepared by third parties and related to the physical condition of the Property or any governmental requirements applicable to the use and development of the Property shall be immediately delivered to Sellers at no cost to Sellers; and (iv) the Initial Deposit shall be returned to Buyer. If Buyer fails to give such Termination Notice on or before expiration of the Review Period, this due diligence and feasibility contingency shall be deemed to have been waived, in which event this Agreement shall remain in full force and effect in accordance with the terms hereof, Buyer shall deposit the Additional Deposit in accordance with **Section 3** above, and the Earnest Money shall be non-refundable to Buyer except as otherwise expressly set forth herein.

5.2 **Access.** From the Effective Date through Closing, and upon twenty-four (24) hours prior notice to Sellers, Buyer shall be entitled to access the Property, inspect the Property and all improvements located thereon, and to review any operating files maintained by Owner or its property manager in connection with the leasing, maintenance and/or management of the Property, including, without limitation, permits and approvals, rent rolls, financial and operating statements, environmental audits, inspection reports and studies, service contracts, plans and specifications, the lease files, operating agreements, bills, invoices, receipts and other general records relating to the income and expenses of the Property (but excluding materials not directly related to the leasing, maintenance and/or management of the Property such as Owner's or any Seller's internal memoranda, financial projections, appraisals, tax records, and similar proprietary or confidential information) and to conduct such investigations, tests, surveys and other analyses as Buyer determines is necessary, provided (a) Buyer shall not do any invasive testing, sampling or drilling at the Property without first obtaining Sellers' prior written consent, (b) Buyer shall conduct such tests or investigations so as not to unreasonably interfere with

current activities or tenants on the Property, and (c) Buyer shall promptly restore the Property to substantially the same condition which existed prior to any such investigations, tests, surveys and other analyses, at Buyer's sole cost and expense. Sellers shall be entitled to have a representative present at all times while Buyer or its representatives or agents are physically on the Property. Notwithstanding the foregoing, Buyer shall be entitled to access occupied units only upon at least forty-eight (48) hours prior notice to Sellers, and upon advance notice to the tenants as may be required under applicable law.

5.3 Inspection Indemnity. Buyer agrees to indemnify, defend, and hold Sellers harmless from and against any and all claims, costs, expenses and liabilities (including, without limitation, reasonable attorneys' fees) for damages or injuries arising out of or resulting from the investigation of the Property by Buyer and its agents and/or the performance of the tests and investigations conducted by Buyer on the Property. Before any such entry, Buyer or Buyer's Broker shall provide Sellers with a certificate of insurance naming Owner as an additional insured and with an insurer and insurance limits and coverages reasonably satisfactory to Sellers (and with commercial liability insurance with limits of not less than \$2,000,000). Notwithstanding anything to the contrary contained in this Agreement, the provisions of this Section 5.3 shall survive the termination, expiration or consummation of this Agreement.

5.4 Responsibility for Third Party Approvals. Buyer shall have the obligation to use its commercially reasonable efforts to seek all third party governmental approvals necessary for the transfer of ownership of the Purchased Interests, and the Property, as contemplated by this Agreement, including without limitation the approval of Florida Housing Finance Corporation. Sellers shall use commercially reasonable efforts to cooperate with Buyer in its pursuit of approvals, and Buyer shall keep Sellers apprised of all such efforts and shall promptly notify Sellers upon the approval or disapproval of the required third parties (the time for all such approvals or disapprovals may in no event extend beyond the Review Period). Buyer shall be solely responsible for all costs and fees related to obtaining such approvals. Buyer shall have until 5:00 p.m. Pacific Time on the date that is ten (10) business days prior to the Closing Date (the "Consent Period") to obtain the necessary third party governmental approvals for the transfer of the Purchased Interests to Buyer. If Buyer provides written notice to Sellers of Buyer's inability to obtain a required approval prior to expiration of the Consent Period, this Agreement shall terminate and be of no further force or effect, the Earnest Money shall be disbursed to Sellers in consideration of this Agreement. If Buyer fails to provide written notice to Sellers of Buyer's inability to obtain the required approvals prior to expiration of the Consent Period, this contingency shall be deemed to have been waived by Buyer, in which event this Agreement shall remain in full force and effect as against Buyer in accordance with the terms hereof; provided, however, that in no event shall Sellers be obligated to proceed to Closing unless Buyer has obtained all required governmental approvals.

6. Partnership Interests. At the Closing (as defined in Section 7 below), the Managing Member shall sell, assign, convey, transfer and deliver the Managing Member Interest to Managing Member Interest Buyer, and the Investor Member shall sell, assign, convey, transfer and deliver the Investor Interest to Investor Interest Buyer, each, subject to the terms and provisions of this Agreement and the exhibits attached hereto. Contemporaneously therewith, (i) each Seller shall withdraw as a member of the Company in all capacities, (ii) Managing Member

Interest Buyer shall be admitted to the Company as a member its sole manager and (iii) Investor Interest Buyer shall be admitted to the Company as a member.

6.1 Assumption of Rights and Obligations of Managing Member. As a result of its admission as the manager of the Company, Managing Member Interest Buyer shall assume (i) all powers and rights of the manager of the Company accruing from and after the Closing; and (ii) all obligations and liabilities of the manager of the Company accruing from and after the Closing. Managing Member Interest Buyer shall not, however, be deemed to assume any powers, rights and/or obligations of Managing Member in its capacity as manager of the Company accruing through the Closing. It is the intent of the parties that the transactions contemplated under this Agreement shall have no effect on the ownership of the Property by the Company, which shall continue to own fee simple title to the Property.

6.2 Assumption of Rights and Obligations of Investor Member. As a result of its admission as a member of the Company, Investor Interest Buyer shall assume (i) all powers and rights of a member of the Company accruing from and after the Closing; and (ii) all obligations and liabilities of a member of the Company accruing from and after the Closing. Investor Interest Buyer shall not, however, be deemed to assume any powers, rights and/or obligations of a member of the Company accruing through the Closing.

7. Closing.

7.1 Time and Place of Closing. Subject to extension as provided below, Closing shall occur in the office of Escrow Agent on or before the date that is the later of (a) January 4, 2021, or (b) fifteen (15) business days following Buyer's receipt of State Agency approvals pursuant to Section 5.4 above; provided, however, subject to any extension rights set forth in this Agreement, in no event shall the Closing occur later than [January 29, 2021.] In addition to the instruments and documents set forth in Section 8, Buyer and Sellers shall deposit in escrow with Escrow Agent all instruments and documents reasonably necessary to complete the transaction in accordance with this Agreement. As used herein, "Closing," "Closing Date" or "date of Closing" means the date on which all appropriate documents are recorded (including the Deed defined below), and the proceeds of sale are available for disbursement to Sellers.

7.2 Closing Costs.

(a) At Closing, Sellers shall pay (i) the premium for standard coverage policy of title insurance and the endorsements required to insure over the Exceptions the Title Company agreed to insure over and Sellers agreed to pay for in accordance with Section 4.3 above, and (ii) one-half (1/2) of Escrow Agent's escrow fees and charges, if any.

(b) Buyer's Closing Costs. At Closing, Buyer shall pay (i) all recording costs; (ii) the costs of any title insurance endorsements required by Buyer (other than the costs of the title insurance endorsements to be provided by Sellers pursuant to Section 7.2(a)); (iii) the costs of extended coverage to the Title Policy, if applicable, and the costs of any loan policy of title insurance or additional endorsements required by Buyer's lenders; (iv) one-half (1/2) of Escrow Agent's escrow fees and charges, if any; (v) the cost of the Current Survey; (vi) all sales/use taxes on tangible personal property; (vii) all mortgage and

intangible taxes applicable to Buyer's financing, if any; (viii) all transfer and consent fees and costs imposed by the State Agency or any other governmental authority having jurisdiction over the Property; and (ix) the costs of any third party reports required or requested by Buyer's lender or other parties that are needed to secure or close Buyer's equity or debt financing, including any actual costs incurred by Sellers or Owner in obtaining any such reports..

(c) Each party shall be responsible for its own legal, accounting and consultant fees.

7.3 Prorations. All income and expenses in connection with the operation of the Property shall be apportioned as of 12:01 a.m. on the date of Closing, and Buyer shall be deemed to be the owner of the Purchased Interests during the entire date of Closing, such that Buyer shall have the benefit of the income and the burden of expenses for the date of Closing. Such prorated items shall include, without limitation, the following: real property taxes and assessments, utilities, payments under the Contracts, and rents actually received by Owner under the Tenant Leases. In addition, Sellers shall be entitled to any and all refunds obtained for real property taxes attributable to prior tax years. Any rental delinquencies paid after Closing shall be applied first to current delinquent rents owed to Buyer, then to current rents owed to Buyer, and then to delinquent rent owed to Sellers for the period prior to Closing. From and after Closing, Sellers shall retain any and all bank accounts, certificates of deposit, or any other cash or cash equivalent representing refundable security deposits and prepaid items and such items shall be credited against the Purchase Price. Nonrefundable deposits or fees (such as pet and cleaning deposits) shall not be prorated or credited to Buyer. Upon the Closing, Buyer, in its capacity as the owner of the Purchased Interests, shall be responsible for all of the Owner's obligations with respect to the tenant deposits and prepaid rents.

(a) In the event of any pending tax appeal filed by counsel to Owner as of the date of Closing, Sellers shall continue to process and handle such appeal but shall not make any decisions with respect potential settlements without first obtaining concurrence and approval from Buyer. If the Closing shall occur before the tax rate is fixed for the then current year, the proration of taxes shall be upon the basis of the tax rate of the preceding year applied to the latest assessed valuation. Subsequent to the Closing, when the tax rate is fixed for the year in which the Closing occurs, Sellers and Buyer agree to adjust the proration of taxes and, if necessary, to refund or pay, as the case may be, on or before January 1 of the year following the Closing, an amount necessary to effect such adjustments.

(b) Any revenue or expense amount which cannot be ascertained with certainty as of Closing shall be prorated based upon the parties' reasonable estimation and shall be reconciled within thirty (30) days of Closing or as soon thereafter as the precise amounts can be ascertained. Either party owing the other party money based upon the final reconciliation shall promptly pay it to the other party, which amount shall bear interest at the rate of fifteen percent (15%) per annum from the date thirty (30) days after written demand for such payment is made by the party entitled to such payment.

(c) If Buyer, at any time, holds or controls any Funds, then Buyer shall promptly pay Sellers an amount equal to the amount of the Funds held or controlled by Buyer.

Buyer shall cooperate with Sellers so that Sellers shall receive a refund of any and all Funds. As used herein, the term “Funds” shall mean all escrows, reserves, funds, letters of credit, bonds, security deposits or other funds deposited by the Partnership with respect to the Property, including, without limitation, (a) any utility deposits and (b) any such funds deposited with respect to any existing mortgage on the Property.

(d) Upon the Closing, all assets (“Other Assets”) of Owner other than (x) the Property and (y) any Funds Buyer has paid Sellers in accordance with Section 7.3(c) above shall become the property of Sellers, including without limitation all bank accounts, certificates of deposit, or any other cash or cash equivalent, including, without limitation, the Purchase Price. Buyer acknowledges and agrees that the Partnership shall contain no Other Assets and shall take all such further action as may be reasonably necessary or appropriate to transfer and/or pay over to Sellers any such Other Assets, or to otherwise confirm ownership or title of such Other Assets in the name of Sellers. Managing Member agrees to cause Owner to transfer ownership of any such bank accounts, certificates of deposit, or similar, on or prior to Closing.

(e) This Section 7 expressly survives closing.

8. Deliveries at Closing.

8.1 Sellers’ Deliveries. At Closing, Sellers shall deliver, or shall cause Owner to deliver (if applicable) to Buyer, Escrow Agent or Title Company, as applicable, the following:

(a) A separate Assignment and Assumption of Partnership Interest for each Seller, duly executed and acknowledged by such party, in substantially the form attached hereto as Exhibit C (the “Assignments”).

(b) A separate Non-Foreign Certificate for each Seller, duly executed by such party (or, where appropriate, such party’s parent entity).

(c) An amendment to the Operating Agreement (“Operating Agreement Amendment”) duly executed by each Seller, effecting the withdrawal of the Sellers from Owner and the substitution of the Managing Member Interest Buyer as a member and manager and Investor Interest Buyer as a member of Owner.

(d) An Amendment to the Certificate of Formation (“Certificate Amendment”), duly executed by Managing Member, indicating: (a) the withdrawal of the Managing Member as the manager of the Owner; (b) the admission of the Managing Member Interest Buyer as the manager of owner; (c) the change of address of the principal place of business of Owner; and (d) the name and address of the new registered agent for service of process, and such other information as may be required.

(e) Such proof of Sellers’ authority and authorization to enter into this Agreement and the documents to be executed and delivered in connection herewith, and the transactions contemplated hereby and thereby, and such proof of the power and authority of the

individual(s) executing and/or delivering any instruments, documents or certificates on behalf of Sellers to act for and bind Sellers as may be reasonably required by Title Company.

(f) Any and all documents required of the Sellers or Owner by the State Agency, duly executed by Managing Member or by Managing Member on behalf of the Partnership, as applicable.

(g) All commercially reasonable indemnities and affidavits required by the Title Company for the issuance of the Title Policy.

(h) Any plans, specifications, permits and other items related to the Property which are in Sellers' possession or control. All books, records and documents relating to the leases, maintenance, and/or management of the Property (provided that such deliveries may be made outside of escrow).

(i) A final closing statement, prepared by Escrow Agent, setting forth the Purchase Price and all prorations, adjustments, debits and credits pursuant to the terms of this Agreement, duly executed by each Seller (the "Closing Statement").

(j) A final updated and certified rent roll for the Property.

(k) Keys to the apartments, clubhouse and other facilities (as applicable) shall be transferred to Buyer's management company at the Property.

8.2 Buyer Deliveries. At Closing, Buyer shall deliver to Sellers, Escrow Agent or Title Company, as applicable, the following:

(a) Cash in the amount of the Purchase Price (subject to adjustments and prorations as set forth herein and with a credit for the Earnest Money);

(b) A counterpart of each Assignment, duly executed and acknowledged by Buyer.

(c) A sample Tenant Notice Letter duly executed by Buyer or Buyer's management company, which can be delivered to Tenants by either Sellers or Buyer.

(d) The Operating Agreement Amendment duly executed by Buyer.

(e) The Certificate Amendment, duly executed by Managing Member Interest Buyer, if required.

(f) Any and all documents required of Buyer by the State Agency, duly executed by Buyer.

(g) Such proof of Buyer's authority and authorization to enter into this Agreement and the documents to be executed and delivered in connection herewith, and the

transactions contemplated hereby and thereby, and such proof of the power and authority of the individual(s) executing and/or delivering any instruments, documents or certificates on behalf of Buyer to act for and bind such entity as may be reasonably required by Title Company.

(h) A counterpart of the Closing Statement.

9. **Operations Pending Closing.** From the date of this Agreement until Closing, Sellers agree to cause Owner to manage and operate the Property free from waste and neglect and consistent with current management practices. Sellers further agree to cause Owner to: (i) to maintain the Property in its current condition and repair (normal wear and tear and casualty loss excepted); (ii) to maintain the existing property and casualty insurance on the Property; (iii) to perform all of its required obligations under any existing licenses, permits, Tenant Leases, and Contracts applicable to the Property; (iv) to not lease, rent or otherwise permit any person or persons to occupy any portion of the Property other than pursuant to Tenant Leases executed in the ordinary course of business; (v) to continue to comply with all material obligations under the Restrictive Covenants; and (vi) to not enter into any new Contracts or any other agreements that would be binding on the Buyer or the Property after Closing without the approval of Buyer, which approval shall not be unreasonably withheld, conditioned or delayed.

10. **Destruction/Condemnation of Property.** In the event that all or any material portion of the Property is damaged or destroyed by any casualty prior to the date of Closing, Buyer and Sellers may mutually agree to terminate this Agreement and the parties will have no further obligations to each other except for those obligations that expressly survive termination of this Agreement and the Earnest Money shall be returned to Buyer. If the parties do not elect to terminate this Agreement within ten (10) days of Sellers' written notice to Buyer of such damage or the damage is not material, then Sellers shall have no obligation to cause Owner to repair or replace any damage or destruction (other than to safeguard the Property against damage from the elements) caused by the foregoing nor shall the Purchase Price be reduced, but, at Closing, Buyer shall receive an assignment of the proceeds of any casualty insurance otherwise payable to Owner in respect of the Property. In the event that all or any material portion of the Property is the subject of a taking or condemnation under the provisions of eminent domain prior to the date of Closing, Buyer may terminate this Agreement and the parties will have no further obligations to each other except for those obligations that expressly survive termination of this Agreement and the Earnest Money shall be returned to Buyer. If Buyer does not elect to terminate this Agreement within ten (10) days of Sellers' written notice to Buyer of such taking or the taking is not material, then, at the Closing, Sellers shall cause Owner to assign to Buyer its rights to any condemnation proceeds resulting from such taking and shall not make any settlements without Buyer's prior written approval. For purposes of this Section 10, a "material portion" of the Land or improvements means (a) with respect to damage or destruction, only if the reasonable estimated cost of repair exceeds \$500,000, and (b) with respect to a condemnation action, any condemnation proceeding which would result in the taking of more than five percent (5%) of the real property or improvements or would render unusable five (5) or more of the housing units included in the improvements.

11. **Representations and Warranties.**

11.1 Managing Member's Representations and Warranties. Managing Member hereby represents, warrants and covenants to Buyer as follows:

(a) Owner is a limited liability company duly organized and validly existing under the laws of the State of Florida. Owner is fully authorized to own and operate the Property in the manner in which the Property is currently operated.

(b) Managing Member is a limited liability company duly organized and validly existing under the laws of the State of Washington. This Agreement has been duly authorized, executed and delivered by Managing Member and is a valid and binding obligation of Managing Member. Neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated hereby will be in violation of Managing Member's organizational documents.

(c) Managing Member is the owner of the Managing Member Interest. Immediately prior to and at the Closing, the Managing Member Interest shall be free and clear of all options, liens, pledges and encumbrances except for the rights, limitations and restrictions set forth in the Operating Agreement and the Restrictive Covenants. To Managing Member's knowledge, there are no actions, suits or proceedings pending or overtly threatened against the Managing Member which would prevent Managing Member from transferring the Managing Member Interest in accordance with the terms of this Agreement.

(d) To Managing Member's knowledge, Owner has received no written notice of, and there is not pending or to Managing Member's knowledge threatened in writing, any litigation, condemnation, investigation or other legal proceeding affecting Owner, the Property or any portion thereof, and there are no actions, suits, proceedings, orders, administrative proceedings or investigations pending or to Managing Member's knowledge threatened against or affecting Owner or the Property which might materially and adversely affect any of the following: (i) Managing Member's performance under this Agreement; (ii) the current zoning status of the Property; or (iii) Buyer's ability to continue the present operations on the Property as currently conducted; and there are no pending or, to Managing Member's knowledge, written threats of contemplated public improvements in, about, or outside the Property which have resulted in or might result in the imposition of any assessment, lien, or charge against Owner or the Property.

(e) To Managing Member's knowledge, Owner has not received any written notice from any governmental authority alleging that the Property violates any building codes, building, rental or occupancy or use restrictions, or zoning ordinances, rules, or regulations, or other laws, rules or regulations relating to the operation of the Property (including, without limitation, compliance with the Americans with Disabilities Act).

(f) To Managing Member's knowledge, there are no extraordinary governmental assessments or impositions levied against, applicable to, or proposed for the Property (as distinct from ordinary ad valorem property taxes) except as otherwise disclosed in the Preliminary Commitment.

(g) To Managing Member's knowledge, Owner has not received any uncured written notices, written demands or deficiency comments in writing from any federal, state, municipal or county government or any agency thereof or any third party with regard to any Hazardous Materials (as hereinafter defined) located on, in or about the Land and Improvements in violation of any applicable environmental laws relating to such Hazardous Materials. For the purposes of this paragraph, "hazardous substance, waste, or material" means all petroleum-based products, radon, asbestos, PCBs, and all substances, wastes, and materials that are so defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 USC §§9601–9675, as amended; the Resource Conservation and Recovery Act, 42 USC §§6901–6992k, as amended; the Federal Water Pollution Control Act, 33 USC §1251 et seq., as amended; the Clean Air Act, 42 USC §7401 et seq., as amended; the Safe Drinking Water Act, 42 USC §§201-200mm, as amended; the Toxic Substance Control Act, 15 USC §§2601-2692, as amended; and the Hazardous Materials Transportation Act, 49 USC §§5101–5128, as amended.

(h) The execution and delivery of this Agreement by Managing Member and, subject to obtaining the applicable governmental approvals, the performance by Member of its obligations under this Agreement and the completion of the transfer of Purchased Interests as contemplated by this Agreement will not result in (a) a breach of, or a default under, any contract, agreement, commitment or other document or instrument to which Managing Member is party or by which Managing Member, Owner or the Property is bound (except service contracts, as to which Managing Member makes no representation or warranty) or (b) a violation of any law, ordinance, regulation or rule of any governmental authority applicable to Managing Member or any judgment, order or decree of any court or governmental authority that is binding on Managing Member.

(i) To Managing Member's knowledge, as of the date hereof, the operation of the Property is in compliance with federal low-income housing Tax Credits provisions under Section 42 of the Code, and the requirements of the State Agency for properties receiving Tax Credits.

For purposes hereof "Managing Member's knowledge" shall mean and be limited to the current actual knowledge of George Petrie a senior executive of Managing Member with oversight authority over material issues concerning the operation of the Property, without duty of inquiry or imputation of knowledge. The named individual is acting for and on behalf of Managing Member and is in no manner expressly or impliedly making any representations or warranties in an individual capacity. The foregoing representations and warranties are made on the date of this Agreement and deemed reaffirmed on the Closing Date and shall survive Closing for a period of six (6) months, and any action for breach of a representation or warranty must be commenced, if at all, within such six (6) month period.

11.2 Investor Member's Representations and Warranties. Investor Member hereby represents, warrants and covenants to Buyer as follows:

(a) Investor is a limited partnership duly organized and validly existing under the laws of the State of Washington. This Agreement has been duly authorized, executed and delivered by Investor Member and is a valid and binding obligation of Investor

Member. Neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated hereby will be in violation of Investor Member's organizational documents.

(b) Investor Member is the owner of the Investor Interest. Immediately prior to and at the Closing, the Investor Interest shall be free and clear of all options, liens, pledges and encumbrances except for the rights, limitations and restrictions set forth in the Operating Agreement and the Restrictive Covenants. To Investor Member's knowledge, there are no actions, suits or proceedings pending or overtly threatened against the Investor Member which would prevent Investor Member from transferring the Investor Member Interest in accordance with the terms of this Agreement.

For purposes hereof "Investor Member's knowledge" shall mean and be limited to the current actual knowledge of [_____] with oversight authority over material issues concerning the operation of the Property, without duty of inquiry or imputation of knowledge. The named individual is acting for and on behalf of Investor Member and is in no manner expressly or impliedly making any representations or warranties in an individual capacity. The foregoing representations and warranties are made on the date of this Agreement and deemed reaffirmed on the Closing Date and shall survive Closing for a period of six (6) months, and any action for breach of a representation or warranty must be commenced, if at all, within such six (6) month period.

11.3 Buyer's Representations and Warranties. Buyer represents and warrants to Sellers that:

(a) This Agreement has been duly authorized, executed and delivered by Buyer and is a valid and binding obligation of Buyer. Neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated hereby will: (i) be in violation of Buyer's organizational documents; (ii) conflict with or result in a breach of any law, regulation, writ, injunction or decree of any court or governmental instrumentality applicable to Buyer; or (iii) constitute a breach of any agreement to which Buyer is a party or by which Buyer is bound.

(b) Buyer and each and every person affiliated with Buyer or that to Buyer's knowledge has an economic interest in Buyer is: (i) not a "blocked" person listed in the Annex to Executive Order Nos. 12947, 13099 and 13224 and all modifications thereto or thereof (as used in this Section only, the "Annex"); (ii) in full compliance with the requirements of the Patriot Act and all other requirements contained in the rules and regulations of the Office of Foreign Assets Control, Department of the Treasury (as used in this Section only, "OFAC"); (iii) operated under policies, procedures and practices, if any, that are in compliance with the Patriot Act and available to Sellers for Sellers' review and inspection during normal business hours and upon reasonable prior notice; (iv) not in receipt of any notice from the Secretary of State or the Attorney General of the United States or any other department, agency or office of the United States claiming a violation or possible violation of the Patriot Act; (v) not listed as a "Specially Designated Terrorist" or as a "blocked" person on any lists maintained by the OFAC pursuant to the Patriot Act or any other list of terrorists or terrorist organizations maintained

pursuant to any of the rules and regulations of the OFAC issued pursuant to the Patriot Act or on any other list of terrorists or terrorist organizations maintained pursuant to the Patriot Act; (vi) not a person who has been determined by competent authority to be subject to any of the prohibitions contained in the Patriot Act; and (vii) not owned or controlled by or now acting and or will in the future act for or on behalf of any person named in the Annex or any other list promulgated under the Patriot Act or any other person who has been determined to be subject to the prohibitions contained in the Patriot Act. Buyer covenants and agrees that in the event Buyer receives any notice that Buyer (or any of Buyer's beneficial owners or affiliates) has become listed on the Annex or any other list promulgated under the Patriot Act or is indicted, arraigned, or custodially detained on charges involving money laundering or predicate crimes to money laundering, Buyer shall immediately notify Sellers. All capitalized words and phrases and all defined terms used in the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) and in other statutes and all orders, rules and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including Executive Order 13224 effective September 24, 2001 (collectively referred to in this Section only as the "Patriot Act") and are incorporated into this Section.

12. **As-Is Purchase.** BUYER IS PURCHASING THE PURCHASED INTERESTS, AND THEREFORE, INDIRECTLY, THE PROPERTY "AS IS WHERE IS" IN ITS PRESENT CONDITION. BUYER HAS HAD AND WILL HAVE, PURSUANT TO THIS AGREEMENT, AN ADEQUATE OPPORTUNITY TO MAKE SUCH LEGAL, FACTUAL AND OTHER INQUIRIES AND INVESTIGATIONS AS BUYER DEEMS NECESSARY, DESIRABLE OR APPROPRIATE WITH RESPECT TO THE PURCHASED INTERESTS. BUYER HAS HAD AND WILL HAVE, PURSUANT TO THIS AGREEMENT, THE OPPORTUNITY TO INSPECT THE PROPERTY AND DOCUMENTATION IN SELLER'S POSSESSION AS PROVIDED HEREIN. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT AND IN THE DOCUMENTS TO BE DELIVERED BY SELLER AT CLOSING, SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PURCHASED INTERESTS OR THE PROPERTY, HEREBY DISCLAIMS AND SHALL HAVE NO LIABILITY FOR: (A) THE CONDITION OF THE PROPERTY OR ANY BUILDINGS, STRUCTURE OR IMPROVEMENTS THEREON OR THE ROOFS, STRUCTURAL COMPONENTS, OR HEATING, VENTILATING, AIR CONDITIONING, MECHANICAL, PLUMBING, ELECTRICAL, OR FIRE AND LIFE SAFETY SYSTEMS THEREON OR THEREIN OR THE SUITABILITY OF THE PROPERTY FOR HABITATION OR FOR BUYER'S INTENDED USE; (B) ANY APPLICABLE BUILDING, ZONING OR FIRE LAWS OR REGULATIONS OR WITH RESPECT TO COMPLIANCE THEREWITH OR WITH RESPECT TO THE EXISTENCE OF OR COMPLIANCE WITH ANY REQUIRED PERMITS, IF ANY, OF ANY GOVERNMENTAL AGENCY; (C) THE AVAILABILITY OR EXISTENCE OF ANY WATER, SEWER OR UTILITIES, ANY RIGHTS THERETO, OR ANY WATER, SEWER OR UTILITY DISTRICTS; (D) ACCESS TO ANY PUBLIC OR PRIVATE SANITARY SEWER OR DRAINAGE SYSTEM; OR (E) THE PRESENCE OF ANY HAZARDOUS SUBSTANCES AT THE PROPERTY OR IN ANY IMPROVEMENTS ON THE PROPERTY, INCLUDING WITHOUT LIMITATION ASBESTOS OR UREA-FORMALDEHYDE, OR THE PRESENCE OF ANY ENVIRONMENTALLY HAZARDOUS WASTES OR MATERIALS ON OR UNDER THE PROPERTY. WITHOUT LIMITING THE

GENERALITY OF THE FOREGOING, AND EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT AND IN THE DOCUMENTS TO BE DELIVERED BY SELLER AT CLOSING, SELLER SHALL HAVE NO LIABILITY WITH RESPECT TO THE CONDITION OF THE PROPERTY UNDER COMMON LAW, OR ANY FEDERAL, STATE, OR LOCAL LAW OR REGULATION, INCLUDING BUT NOT LIMITED TO THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980 AS AMENDED, 42 U.S.C.A. SECTIONS 9601 ET SEQ., OR APPLICABLE FLORIDA LAW, AND BUYER HEREBY RELEASES AND WAIVES ANY AND ALL CLAIMS WHICH THE BUYER HAS OR MAY HAVE AGAINST THE SELLER WITH RESPECT TO THE CONDITION OF THE PROPERTY. BUYER ACKNOWLEDGES THAT BUYER IS GIVEN THE OPPORTUNITY UNDER THIS AGREEMENT TO FULLY INSPECT THE PROPERTY AND BUYER ASSUMES THE RESPONSIBILITY AND RISKS OF ALL DEFECTS AND CONDITIONS, INCLUDING, WITHOUT LIMITATION, SUCH DEFECTS AND CONDITIONS, IF ANY, THAT CANNOT BE OBSERVED BY CASUAL INSPECTION.

THE DISCLAIMERS, RELEASES AND LIMITATIONS OF LIABILITY SET FORTH IN THIS SECTION 12 AND ELSEWHERE IN THIS AGREEMENT FOR THE BENEFIT OF SELLER ARE INTENDED TO APPLY TO AND BE BINDING ON BUYER AND ALL PARTIES CLAIMING BY OR THROUGH BUYER, DIRECTLY OR INDIRECTLY, AND INCLUDING ANY ASSIGNEE OR SUCCESSOR OF BUYER'S RIGHTS, CLAIMS OR CAUSES OF ACTION UNDER THIS AGREEMENT.

THE PROVISIONS OF THIS SECTION 12 SHALL SURVIVE THE CLOSING.

13. **Affordability Covenants.**

13.1 Tax Credits and Affordability Requirements. Owner acquired, developed, owned and operated the Property as a project intended to generate tax credits ("Tax Credits"), including, without limitation, low-income housing tax credits under Section 42 of the Code and the Treasury Regulations promulgated thereunder (collectively, "Section 42"). The Property is subject to regulatory and other agreements relating to income, rent or other affordable housing restrictions, including the Restrictive Covenants (collectively referred to as the "Regulatory Agreements"). In order to maintain and preserve the Tax Credits, and otherwise comply with the Tax Credit Laws and other obligations under the Regulatory Agreements, the Property must be operated in compliance with the Regulatory Agreements and all applicable rules, procedures, regulations, guidelines and other requirements under Section 42 and all other applicable federal, state or local affordable housing laws, regulations and other requirements relating to the Property (collectively, the "Tax Credit Laws"). Buyer hereby covenants to Sellers, on behalf of itself and on behalf of the (post-closing) Owner, that, from and after Closing, Buyer, at its sole cost and expense and for the duration of all applicable time periods, shall and shall cause Owner to, (x) assume, undertake and cause to be performed all of the obligations under the Regulatory Agreements and the Tax Credit Laws applicable to the Property, including, without limitation, all ownership and operating restrictions and all tenant qualification and rent restrictions applicable to the Property, and (y) make timely, accurate and complete submissions of all reports to governmental agencies and any other reports reasonably required to be delivered with respect to

the Property pursuant to the Tax Credit Laws, the Regulatory Agreements and any other documents or regulations related to the Tax Credits (including, without limitation, any applicable State Agency monitoring requirements).

13.2 **Buyers' Indemnification.** As a material inducement for Sellers to enter into this Agreement, Buyer and the (post-closing) Owner (each, an "**Indemnitor**"), jointly and severally, hereby agree to indemnify and hold the Sellers and their respective direct and indirect partners, principals, affiliates, and all of their respective employees, agents and asset managers (collectively, the "**Seller Indemnified Parties**") free and harmless from any liabilities, claims, damages, penalties, costs, fees, charges, losses, causes of action, demands, and expenses of any kind or nature, including attorneys' and accountants' fees (collectively "**Losses**"), which Losses are related to, arise out of or are in any way connected with (a) the breach of any of the covenants in this **Section 13**; (b) the violation of any Regulatory Agreement; or (c) any failure to maintain ownership, use and operation of the Property in accordance with the Tax Credit Laws; **provided, however,** that the indemnity set forth in this **Section 13** shall not apply to any Prior Noncompliance to the extent provided in **Section 13.3** below.

13.3 **Prior Non-Compliance.** Except as otherwise set forth in this **Section 13.2** above, Buyer shall have no obligations or liabilities to the Seller Indemnified Parties, whether to indemnify, perform covenants, or to pay any damages, costs, or expenses, with respect to any noncompliance with any Regulatory Agreement or with the Tax Credit Laws, to the extent such noncompliance or event giving rise to such noncompliance occurred prior to Closing ("**Prior Noncompliance**"). Buyer shall promptly notify Sellers of any Prior Noncompliance of which it becomes aware. Notwithstanding anything to the contrary set forth herein, Buyer agrees to reasonably cooperate and/or jointly undertake with Sellers, at Sellers' expense, any corrective action Sellers determine is necessary to remedy the Prior Noncompliance or to mitigate any of the Sellers' liability with respect thereto, including, without limitation, allowing Sellers and their respective Representatives to have access to the Property and the Property files and to communicate directly with the tenants and other appropriate persons as to any such matters.

14. **Negotiation and Construction.** This Agreement and each of the terms and provisions hereof are deemed to have been explicitly negotiated between the parties, and the language in all parts of this Agreement shall, in all cases, be construed according to its fair meaning and not strictly for or against either party.

15. **Brokers and Finders.** Buyer and Sellers acknowledge and agree that CBRE ("**Sellers' Brokers**") represents Sellers in this transaction and _____ represents Buyer in this transaction ("**Buyer's Brokers**"). Sellers agree that they shall pay Sellers' Brokers at Closing a commission pursuant to a separate agreement between Sellers and Sellers' Brokers and shall indemnify, defend and hold Buyer harmless from any claims for commissions or other compensation from Sellers' Brokers. Buyer agrees that it shall pay Buyer's Brokers at Closing a commission pursuant to a separate agreement between Sellers and Buyer's Brokers and shall indemnify, defend and hold Buyer harmless from any claims for commissions or other compensation from Buyer's Brokers. In the event of a claim for broker's fee, finder's fee, commission or other similar compensation in connection with this Agreement other than as set forth above: Buyer, if such claim is based upon any agreement alleged to have

been made by Buyer, hereby agrees to indemnify Sellers against any and all damages, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees and costs) which Sellers may sustain or incur by reason of such claim; and Sellers, if such claim is based upon any agreement alleged to have been made by Sellers, hereby agree to indemnify Buyer against any and all damages, liabilities, costs and expenses (including, without limitation, reasonable attorneys' fees and costs) which Buyer may sustain or incur by reason of such claim. Notwithstanding anything to the contrary herein, the provisions of this Section 14 shall survive the termination of this Agreement or the Closing.

16. **Possession.** Buyer shall be entitled to possession of the Property on the date of Closing, subject only to the Tenant Leases.

17. **Governing Law, Attorneys' Fees.** This Agreement shall be construed according to the laws of the State of Florida. If either Buyer or Sellers should find it necessary to employ an attorney to enforce a provision of the Agreement or to recover damages for the breach hereof (including proceedings in bankruptcy), the prevailing party shall be entitled to be reimbursed for its court costs and reasonable attorneys' fees, in addition to all damages (or other remedies specified herein), through all levels of appeal.

18. **Default and Remedies.**

18.1 **Default by Buyer.** If Buyer fails without legal excuse to complete the purchase of the Property in accordance with the terms of this Agreement, the Earnest Money deposited by Buyer shall be forfeited as liquidated damages to Sellers as the sole and exclusive remedy available to Sellers for such failure. Buyer expressly agrees that the delivery to and retention of the Earnest Money by Sellers represents a reasonable estimation of the damages in the event of Buyer's default, that actual damages would be difficult to ascertain as of the date hereof, and this provision does not constitute a penalty. Sellers expressly waive the right of specific performance. The foregoing limitation of remedies shall not apply to Buyer's indemnification obligations under this Agreement.

18.2 **Default by Sellers.** If Sellers fail without legal excuse to complete the sale of the Property in accordance with the terms of this Agreement, Buyer may elect one of the following remedies: (a) specific performance of this Agreement (provided an action thereon is commenced within forty-five (45) days of either Seller's failure to perform), or (b) rescind this Agreement, obtain a refund of the Earnest Money.

18.3 **Limitations.** If, prior to Closing, either Buyer or Sellers discovers a fact or circumstance that would render a material representation or warranty by either Seller inaccurate in any material respect as of the Effective Date, it shall promptly advise the other party thereof in writing. If Buyer is so advised of such a fact or circumstance prior to Closing, it shall have the option, exercisable within five (5) business days thereafter to either (a) elect to terminate this Agreement and receive a return of the Earnest Money, and if such fact or circumstance is a result of such Seller's breach of any term of this Agreement, to pursue all rights and remedies of Buyer against Sellers under this Agreement, or (b) to waive such inaccuracy, in which event Buyer shall be deemed to have waived all rights, claims and causes of action against Sellers related

thereto and the representation or warranty shall be deemed amended to reflect such fact or circumstance. Notwithstanding anything to the contrary contained herein, no claim for a breach of any representation or warranty of a Seller shall be actionable or payable (a) if the breach in question results from or is based on a condition, state of facts or other matter which is known to Buyer prior to Closing, (b) unless and only to the extent the valid claims for all breaches exceed \$50,000 in the aggregate; provided Sellers shall be liable only to the extent that such aggregate exceeds such figure, and (c) unless written notice containing a description of the specific nature of such breach(es) shall be given by Buyer to Sellers prior to the expiration of the six (6) month period following the Closing Date and an action shall have been commenced by Buyer against Sellers within thirty (30) days of the expiration of such six (6) month period. In no event shall Sellers' maximum aggregate liability for breach of any or all claims arising out of such representations, warranties and indemnities shall not exceed \$500,000. This Section 18.3 shall survive Closing.

19. **Notices.** All notices, demands, requests, consents and approvals which may, or are required to, be given by any party to any other party hereunder shall be in writing and shall be deemed to have been duly given if (a) delivered personally, (b) sent by a nationally recognized overnight delivery service, (c) electronically transmitted with confirmation sent by another method specified in this Section 19 or (d) if mailed or deposited in the United States mail and sent by registered or certified mail, return receipt requested, postage prepaid to:

SELLERS: CAP Development Company, LLC
c/o Goodman Real Estate
2801 Alaskan Way, Suite 310
Seattle, WA 98121
Attention: George Petrie
Email: gpetrie@goodmanre.com

With copy to: Stoel Rives LLP
600 University Street, Suite 3600
Seattle, WA 98101
Attention: Kate Mathews
Email: kate.mathews@stoel.com

BUYER: _____

Attention: _____
Email: _____

With copy to: _____

Attention: _____
Email: _____

Either party hereto may by proper notice made by the other party designate another address for giving of notices. All notices shall be deemed given on the day such notice is delivered (or if refused, the date of such refusal) or transmitted by email or on the third business day following the date such notice is mailed in accordance with this Section. Notices on behalf of the respective parties may be given by their attorneys, and such notices shall have the same effect as if the notices were executed and delivered by the party on whose behalf it is given.

20. **Assignment.** Buyer may not assign its rights under this Agreement without first obtaining Sellers' written approval, which approval may be given or withheld in Sellers' sole discretion; provided, however, that Buyer shall have the right, without obtaining the consent of Sellers, at Closing to assign and cause the assumption of all of its rights and obligations under this Agreement to any entity in which Buyer or the principals of Buyer controls and owns an interest. No such assignment by Buyer shall operate to release Buyer from its obligations hereunder for any breach by Buyer on or before the date of Closing, and Buyer shall remain liable under this Agreement for any breach by Buyer on or before the date of Closing notwithstanding any assignment of this Agreement whether with or without Sellers' consent.

21. **Tax Deferred Exchange.** Either party may convey or receive a conveyance of the real property described herein as part of an IRC Section 1031 Tax Deferred Exchange. Either party may assign all contract rights and obligations hereunder to a qualified intermediary, as part of, and in furtherance of, such tax deferred exchange. In such event, the other party agrees to assist and cooperate in such exchange for the benefit of the exchanging party at no cost, expense or liability to the other party, and further agrees to execute any and all documents (subject to the reasonable approval of the other party's legal counsel) as are reasonably necessary in connection with such exchange at the exchanging party's sole expense. Nothing contained in this Section 20 shall release the exchanging party of any of its obligations or liabilities under this Agreement, whether arising before, at or after Closing.

22. **Successors and Assigns.** Subject to the terms of Section 20 above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, administrators and assigns.

23. **Time.** Time is of the essence of this Agreement and each and every provision hereof. Any extension of time granted for the performance of any duty under this Agreement shall not be considered as an extension of time for the performance of any other duty under this Agreement. As used in this Agreement, "business day" refers to any day which is not a Saturday, Sunday or a holiday in the State of Washington. In the event the time for performance of any obligation hereunder shall fall on a Saturday, Sunday or a holiday, such time for performance shall be extended to the next business day.

24. **Entire Agreement.** This Agreement contains the entire understanding between the parties and supersedes any prior agreements between them respecting the subject matter hereof.

25. **Recording.** This Agreement shall not be recorded.

26. **Survival.** All provisions of this Agreement which involve obligations, duties or rights to be performed after the Closing Date, and all representations and warranties made in or to be made pursuant to this Agreement, shall survive the Closing Date only to the extent expressly provided herein.

27. **Counterparts; Facsimile and PDF Signatures.** This Agreement may be executed in several counterparts, which shall be treated as originals for all purposes, and all counterparts so executed shall constitute one agreement, binding on all the parties hereto, notwithstanding that all the parties are not signatory to the original or to the same counterpart. Any such counterpart shall be admissible into evidence as an original hereof against the person who executed it. Facsimile and .pdf copies of this Agreement or such counterparts shall be deemed duly executed and delivered original instruments.

26. **Confidentiality.** Sellers and Buyer each agree that prior to the Closing Date neither party will disclose to third parties any fundamental economic terms of this Agreement; provided, however, that Buyer may provide a copy of this executed Agreement to its proposed lender in connection with the application for financing.

27. **Radon Disclosure.** Chapter 88-285, Florida Statutes, requires the following notice to be provided with respect to the contract for sale and purchase of any building:

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

[SIGNATURES FOLLOW]

This Membership Interest Purchase and Sale Agreement is executed by the Parties effective as of the day and year first above written.

SELLERS:

[_____]

By: _____

Name: _____

Its: _____

[_____]

By: _____

Name: _____

Its: _____

BUYER:

[_____]

By: _____

Name: _____

Its: _____

[_____]

By: _____

Name: _____

Its: _____

Exhibits

Exhibit A Legal Description of Property

Exhibit B Due Diligence Deliveries

Exhibit C Assignment and Assumption of Purchased Interests *[To Be Provided.]*

EXHIBIT A
to
MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT
(Centro Place Apartments)

LEGAL DESCRIPTION

Parcel I:

Lot A of REVISED MAP OF PETER KNIGHT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 11, Page 56, of the Public Records of Hillsborough County, Florida.

Parcel II:

Lots 1 to 10 inclusive, in Block 10, of PANAMA according to the plat thereof, as recorded in Plat Book 4, Page 89, of the Public Records of Hillsborough County, Florida, together with that certain alley lying in Block 10, lying between the South boundary of Lots 1 to 5 inclusive and the North boundary of Lots 6 to 10 inclusive, Less that portion dedicated as Public Rights-of-Way lying within the following described boundaries, to wit:

Commence at the Northerly extension of the Easterly boundary of Lot 5, of CUSCADEN'S GROVE, a subdivision of record in Plat Book 10, Page 19, of the public records of Hillsborough County, Florida, at a point bearing North 00°20'44" East 33.37 feet from the Northeast corner of said Lot 5; run thence South 89°45'31" East, 157.45 feet to a Point of Beginning; thence North 00°14'29" East 18.04 feet; thence North 45°15'34" East 35.34 feet; thence North 00°16'39" East, 60.00 feet; thence South 89°43'21" East 30.00 feet; thence South 00°16'39" West 103.00 feet; thence North 89°45'31" West 54.97 feet to the Point of Beginning, Less existing right-of-way.

Parcel III:

Lots 3, 4, 5, 6, 7, 8, 9 and 10, in Block 7 of PANAMA, according to the plat thereof, as recorded in Plat Book 4, Page 89, of the Public Records of Hillsborough County, Florida, Less that part of said Lot 10 lying within 30.00 feet of the survey line of 14th street Deeded to City of Tampa by Deed recorded in Official Records Book 2103, Page 304.

PARCEL IV:

That portion of alleyway lying South of and abutting the South boundary of Lots 3, 4 and 5 and lying North of and abutting the North boundary of Lots 6, 7, 8, 9 and 10, in Block 7, PANAMA, a subdivision of record in Plat Book 4, Page 89, of the Public Records of Hillsborough County, Florida, less Right of Way for Avenida Republica De Cuba, (Fourteenth St.).

PARCEL V:

That portion of 22nd Avenue (Twenty-second Ave.) lying South of and abutting the South boundary of Block 7 and lying North of and abutting the North boundary of Block 10, PANAMA, a subdivision of record in Plat Book 4, Page 89, of the Public Records of

Hillsborough County, Florida, Less Right of Way for Avenida Republica De Cuba, (Fourteenth St.).

The above being more particularly described as follows:

Beginning at the Southwest corner of Lot "A", REVISED MAP OF PETER KNIGHT, a subdivision recorded in Plat Book 11, Page 56, of the Public Records of Hillsborough County, Florida, being also on the North Right-of-Way of 21st Avenue; thence North 00°16'37" West, along the West line of said Lot "A" a distance of 630.09 feet to the South line of Block 2, Revised Map Viola Smiths Subdivision, as recorded in Plat Book 4, Page 1, Public Records of Hillsborough County, Florida, thence East, along said South line and its elongation thereof, a distance of 310.00 feet to the West line of Block 6, Panama, a subdivision recorded in Plat Book 4, Page 89, Public Records of Hillsborough County, Florida; thence along said West line South 00°19'11" East, a distance of 166.04 feet to the Northwest corner of Lot 5, Block 7, Panama, and the South Right-of-Way line of 23rd Avenue; thence along said Southerly Right-of-Way South 89°52'40" East, a distance of 139.20 feet to the Northeast corner of Lot 3, Block 7, Panama; thence along the East line of said Lot 3, Block 7 and its Southerly elongation thereof South 00°19'26" East, a distance of 105.375 feet to the centerline line of a 10.75 foot alley; thence along the centerline line of said 10.75 foot alley South 89°52'40" East, a distance of 87.80 feet to the Westerly Right-of-Way line of Avenida Republica De Cuba; thence along said Westerly Right-of-Way line the following two (2) courses: 1) South 00°19'26" East, a distance of 333.195 feet; 2) South 44°50'17" West, a distance of 35.26 feet to a point on the North Right-of-Way line of 21st Avenue; thence along said North Right-of-Way line North 90°00'00" West, a distance of 512.50 feet to the Point of Beginning.

EXHIBIT B
to
MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT
(Centro Place Apartments)

DUE DILIGENCE DELIVERIES

- a) Owner's form of residential lease agreement used at the Project and access to tenant leases.
- b) All service contracts and any equipment leases used in the operation of the Project.
- c) Any property locator or similar agreements (other than agreements with the property manager), if any, pertaining to the marketing and advertisement of the Property for leasing.
- d) Phase 1 report on the Property to the extent available and in Owner's possession, which relate to the Property and was prepared for Owner by third parties.
- e) To the extent in Owner's possession, ad valorem statements, personal property tax statements for the past three (3) years and the status of any pending appeal.
- f) Current rent roll and operating statements for the Property.
- g) A summary of pending insurance claims for the three (3) years prior to the year in which the Effective Date occurs, if any, provided that such summary shall be prepared to Managing Member's knowledge and neither Managing Member nor Investor Member makes any representations and warranties regarding the outcome of such claims.
- h) To the extent available and in Owner's possession, guaranties or warranties with respect to the Property, if any.
- i) Copies of any certificates of occupancy and/or other permits, to the extent available and in Owner's possession.
- j) Report of utility billing for last two (2) years and copies of actual bills for the past three (3) months.
- k) An inventory of the fixtures and tangible personal property, including and noting any fixtures or tangible personal property that Sellers desire to retain after Closing, if any.
- l) A concessions report.
- m) A three (3) year history of all capital improvements, including any unit improvements.
- n) Property brochures and floor plans.
- o) The following low-income housing tax credit documents:

- i. Owner certification of compliance reports from the last three (3) years;
 - ii. State Agency physical inspection reports from the last two (2) years;
 - iii. Copies of any written notice of Tax Credit non-compliance; and
 - iv. Copies of 8609s for all buildings.
- p) Current marketing materials.

EXHIBIT C
to
MEMBERSHIP INTEREST PURCHASE AND SALE AGREEMENT
(Centro Place Apartments)

FORM OF MEMBERSHIP INTEREST ASSIGNMENT AND ASSUMPTION

[To be provided.]

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: <u>2020-4182</u>
The Board of Commissioners is requested to approve the above-referenced resolution in order to:
Implement the new utility allowance schedules for the Housing Authority's The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay and Osborne Landings.

2. Who is making request:

A. Entity: <u>The Asset Management Department</u>
B. Project: The Ella at Encore, The Reed at Encore, The Trio at Encore, The Tempo at Encore, Cedar Pointe, Garden of South Bay, and Osborne Landing.
C. Originator: Lorenzo Bryant

3. Cost Estimate (if applicable):

Narrative:

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

Attachments (if applicable):

Utility allowance schedules.

A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULES FOR USE IN THE TAX CREDIT PROPERTIES

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

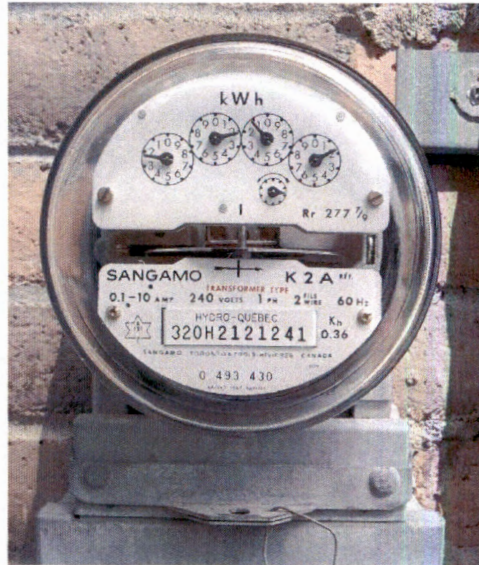
THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approves the attached revised utility allowance schedules for use in the Public Housing Program, Home and Low-Income Housing Tax Credit Programs.

ADOPTED THIS 21st DAY OF OCTOBER 2020.

Chairperson

Secretary

Utility Allowance Estimates For Selected Tax Credit Properties



Prepared for the
Housing Authority of
Tampa, Florida

September 2020

Management Resource Group, Inc.

2402 Mount Vernon Road, Suite 200 / Atlanta, Georgia 30338
Tel: 770•396•9856 / atlmrg@comcast.net / Fax: 678•954•8026

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Current Utility Rate Schedules

The Ella at Encore

Utility Allowances Schedule

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

OMB Approval No. 2577-0169
(exp. (07/31/2024))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
JMG Realty, Inc. at Housing Authority of Tampa, Florida		The Ella at Encore Elevated Apartments					10/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	6				
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		9	10				
	Fuel Oil							
Other Electric			15	17				
Air Conditioning	Fan		3	4				
	Chilled Water		16	16				
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		14	17				
	Fuel Oil							
Water/Sewer								
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
Total			62	70				
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Other			
					Total		\$	

form HUD-52667 (7/2019)

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

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

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

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

MONTHLY ELECTRICAL CONSUMPTION (kWh)

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

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	\$54	\$51	\$45	\$42	\$41	\$45	\$45	\$45	\$45	\$41	\$44	\$51	\$46
2 HIRise End	\$66	\$61	\$54	\$49	\$48	\$52	\$52	\$52	\$52	\$48	\$52	\$61	\$54

8.18.2020

Encore

Invoice

Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Date: July 31, 2020

Account # 5555-01-01-01

Bill to:

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

Billing Period 07/01/20 through 07/31/20

Account Activity	Explanation	Charge
Previous Balance		\$19,427.51
Payments Received	as of Aug 17, 2020	\$19,427.51
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by September 10, 2020		Service from July 1 through July 31
Meter Charge		\$35.00
Dwelling Unit	160 units @ \$15.54 per unit	\$2,486.40
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	85,119.00 ton/hrs @ 0.221	\$18,811.30
This Month's Charges		\$21,582.70

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

Total Due	\$21,582.70
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Billing Inquiries: 813.533.2950

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

7.27.20

Encore

Invoice

Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Date: July 23, 2020

Account # 5555-01-01-01

Bill to:

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

003799
19,427.51
19,427.51
0430
AB 7.24.20

Billing Period 06/01/20 through 06/30/20

Account Activity	Explanation	Charge
Previous Balance		\$16,258.15
Payments Received	as of July 23, 2020	\$16,258.15
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by August 10, 2020		Service from June 1 through June 30
Meter Charge		\$35.00
Dwelling Unit	160 units @ \$15.54 per unit	\$2,486.40
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	75,367.00 ton/hrs @ 0.221	\$16,656.11
This Month's Charges		\$19,427.51

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

Total Due \$19,427.51

Billing Inquiries: 813.533.2950

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

The Reed at Encore

Utility Allowances Schedule

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

OMB Approval No. 2577-0169
(exp. (07/31/2024))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
JMG Realty, Inc. at Housing Authority of Tampa, Florida		The Reed at Encore Elevated Apartments					10/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	6				
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		9	10				
	Fuel Oil							
Other Electric			16	19				
Air Conditioning	Fan		3	4				
	Chilled Water		16	16				
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		15	18				
	Fuel Oil							
Water/Sewer								
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
Total			64	73				
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
					Other			
					Total		\$	

form HUD-52667 (7/2019)

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

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

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

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

MONTHLY ELECTRICAL CONSUMPTION (kWh)

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

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 HIRise End	\$59	\$55	\$48	\$44	\$42	\$46	\$46	\$46	\$46	\$43	\$47	\$55	\$48
2 HIRise End	\$73	\$66	\$57	\$51	\$50	\$54	\$54	\$54	\$54	\$50	\$55	\$68	\$57

Encore

Invoice

Community Development District
 9428 Camden Field Parkway
 Riverview, FL 33578

Date: July 23, 2020

Account # 5555-03-03-03

Bill to:

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

Billing Period 06/01/20 through 06/30/20

Account Activity	Explanation	Charge
Previous Balance		\$16,630.40
Payments Received	as of July 23, 2020	\$16,630.40
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by August 10, 2020		Service from June 1 through June 30
Meter Charge		\$35.00
Dwelling Unit	158 units @ \$15.54 per unit	\$2,455.32
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	54,282.00 ton/hrs @ 0.221	\$11,996.32
This Month's Charges		\$14,736.64

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

Total Due	\$14,736.64
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Billing Inquiries: 813.533.2950

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

Encore

Invoice

Community Development District
 9428 Camden Field Parkway
 Riverview, FL 33578

Date: July 31, 2020

Account # 5555-03-03-03

Bill to:

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

Billing Period 07/01/20 through 07/31/20

Account Activity	Explanation	Charge
Previous Balance		\$14,736.64
Payments Received	<i>as of Aug 17, 2020</i>	\$14,736.64
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by September 10, 2020		Service from July 1 through July 31
Meter Charge		\$35.00
Dwelling Unit	158 units @ \$15.54 per unit	\$2,455.32
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	42,549.00 ton/hrs @ 0.221	\$9,403.33
This Month's Charges		\$12,143.65

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

Total Due	\$12,143.65
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Billing Inquiries: 813.533.2950

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

The Trio at Encore

Utility Allowances Schedule

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

OMB Approval No. 2577-0169
(exp. (07/31/2024))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
JMG Realty, Inc. at Housing Authority of Tampa, Florida		The Trio at Encore Elevated Apartments					10/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	6	7	8		
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		9	10	12	13		
	Fuel Oil							
Other Electric		15	18	19	20			
Air Conditioning	Fan		3	3	4	5		
	Chilled Water		23	25	30	32		
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		14	17	21	22		
	Fuel Oil							
Water/Sewer		9	17	28	37			
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
Total			78	96	121	137		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Other			
					Total		\$	

form HUD-52667 (7/2019)

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

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

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

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

MONTHLY ELECTRICAL CONSUMPTION (kWh)

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

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	\$53	\$50	\$46	\$43	\$42	\$46	\$46	\$46	\$46	\$42	\$45	\$50	\$46
2 MidRise End	\$63	\$59	\$54	\$50	\$49	\$53	\$53	\$53	\$53	\$49	\$52	\$60	\$54
3 MidRise End	\$77	\$71	\$62	\$57	\$55	\$60	\$60	\$60	\$60	\$55	\$60	\$72	\$63
4 MidRise End	\$84	\$78	\$68	\$61	\$60	\$65	\$65	\$65	\$65	\$60	\$66	\$79	\$68

Encore

Invoice

Community Development District
 9428 Camden Field Parkway
 Riverview, FL 33578

ACCOUNT #	003799
TOTAL AMOUNT \$	
G.L. #	\$
G.L. # 6430-000	\$ 22,004.14
G.L. #	\$
G.L. #	\$
APPROVAL	
DATE	

Date: July 23, 2020

Account # 5555-02-02-02

Bill to:

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

Billing Period 06/01/20 through 06/30/20

Account Activity	Explanation	Charge
Previous Balance		\$18,751.02
Payments Received	as of July 23, 2020	\$18,751.02
Past Due		\$0.00
Past Due Penalty		\$0.00
Total Past Due		\$0.00
New Charges Due by August 10, 2020		Service from June 1 through June 30
Meter Charge		\$35.00
Dwelling Unit	141 units @ \$15.54 per unit	\$2,191.14
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	88,362 ton/ hrs @ 0.221	\$19,528.00
This Month's Charges		\$22,004.14
<i>Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance</i>		
Total Due		\$22,004.14

Billing Inquiries: 813.533.2950

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

Encore

Invoice

Community Development District
 9428 Camden Field Parkway
 Riverview, FL 33578

Date: July 31, 2020

Account # 5555-02-02-02

Bill to:

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

Billing Period 07/01/20 through 07/31/20

Account Activity	Explanation	Charge
Previous Balance		\$22,004.14
Payments Received	as of Aug 17, 2020	\$0.00
Past Due		\$22,004.14
Past Due Penalty		XXXXXXXXXX
Total Past Due		XXXXXXXXXX
New Charges Due by September 10, 2020		Service from July 1 through July 31
Meter Charge		\$35.00
Dwelling Unit	141 units @ \$15.54 per unit	\$2,191.14
Commercial Unit	5,000 sq ft @ \$0.05 per sq ft	\$250.00
Usage Charge	95,659 ton/ hrs @ 0.221	\$21,140.64
This Month's Charges		\$23,616.78
<i>Amount not paid by due date may be assessed a late charge of 1.5% of unpaid balance</i>		
Total Due		\$45,950.98

paid

Billing Inquiries: 813.533.2950

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

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

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

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

Gross Water Consumption:

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

Gal Eact % Hot Water

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

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$8.47
1	1.2	\$9.24
2	2.2	\$16.94
3	3.7	\$28.49
4	4.8	\$36.96
5	5.8	\$44.97

Water & Sewage Rate Schedule

Base Charge:		0
Energy Charge:		
First	5 CCF	\$7.00000
12 Next	7 CCF	\$7.35000
25 Next	13 CCF	\$9.04000
40 Next	20 CCF	\$10.45000
Cost Adjustment:		0
Tax:		10%

The Tempo at Encore

Utility Allowances Schedule

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

OMB Approval No. 2577-0169
(exp. (07/31/2024))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
JMG Realty, Inc. at Housing Authority of Tampa, Florida		The Tempo at Encore Elevated Apartments					10/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	6	7	8		
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		9	10	12	13		
	Fuel Oil							
Other Electric			15	18	19	20		
Air Conditioning	Fan		3	3	4	5		
	Chilled Water		23	25	30	32		
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		14	17	19	21		
	Fuel Oil							
Water/Sewer			9	17	28	37		
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
Total			78	96	119	136		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Other			
					Total		\$	

form HUD-52667 (7/2019)

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

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

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

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

MONTHLY ELECTRICAL CONSUMPTION (kWh)

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

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 MidRise End	\$53	\$50	\$46	\$43	\$42	\$46	\$46	\$46	\$46	\$42	\$45	\$50	\$46
2 MidRise End	\$62	\$59	\$53	\$50	\$49	\$53	\$53	\$53	\$53	\$49	\$52	\$59	\$54
3 MidRise End	\$72	\$67	\$61	\$56	\$55	\$60	\$60	\$60	\$60	\$55	\$59	\$68	\$61
4 MidRise End	\$81	\$75	\$67	\$61	\$60	\$65	\$65	\$65	\$65	\$60	\$65	\$76	\$67

RECEIVED
7.28.20

7

Encore

Invoice

Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Date: July 23, 2020

Account # 5555-04-04-04

Bill to:
The Tempo at Encore, LP
C/O JMG Realty
1102 Ray Charles Boulevard
Tampa, Florida 33602

003799
6430 14,746.69
14,746.69

7.28.20

Billing Period 06/01/20 through 06/30/20

Account Activity	Explanation	Charge
Previous Balance		\$15,510.68
Payments Received	as of July 23, 2020	\$15,510.68
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by August 10, 2020		Service from June 1 through June 30
Meter Charge		\$35.00
Dwelling Unit	203 units @ \$15.54 per unit	\$3,154.62
Commercial Unit	5,235.14 sq ft @ \$0.05 per sq ft	\$261.76
Usage Charge	51,110.00 ton/hrs @ 0.221	\$11,295.31
This Month's Charges		\$14,746.69

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

Total Due \$14,746.69

Billing Inquiries: 813.533.2950

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RECEIVED
AUG 18 2020

Encore

Invoice

Community Development District
9428 Camden Field Parkway
Riverview, FL 33578

Date: July 31, 2020

Account # 5555-04-04-04

Bill to:

The Tempo at Encore, LP
C/O JMG Realty
1102 Ray Charles Boulevard
Tampa, Florida 33602

Billing Period 07/01/20 through 07/31/20

Account Activity	Explanation	Charge
Previous Balance		\$14,746.69
Payments Received	as of Aug 17, 2020	\$14,746.69
Total Past Due		\$0.00
Past Due Penalty		\$0.00
Total		\$0.00
New Charges Due by September 10, 2020		Service from July 1 through July 31
Meter Charge		\$35.00
Dwelling Unit	203 units @ \$15.54 per unit	\$3,154.62
Commercial Unit	5,235.14 sq ft @ \$0.05 per sq ft	\$261.76
Usage Charge	58,076.00 ton/hrs @ 0.221	\$12,834.80
This Month's Charges		\$16,286.17

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

Total Due	\$16,286.17
Billing Inquiries: 813.533.2950	
To ensure proper credit, please return copy of this bill with your payment. Checks only are accepted for payment. Make checks payable to Encore Community Development District, and remit to 9428 Camden Field Parkway, Riverview, Florida 33578. Checks returned for non-sufficient funds will be assessed an additional \$30.00. Failure to pay bill timely may result in service disconnection. Reconnection fee after disconnection is \$50.00.	

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

Size	Cycles/Day	Minutes/Day	Hours/Month	@ \$.224/Hour
1 Bedroom	11	66	33	\$7
2 Bedroom	14	84	42	\$9
3 Bedroom	21	126	63	\$14
4 Bedroom	24	144	72	\$16

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

Gross Water Consumption:

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

Gal Each % Hot Water

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

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$8.47
1	1.2	\$9.24
2	2.2	\$16.94
3	3.7	\$28.49
4	4.8	\$36.96
5	5.8	\$44.97

Water & Sewage Rate Schedule

Base Charge:		0
Energy Charge:		
First	5 CCF	\$7.00000
12 Next	7 CCF	\$7.35000
25 Next	13 CCF	\$9.04000
40 Next	20 CCF	\$10.45000
Cost Adjustment:		0
Tax:		10%

Cedar Pointe

Utility Allowances Schedule

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

OMB Approval No. 2577-0169
(exp. (07/31/2024))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		Cedar Pointe Garden Apartments					10/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		3	4	4			
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		8	9	10			
	Fuel Oil							
Other Electric		16	18	20				
Air Conditioning	Fan		27	33	37			
	Chilled Water							
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		13	16	18			
	Fuel Oil							
Water/Sewer		13	20	32				
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
Total			80	100	121			
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating	\$		
Unit Address					Cooking			
					Other Electric			
Number of Bedrooms					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
					Other			
					Total	\$		

form HUD-52667 (7/2019)

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

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

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

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

MONTHLY ELECTRICAL CONSUMPTION (kWh)

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

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 WalkUp End	\$72	\$69	\$65	\$63	\$62	\$68	\$68	\$68	\$68	\$62	\$65	\$70	\$67
2 WalkUp End	\$87	\$83	\$78	\$75	\$74	\$81	\$81	\$81	\$81	\$75	\$77	\$84	\$80
3 WalkUp End	\$95	\$93	\$88	\$84	\$83	\$90	\$90	\$90	\$90	\$83	\$86	\$94	\$89

Gross Water Consumption:

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

Gal Each % Hot Water

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

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$11.77
1	1.2	\$12.54
2	2.2	\$20.24
3	3.7	\$31.79
4	4.8	\$40.26
5	5.8	\$48.27

Water & Sewage Rate Schedule

Base Charge:		3
Energy Charge:		
First	5 CCF	\$7.00000
12 Next	7 CCF	\$7.35000
25 Next	13 CCF	\$9.04000
40 Next	20 CCF	\$10.45000
Cost Adjustment:		0
Tax:		10%

Gardens at South Bay

Utility Allowances Schedule

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

OMB Approval No. 2577-0169
(exp. (07/31/2024))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		Gardens at South Bay Garden Apartments					10/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump		5	7	8	8		
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric		8	8	9	9		
	Fuel Oil							
Other Electric		16	20	23	24			
Air Conditioning	Fan		26	31	35	38		
	Chilled Water							
Water Heating	Natural Gas							
	Bottle Gas							
	Electric		13	18	20	21		
	Fuel Oil							
Water/Sewer		13	22	33	43			
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
Total			81	106	128	143		
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating		\$	
					Cooking			
Unit Address					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
Number of Bedrooms					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
					Other			
					Total		\$	

form HUD-52667 (7/2019)

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

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

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

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

MONTHLY ELECTRICAL CONSUMPTION (kWh)

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

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
1 Walk Up End	\$78	\$74	\$68	\$64	\$63	\$68	\$68	\$68	\$68	\$63	\$66	\$74	\$68
2 Walk Up End	\$95	\$90	\$83	\$78	\$77	\$84	\$84	\$84	\$84	\$77	\$81	\$91	\$84
3 Walk Up End	\$95	\$95	\$95	\$91	\$89	\$97	\$97	\$97	\$97	\$90	\$95	\$95	\$95
4 Walk Up End	\$95	\$95	\$95	\$95	\$95	\$110	\$110	\$110	\$110	\$95	\$95	\$95	\$100

Gross Water Consumption:

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

Gal Each % Hot Water

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

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$11.77
1	1.2	\$12.54
2	2.4	\$21.78
3	3.9	\$33.33
4	5.1	\$42.61
5	6.2	\$51.50

Water & Sewage Rate Schedule

Base Charge:		3
Energy Charge:		
First	5 CCF	\$7.00000
12 Next	7 CCF	\$7.35000
25 Next	13 CCF	\$9.04000
40 Next	20 CCF	\$10.45000
Cost Adjustment:		0
Tax:		10%

Osborne Landing

Utility Allowances Schedule

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

OMB Approval No. 2577-0169
(exp. (07/31/2024))

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

Locality/PHA		Unit Type					Date (mm/dd/yyyy)	
Housing Authority of Tampa, Florida		Osborne Landing Garden Apartments					10/1/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas							
	Bottle Gas							
	Electric - Heat Pump			6	7			
	Fuel Oil							
Cooking	Natural Gas							
	Bottle Gas							
	Electric			9	10			
	Fuel Oil							
Other Electric				22	26			
Air Conditioning	Fan			26	29			
	Chilled Water							
Water Heating	Natural Gas							
	Bottle Gas							
	Electric			16	19			
	Fuel Oil							
Water/Sewer				22	33			
Trash Collection								
Range								
Refrigerator								
Other -specify Customer Charge	Electric							
	Natural Gas							
Total				101	124			
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
					Heating		\$	
Head of Household Name					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
					Other			
					Total		\$	

form HUD-52667 (7/2019)

ANNUAL ELECTRICAL CONSUMPTION ITEMIZATION (kWh)

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

ANNUAL NATURAL GAS CONSUMPTION ITEMIZATION (CCF)

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

MONTHLY ELECTRICAL CONSUMPTION (kWh)

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

MONTHLY ELECTRICAL COST

Unit Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
2 Walk Up End	\$89	\$84	\$78	\$74	\$72	\$79	\$79	\$79	\$79	\$73	\$77	\$85	\$79
3 Walk Up End	\$95	\$95	\$92	\$86	\$84	\$92	\$92	\$92	\$92	\$85	\$90	\$95	\$91

Gross Water Consumption:

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

Gal Each % Hot Water

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

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.1	\$11.77
1	1.2	\$12.54
2	2.4	\$21.78
3	3.9	\$33.33
4	5.1	\$42.61
5	6.2	\$51.50

Water & Sewage Rate Schedule

Base Charge:		3
Energy Charge:		
First	5 CCF	\$7.00000
12 Next	7 CCF	\$7.35000
25 Next	13 CCF	\$9.04000
40 Next	20 CCF	\$10.45000
Cost Adjustment:		0
Tax:		10%

Current Utility Rate Schedules



INDEX OF RATE SCHEDULES

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

ISSUED BY: N. G. Tower, President

DATE EFFECTIVE: February 5, 2019



RESIDENTIAL SERVICE

SCHEDULE: RS

AVAILABLE: Entire service area.

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

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

Resale not permitted.

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

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

MONTHLY RATE:

Basic Service Charge:
\$15.05

Energy and Demand Charge:

First 1,000 kWh	5.271¢ per kWh
All additional kWh	6.271¢ per kWh

$+ 2.749 = 8.02$
 $+ 3.749 = 10.02$

MINIMUM CHARGE: The Basic Service Charge.

FUEL CHARGE: See Sheet Nos. 6.020 and 6.021.

Continued to Sheet No. 6.031

ISSUED BY: N. G. Tower, President

DATE EFFECTIVE: January 1, 2020

Continued from Sheet No. 6.030

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

CAPACITY CHARGE: See Sheet Nos. 6.020 and 6.021.

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

FLORIDA GROSS RECEIPTS TAX: See Sheet No. 6.021.

FRANCHISE FEE CHARGE: See Sheet No. 6.021.

PAYMENT OF BILLS: See Sheet No. 6.022.

ISSUED BY: J. B. Ramil, President

DATE EFFECTIVE: January 1, 1999

ADDITIONAL BILLING CHARGES

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

RECOVERY PERIOD
(June 2020 through December 2020)

Rate Schedules	¢/kWh			¢/kWh	¢/kWh	¢/kWh
	Fuel		Off-Peak	Energy Conservation	Capacity	Environmental
	Standard	Peak	Off-Peak			
RS (up to 1,000 kWh)	2.285	2.749		0.232	(0.012)	0.244
RS (over 1,000 kWh)	3.285	3.749		0.232	(0.012)	0.244
RSVP-1 (P ₁)	2.638			(2.452)	(0.012)	0.244
(P ₂)	2.638			(0.725)	(0.012)	0.244
(P ₃)	2.638			6.481	(0.012)	0.244
(P ₄)	2.638			38.986	(0.012)	0.244
GS, GST	2.638	2.766	2.583	0.216	(0.011)	0.244
CS	2.638			0.216	(0.011)	0.244
LS-1, LS-2	2.614			0.118	(0.003)	0.241
GSD Optional						
Secondary	2.638			0.194	(0.010)	0.243
Primary	2.612			0.192	(0.010)	0.241
Subtransmission	2.585			0.190	(0.010)	0.238
Rate Schedules	¢/kWh			\$/kW	\$/kW	¢/kWh
	Fuel		Off-Peak	Energy Conservation	Capacity	Environmental
	Standard	Peak	Off-Peak			
GSD, GSDT, SBF, SBFT						
Secondary	2.638	2.766	2.583	0.84	(0.04)	0.243
Primary	2.612	2.738	2.557	0.83	(0.04)	0.241
Subtransmission	2.585	2.711	2.531	0.82	(0.04)	0.238
IS, IST, SBI						
Primary	2.612	2.738	2.557	0.72	(0.04)	0.237
Subtransmission	2.585	2.711	2.531	0.72	(0.04)	0.234

Continued to Sheet No. 6.021

Continued from Sheet No. 6.020

CONTRACT CREDIT VALUE (CCV): This incentive is applicable to any commercial or industrial customer with interruptible loads of 500 kW or greater who qualify to participate in the company's GSLM 2 & 3 load management programs. The credit is updated annually. The 2020 and prior six years of historical CCVs per kW reduction at secondary voltage are:

<u>Year</u>	<u>Secondary</u>	<u>Primary</u>	<u>Subtransmission</u>
2020	10.23	10.13	10.03
2019	10.23	10.13	10.03
2018	10.23	10.13	10.03
2017	9.98	9.88	9.78
2016	8.81	8.72	8.63
2015	8.14	8.06	7.98
2014	7.72	7.64	7.57

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

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

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

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

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

Continued to Sheet No. 6.022



Continued from Sheet No. 6.021

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

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

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

ISSUED BY: G. L. Gillette, President

DATE EFFECTIVE: January 1, 2015

Residential Potable Water and Wastewater Rates and Base Charges

Effective November 1, 2019

Your water is measured in cubic feet and billed in ccf units. Each ccf unit is equal to 100 cubic feet, which is the same as 748 gallons. Tampa has separate rates for customers within the City limits and for those customers outside the City. Rates are as follows:

Single Family Residential Water Rates

Consumption	Tier	Inside City	Outside City
0 - 5 ccf per month	0	\$2.15	\$2.68
6 - 13 ccf per month	1	\$2.50	\$3.12
14 - 26 ccf per month	2	\$4.19	\$5.23
27 - 46 ccf per month	3	\$5.60	\$7.00
> 46 ccf per month	4	\$6.47	\$8.08

Single Family Residential Water and Wastewater Base Charges (dollar amount shown is for each provided service)

Inside City = \$2.00 per month
 Outside City = \$2.50 per month

Single Family Residential *Irrigation Water Base Charge

*Does not apply to reclaimed irrigation water

Inside City = \$2.00 per month
 Outside City = \$2.50 per month

Apartment Potable Water Rates (Calculations are based on number of dwelling units x the tier range.)

Consumption	Tier	Inside City	Outside City
0 - 2 ccf per month	0	\$2.15	\$2.68
3 - 6 ccf per month	1	\$2.50	\$3.12
7 - 12 ccf per month	2	\$4.19	\$5.23
13 - 21 ccf per month	3	\$5.60	\$7.00
> 21 ccf per month	4	\$6.47	\$8.08

Apartment Water and Wastewater Base Charges (Calculations are based on number of dwelling units x the base charge and applied for each provided service.)

Inside City = \$1.50 per month
 Outside City = \$1.87 per month

Apartment *Irrigation Water Base Charge (Monthly calculations are based on meter size. Does not apply to reclaimed irrigation water.)

Meter Size	Inside City	Outside City
------------	-------------	--------------

5/8" meter	\$2.00	\$2.50
1" meter	\$5.00	\$6.25
1.5" meter	\$10.00	\$12.50
2" meter	\$16.00	\$20.00
3" meter	\$30.00	\$37.50
4" meter	\$50.00	\$62.50
6" meter	\$100.00	\$125.00
8" meter	\$160.00	\$200.00
10" meter	\$230.00	\$287.50
12" meter	\$430.00	\$537.50

Master-Metered Single Family Subdivision Water Rates (Calculations are based on number of dwelling units x the tier range.)

Consumption	Tier	Inside City	Outside City
0 – 5 ccf per month	0	\$2.15	\$2.68
6 – 13 ccf per month	1	\$2.50	\$3.12
14 – 26 ccf per month	2	\$4.19	\$5.23
27 – 46 ccf per month	3	\$5.60	\$7.00
> 46 ccf per month	4	\$6.47	\$8.08

Master-Metered Single Family Sub-Division Water and Wastewater Base Charges

(Calculations are based on number of dwelling units x base charge and applied for each provided service.)

Inside City = \$2.00 per month

Outside City = \$2.50 per month

Master-Metered Single Family Sub-Division Irrigation Water Base Charge (Monthly calculations are based on meter size. Does not apply to reclaimed irrigation water.)

Meter Size	Inside City	Outside City
5/8" meter	\$2.00	\$2.50
1" meter	\$5.00	\$6.25
1.5" meter	\$10.00	\$12.50
2" meter	\$16.00	\$20.00
3" meter	\$30.00	\$37.50
4" meter	\$50.00	\$62.50
6" meter	\$100.00	\$125.00
8" meter	\$160.00	\$200.00
10" meter	\$230.00	\$287.50
12" meter	\$430.00	\$537.50

Wastewater Rates for all Locations

Inside City Limits = \$4.85 per ccf ←

Outside City Limits = \$6.06 per ccf

Tampa Housing Authority

Utility Allowances for The Ella at Encore

Utility Allowance	Unit Type	2017-2018	2019-2020
The Ella at Encore	1 Bedroom	\$66.00	\$62.00
	2 Bedroom	\$76.00	\$70.00
	3 Bedroom	\$0.00	\$0.00
	4 Bedroom	\$0.00	\$0.00

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

Utility Allowances for The Reed at Encore

Utility Allowance	Unit Type	2017-2018	2019-2020
The Reed at Encore	1 Bedroom	\$69.00	\$64.00
	2 Bedroom	\$79.00	\$73.00
	3 Bedroom	\$0.00	\$0.00
	4 Bedroom	\$0.00	\$0.00

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

Utility Allowances for The Trio at Encore

Utility Allowance	Unit Type	2017-2018	2019-2020
The Trio at Encore	1 Bedroom	\$83.00	\$78.00
	2 Bedroom	\$102.00	\$96.00
	3 Bedroom	\$127.00	\$121.00
	4 Bedroom	\$144.00	\$137.00

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

Utility Allowances for The Tempo at Encore

Utility Allowance	Unit Type	2017-2018	2019-2020
The Tempo at Encore	1 Bedroom	\$83.00	\$78.00
	2 Bedroom	\$102.00	\$96.00
	3 Bedroom	\$125.00	\$119.00
	4 Bedroom	\$143.00	\$136.00

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

Utility Allowances for Cedar Pointe

Utility Allowance	Unit Type	2017-2018	2019-2020
Cedar Pointe	1 Bedroom	\$85.00	\$80.00
	2 Bedroom	\$106.00	\$100.00
	3 Bedroom	\$128.00	\$121.00
	4 Bedroom	\$0.00	\$0.00

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

Utility Allowances for The Garden of South Bay

Utility Allowance	Unit Type	2017-2018	2019-2020
The Garden of South Bay	1 Bedroom	\$87.00	\$81.00
	2 Bedroom	\$113.00	\$105.00
	3 Bedroom	\$137.00	\$128.00
	4 Bedroom	\$152.00	\$143.00

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

Utility Allowances for Osborne Landing

Utility Allowance	Unit Type	2017-2018	2019-2020
Osborne Landing	1 Bedroom	\$5.00	\$00.00
	2 Bedroom	\$107.00	\$101.00
	3 Bedroom	\$132.00	\$124.00
	4 Bedroom	\$0.00	\$0.00

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

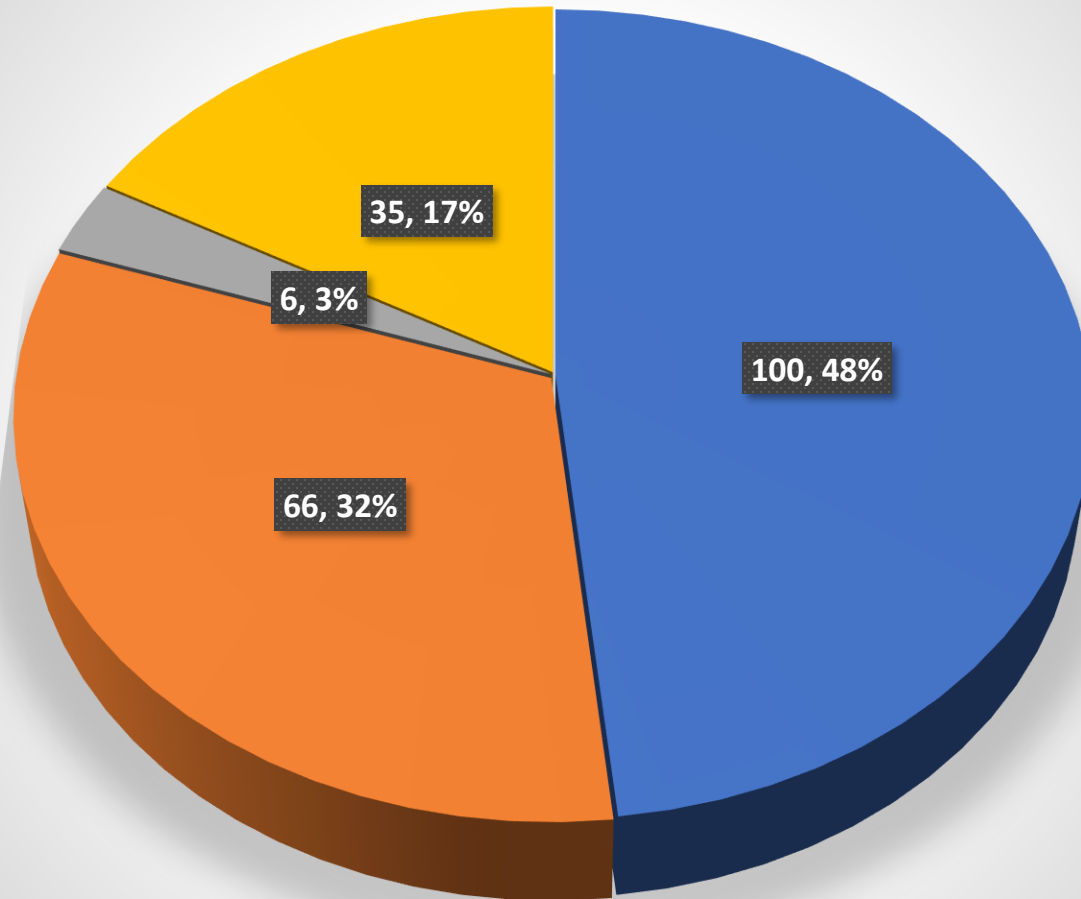
September 2020

THA Employee Statistics

FTE Make-up	
Regular FT	184
Temp FT	21
Temp Part Time	2
Total Employees:	207
Residents on Payroll	9 – 4.3%

THA Employee Diversity

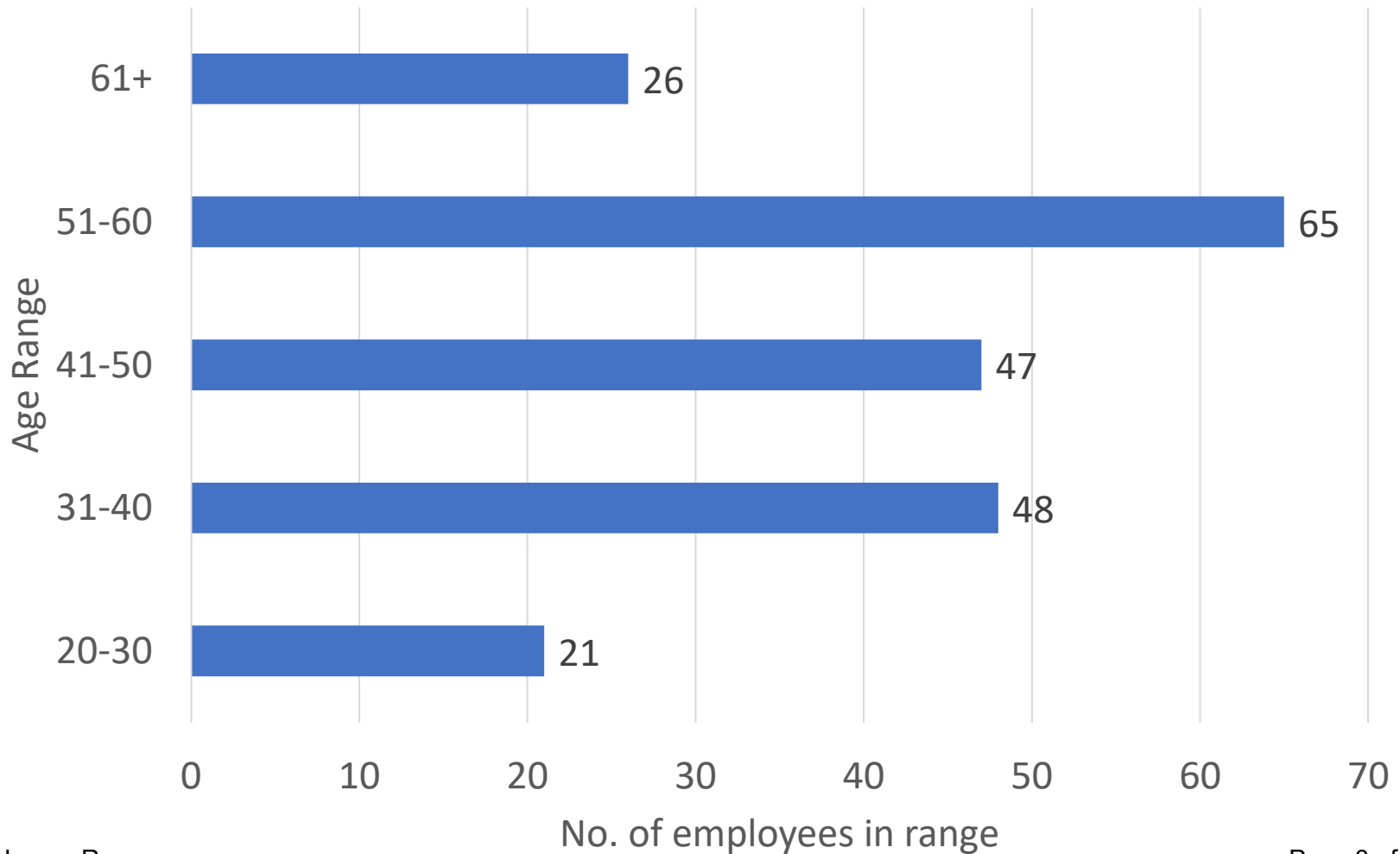
Staff Racial Make-up



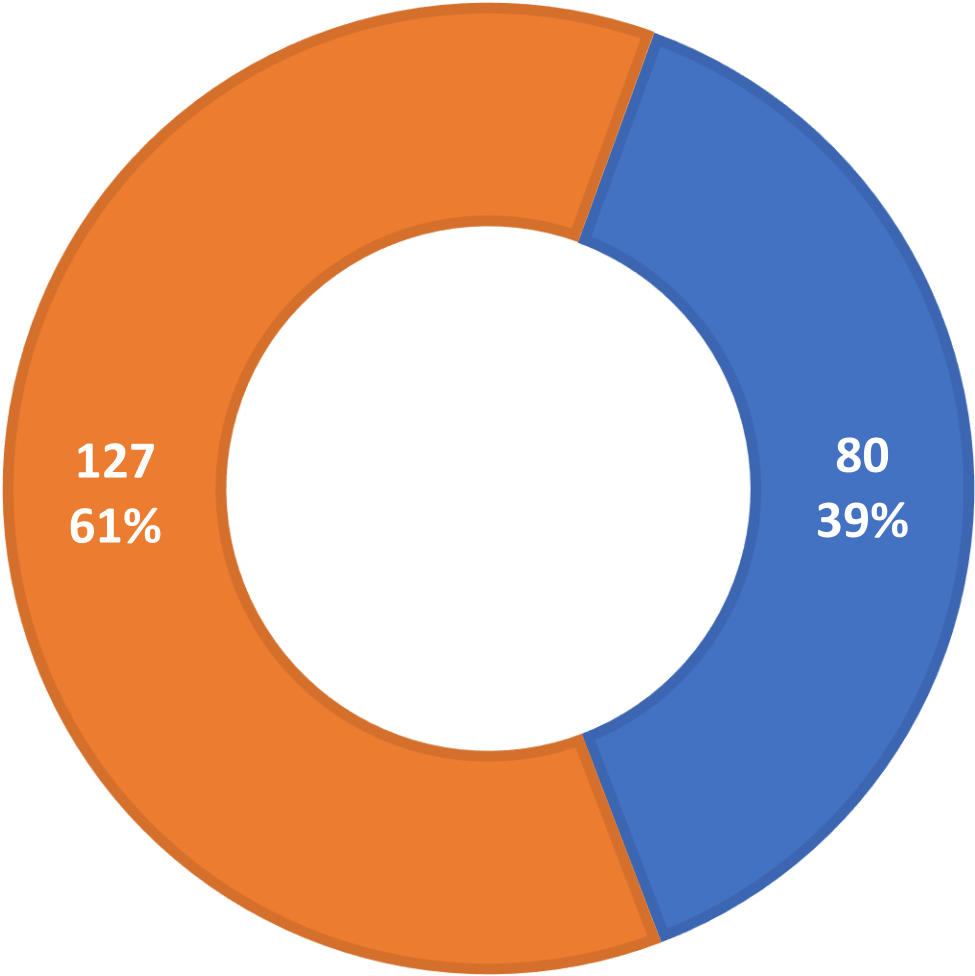
■ African American ■ Hispanic or Latino ■ Other ■ Caucasian

THA Employee Diversity Con't

Employees by Age Range



THA Employee Gender Diversity



■ Male

■ Female

Housing Residents Employed by THA

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

OCTOBER EMPLOYEE OF THE MONTH



ADMINISTRATION



Lorenzo Reed

October's Employee of the Month from Real Estate and Development is Development Project Manager NSP2, Lorenzo Reed.

Upon assuming the position of Development Project Manager on May 17, 2010, Lorenzo wasted no time acquainting himself with all the intricate demands of construction projects. Through immersive engagement with various aspects of project activities and a desire to acquire broad technical knowledge, he has equipped himself as an effective manager of projects. He remains impressively calm and focused in the face of difficulties and even crises that often arise with projects. This disposition serves him well as he zeroes in on solutions. We all admire Lorenzo's exemplary accomplishments in project management.

Lorenzo is quietly energetic and exemplifies hard work and determination. He also excels in his respect for colleagues and a welcome spirit of accommodation. Lorenzo has completed several projects despite the difficult environment of COVID-19. Some of these completed projects are the Job Training Facility, St. James Historic Preservation, and the Public Art at the Technology Park. He has now undertaken new projects. These include the design and construction administration of the Adderley at Encore (a composite structure of retail, grocery, and 106 residential units) and the Phase 1 of T4 multifamily development consisting of 112 units.

Lorenzo's excellent record of project management underscores his reputation for being dependable. He is a good listener, a lucid communicator, and quite adept at motivating others to optimal productivity. He is unassuming, allowing the breadth and magnificence of his work to speak for him. The Real Estate Development and THA are truly fortunate to count on an employee as dedicated as Lorenzo Reed.

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

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

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

September Highlights

- September 21st and 28th - Youth Financial Literacy Workshop
- September 24th – Florida Network Program Manager attended Ana G. Mendez University Social Work Practice Centers Orientation
- September 24th – Quarterly Job Readiness Workshop - "Dressing for Success" Partnership
- September 29th – Florida Network Monthly Gathering (Central West & South Regions)

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

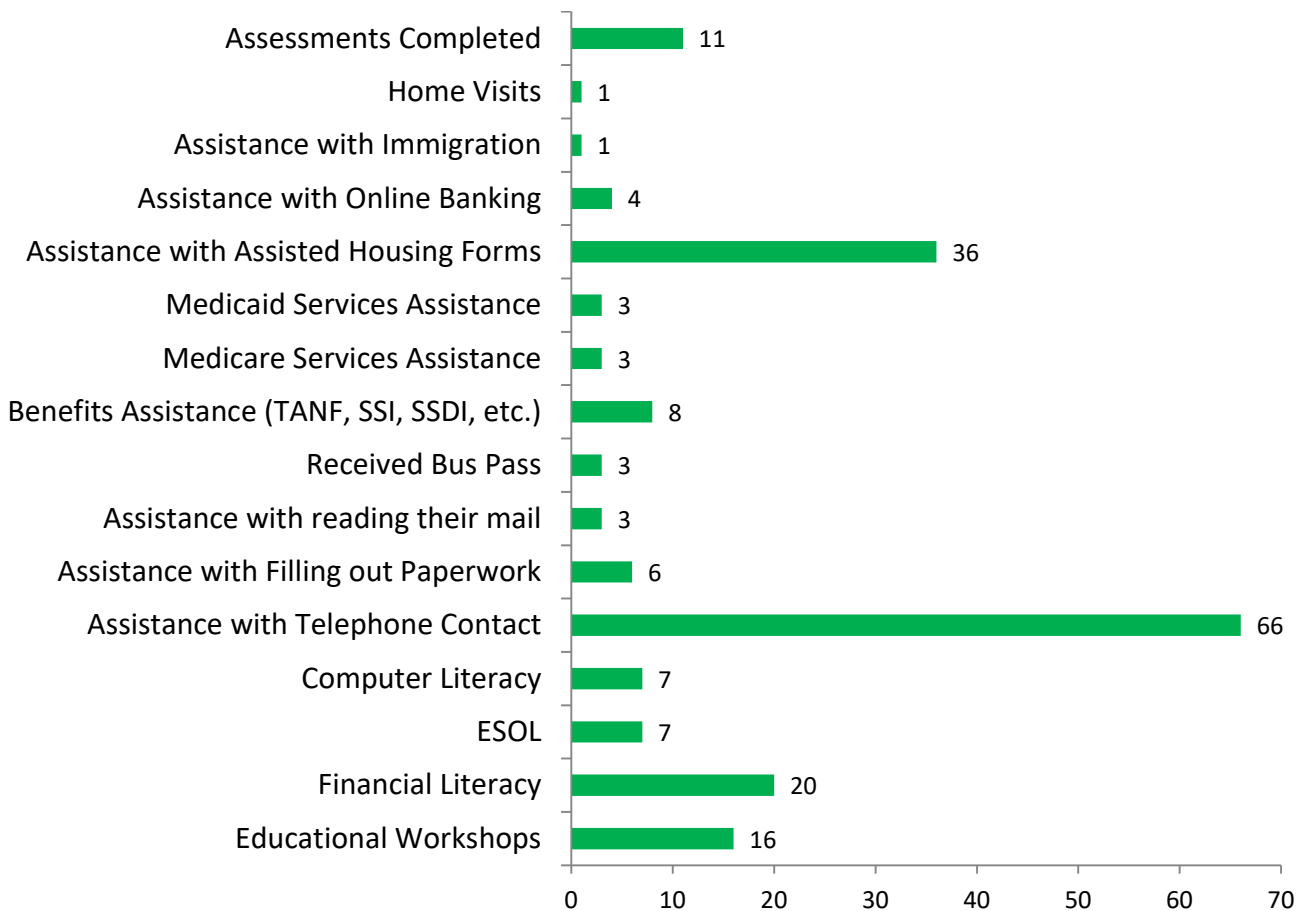
Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	5%
YouthBuild (YB)	\$1,075,749	35%
YouthBuild-USA Mentoring	\$29,850	23%
Citi Foundation	\$70,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	111%
Village Link-Up	\$137,345	66%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	42%
Prodigy	\$45,000	34%
Jobs Plus Initiative (JPI)	\$2,500,000	64%
Wells Fargo Financial Literacy	\$12,000	19%
Johnson Controls	\$50,000	95%

ELDERLY SERVICES SEPTEMBER 2020

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

Monthly Activities and Resident Participation JL Young - 484 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to fifty-six (**56**) seniors at JL Young.
- **Two-hundred** (200) residents received non-perishable food items sponsored by Humana and Pastor Ayala from Nuevo Comienzo Resource Center Food Pantry.
- **Four-hundred (400)** food boxes were distributed by Resident Council and Tampa Housing Authority to JL Young residents.



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM SEPTEMBER 2020

The Encore and West River Initiative Programs are comprised of three phases, (1) Family Needs Assessments/Development of Case Plans, (2) Referral and Service Delivery, (3) Monitoring and Re-assessments. Case Managers provide referral and assistance to the residents. This case management service offers specific programs that is designed, modified, and tailored to fit the resident’s individual needs. Programs and services included but not limited to Life Skills, GED Preparation, English for Speakers of Other Languages (ESOL), Adult Literacy, Adult Basic Education, Job Training, Job Readiness, Employment Assistance, Employment Retention Support and Transportation Assistance. Case managers are required to do home visits and provide one-on-one case management. In collaboration with local community partners, the programs offer a wide range of opportunities for residents to improve social, emotional, and other life skills.

CHOICE NEIGHBORHOOD INITIATIVE ENCORE ACCOMPLISHMENTS

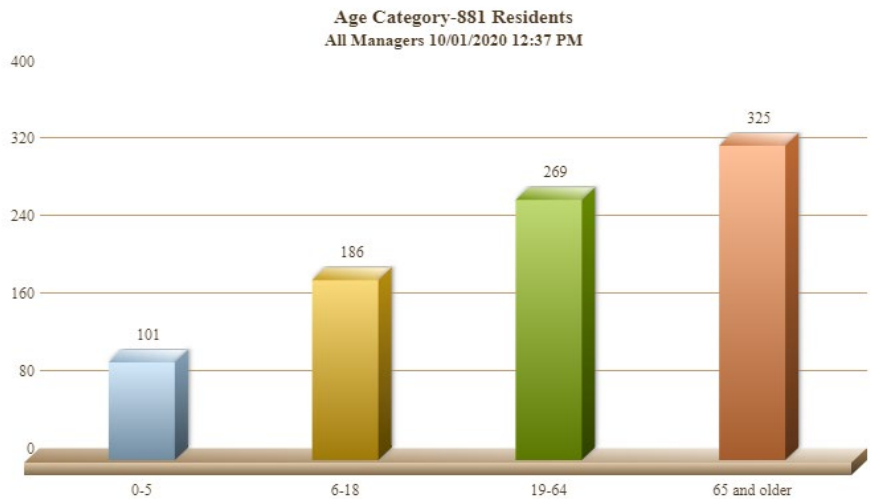
Participant Enrollment

486 Active Families

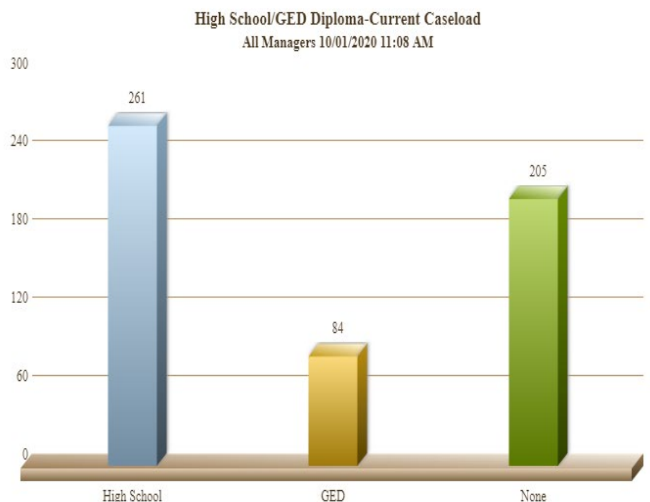
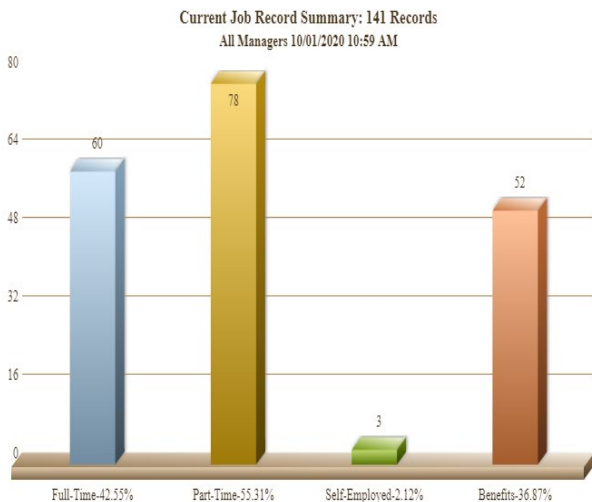
- Ella – 107
- Reed – 160
- Trio – 96
- Tempo – 123

881 Participants Enrolled

- Ella – 132
- Reed – 206
- Trio – 242
- Tempo – 301

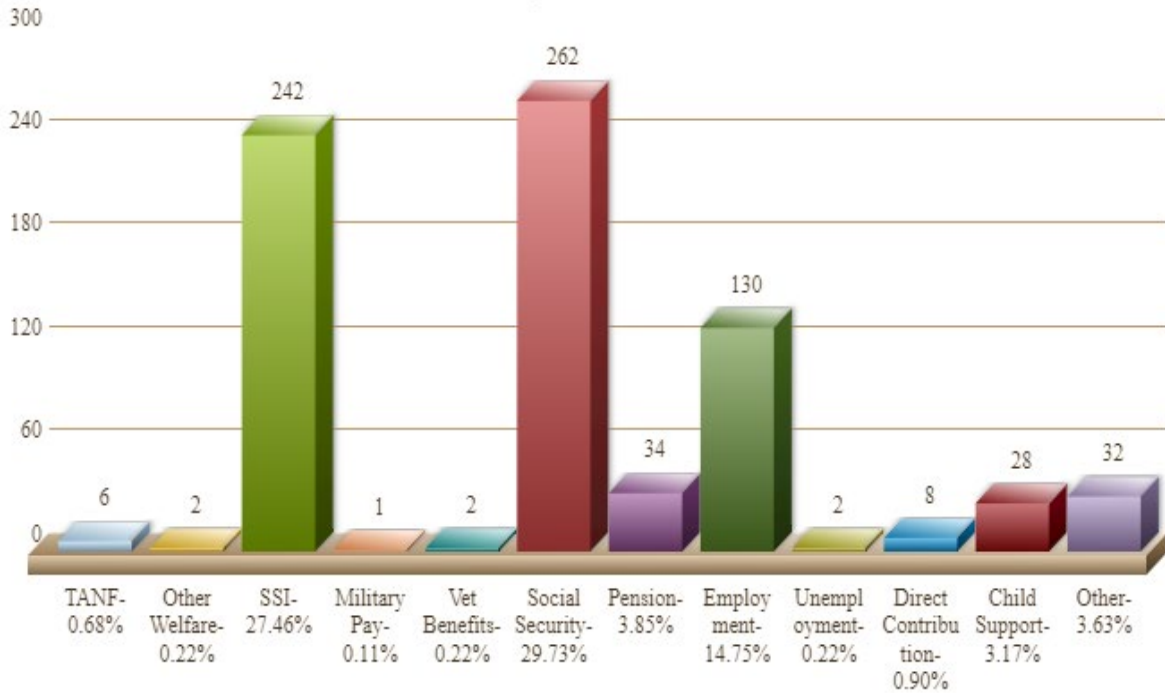


Participant Services

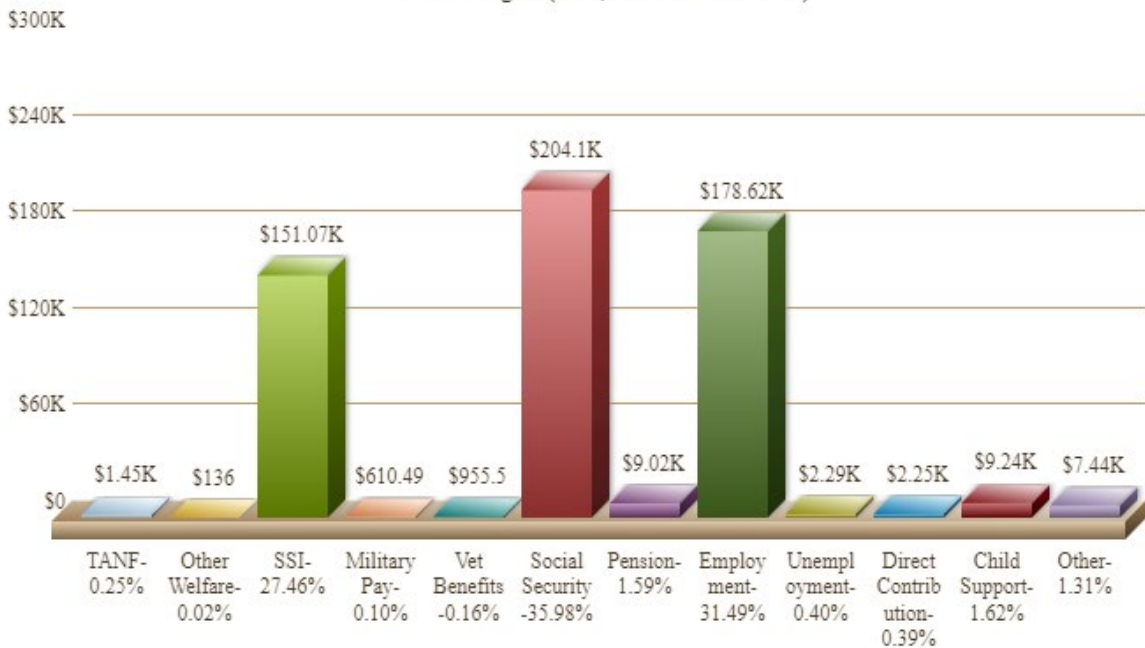


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM SEPTEMBER 2020

Residents with Income: 881 Residents
All Managers 10/01/2020 12:06 PM



Monthly Amounts: 881 Residents
All Managers (\$567,184.33 Total Income)



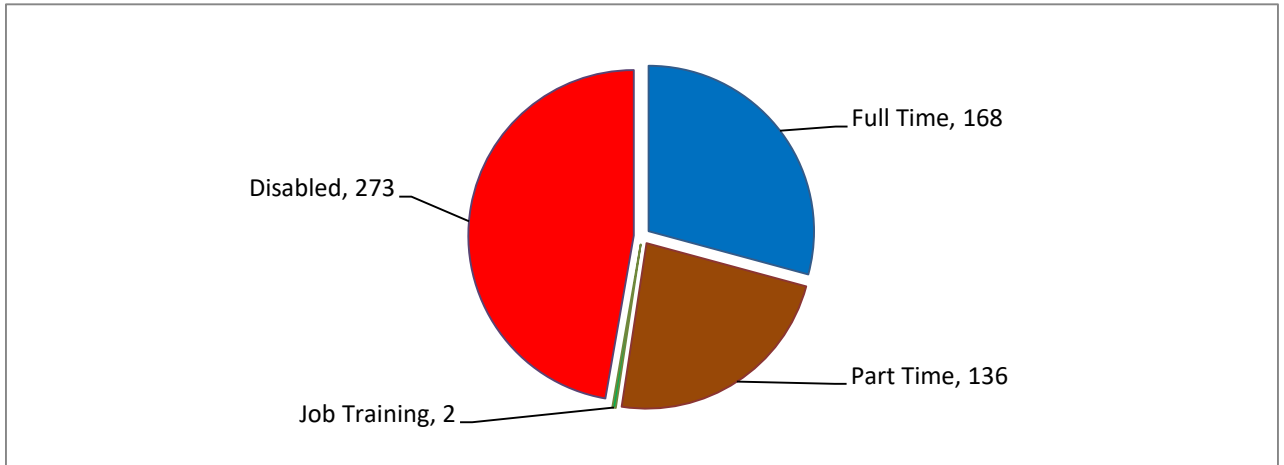
COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM SEPTEMBER 2020

West River Initiative

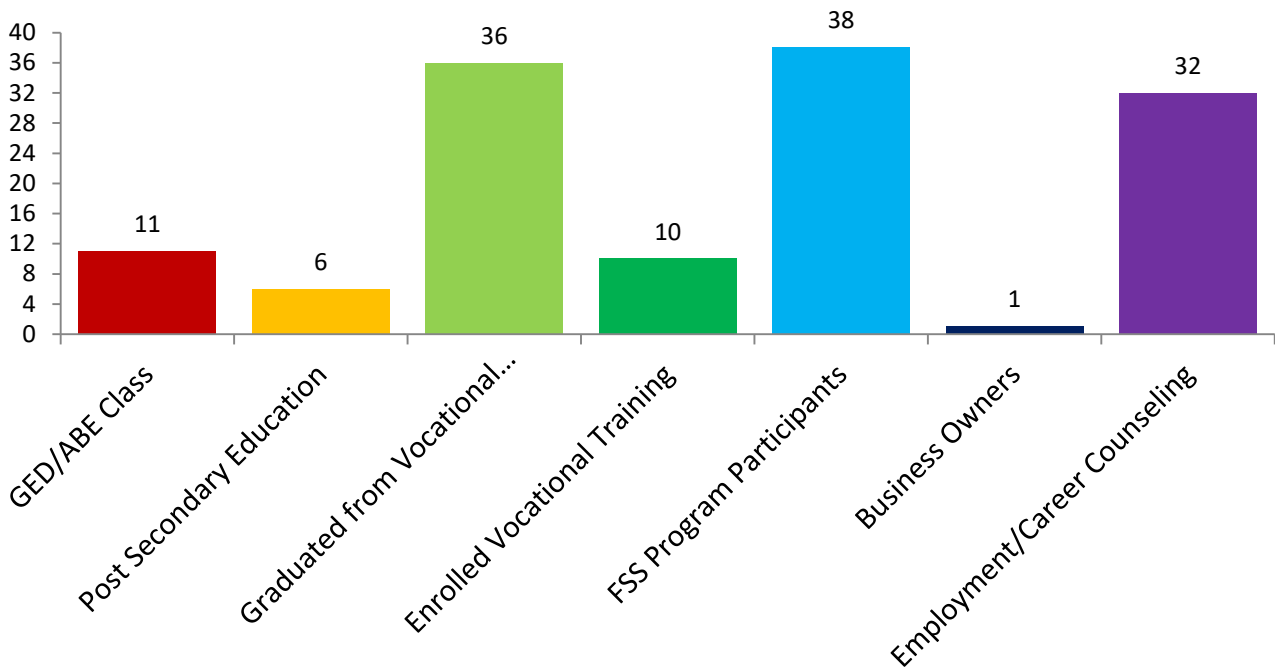
Participant Enrollment

1639 Participants Enrolled

646 Active Families



Participant Services



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

WEST RIVER RE-OCCUPANCY

- **Renaissance**
 - Fifty-one (51) Expressed interest in returning back
 - Twenty-one (21) Submitted application
 - Nine (9) Pending approval
 - Twelve (12) Approved
 - Five (5) Move ins
 - Seven (7) Being processed to move in
- **Mary Bethune**
 - Forty-nine (49) Expressed interest in returning back
 - Eleven (11) Submitted application
 - Three (3) Pending approval
 - Eight (8) Approved
 - Zero (0) Move ins (First move in- October 5, 2020)
 - Eight (8) Being processed to move in

SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
 - Weekly participation with West River/CNI youth
 - Eighty-five (85) families referred
 - Sixty (60) youth attended
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services
 - Resident engagement:
 - CNI Back to school backpack giveaways at the Encore
 - CNI Backpack donation to Booker T. Washington Elementary School
 - Food distribution on THA properties (over 2,000 boxes of food)
 - Case management working on point of entry process for new residents at the Encore

YOUTHBUILD SEPTEMBER 2020

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

Grant Amount: \$1,075,749

Completion Rate: 35%

Program Description:

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	15	16	16	5	36
GED/H.S Attainments	75%	5	2	2	0	7
Literacy and Numeracy Gains	65%	6 Students	7	7	1	13
Attainment of Degree/ Certification	85%	NCCER – 12, CNA – 4, Phlebotomy – 1	NCCER - 2		2	15 – NCCER 4 – CAN
Placements Employment/ Secondary Education	74%	11	7			18
Additional Certifications:		OSHA 12 Forklift 5			1	

Monthly Highlights:

- THA YB Applied and received an Innovation grant @ \$22k.
- THA YB Completed the new AmeriCorps Grant Budget
- THA YB completed the Final CSET Report
- THA YB Met with Gary Adult School to secure a partnership for our students' education
- THA YB Met with AMI Kids to partner with them for Construction training and GED
- Continued recruitment
- THA YB Students still working off site but some have worked on completing their AmeriCorps hours and Internships with Hopps Construction
- THA YB Students continue to work online for NCCER and GED

Upcoming Events:

- Application for new YB Grant
- Soft Reopen of the YB Site

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

Grant Amount: \$191,724

Completion Rate: 111% *Pending New Budget*

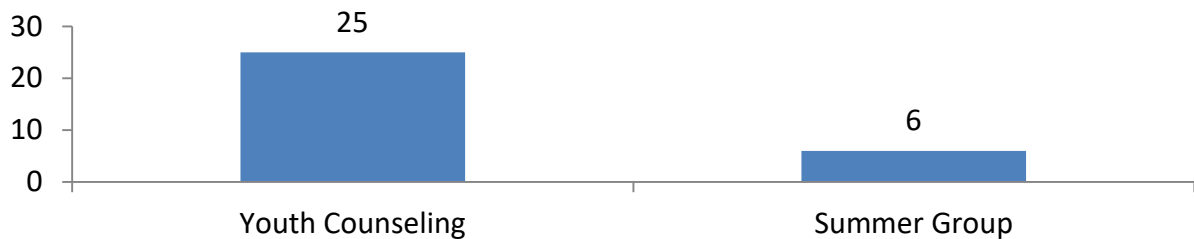
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

- One hundred fifty-six (**156**) youth and their families by June 30, 2021.

Accomplishments:

- Thirty-One (**31**) active cases in 2020-2021 Fiscal Year.



Monthly Highlights:

- September 4th – Children’s Committee Meeting
- September 8th – Case Staffing Committee
- September 9th and 23rd - Florida Network Neighborhood Partner's Call
- September 11th – Participated in Food Distribution
- September 15th – Case Staffing Committee - Case Reviews
- September 18th – DJJ Circuit Advisory Board Meeting
- September 18th – Participated in Food Distribution
- September 24th – Ana G. Mendez University Social Work Practice Centers Orientation
- September 29th – Florida Network Monthly Gathering (Central West & South Regions)

Upcoming Events:

- October 2nd – Participation in Virtual RMHC Field Placement Fair
- October 6th – 7th – Virtual Florida Network Executive Advisory Roundtable
- October 13th – Case Staffing Committee
- October 19th – Florida Network Assessment and Data Collection Project
- October 21st – Florida Network Neighborhood Partner's Call
- October 27th – Florida Network Monthly Gathering (Central West & South Regions)
- October 28th – “Pablo Lounge” – A One Roof Event

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

Grant Amount: \$137,345

Completion Rate: 96%

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 Currently Enrolled)
- At least **80%** of a minimum of 50 families have improved family wellbeing (2/2 Completed)
- At least **85%** of a minimum of 50 families have increased social supports (1/2 Completed)
- At least **85%** of a minimum of 50 families have increased concrete supports (41/42 Completed)
- At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (18/18 Completed)

Monthly Highlights:

- September 2nd and 16th - Free4Ever International Parent Workshop – “Tutoring 101: How to Support Your Children”
- September 11th – Participation in Food Distribution
- September 16th – Case Manager attended “Grab ‘N Go” Children’s Board Provider’s Forum
- September 18th – Participation in Food Distribution
- September 21st and 28th – Youth Financial Literacy Workshop
- September 28th – Youth Financial Literacy Workshop
- September 30th – Free4Ever International, Inc. Parent Workshop – “Parenting Group Trivia Fun”
- September 30th – End of Village Link Up FY2020 – Year 2

Upcoming Events:

- October 5th – Youth Financial Literacy Workshop – Final Session
- October 14th and 28th - Free4Ever International, Inc. Parent Workshop
- October 16th – Q4 Final Report Review
- Program Expansion for C. Blythe Andrews Apartments – planning kick-off event and starting participant enrollments
- FY2021 Village Link Up Contract Executed

OAKS AT RIVERVIEW COMMUNITY CENTER SEPTEMBER 2020

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

Due to the Corvid-19 Pandemic All Programing has been canceled as of March 16th

- Information on Class schedule via Zoom has been sent to case managers and all interested parties. Flyer has been included.
- Youth are notified weekly for prodigy class.
- Possible Reopening of the ORCC Afterschool Program October 5th

GRANT WRITER SEPTEMBER 2020

Key Activities and Accomplishments:

- **Awarded** \$1.3M (\$450,000/year for 3 years) through HHS, the Office of Minority Health to encourage low-income families to submit earned income tax credit (EITC) as they complete their tax return and study the benefit's effect on reducing risk factors and increasing protective factors related the adverse childhood experiences (ACEs).
- **Awarded** \$150,000 from Hillsborough County for additional CARES funds to meet family needs.
- **Awarded** \$22,400 from CEST for Innovations enhancements for YouthBuild.
- **Awarded** \$26,000 from Johnson Controls to continue Sustainability Ambassadors program.
- Received 440 books from Bess the Book Bus to provide one-two free new books for youth at THA sites. Additional book donations are forthcoming.
- Collaborating on a federal proposal with the Rental Assistance Department for services directed to new and existing voucher tenants for enhanced vouchers and services to the clients to negotiate with landlords, moving, connecting to services, and other supports. Application is due October 13, 2020
- Continued to develop additional community partnerships for THA
- Continued research for new/continuing funding opportunities for PPS and THA.
- Continuing preparation for THA's 12th Annual Charity Golf Tournament on October 23, 2020 at Saddlebrook Golf Course. Link to golf website is www.thafl.com/golf .

Summer/After School Services Program SEPTEMBER 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 42%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



SEPTEMBER 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$45,000

Completion Rate: 34%

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

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

Classes Offered – (Provided for 6 weeks):

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

Month	Number of Students Enrolled during Month
August	3
Total	10



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

Weekly Participation

Each group meets weekly at their respective location.

Location	Registered	9/7	9/14	9/21	9/28
Robles Park Cubs – 804	25	-	-	3	6
Oaks at Riverview Cubs – 803	2	-	-	-	-
Belmont Phase Cubs - 4275	10	-	-	-	-
Moses White/Seminole Cubs - 807	12	-	-	-	-
C. Blythe Andrews Cubs - 806	13	-	-	7	-
Scouts BSA	14	X	7	X	0 (No Show)

Highlights

- In person meetings have begun. All participants have signed parental permission slips that include a COVID waiver. We will be providing masks for the Scouts to wear and temperatures will be checked for all participants.
 - Scouts BSA (Middle School/High School) meetings will be on alternate Saturdays at the Council Service Center. We will be picking up the Scouts from all of the properties for these meetings.
 - Cub Scouts (Elementary School)
 - Still waiting for live meetings at the Oaks to resumes
 - Scouts from Robles, BC Andrews and Moses White/Seminole will be brought to the Scout service center on scheduled days during the week for meetings.

Looking Forward

- We are looking to recruit at Robles and the Oaks on October 17 and are working with Dexter
- We will be having a Pinewood Derby on October 24 at 2:30 PM at Allen Temple AME church. All Scouts are invited. We have extra cars for new Scouts and pizza will be served.

JOBS PLUS INITIATIVE SEPTEMBER 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

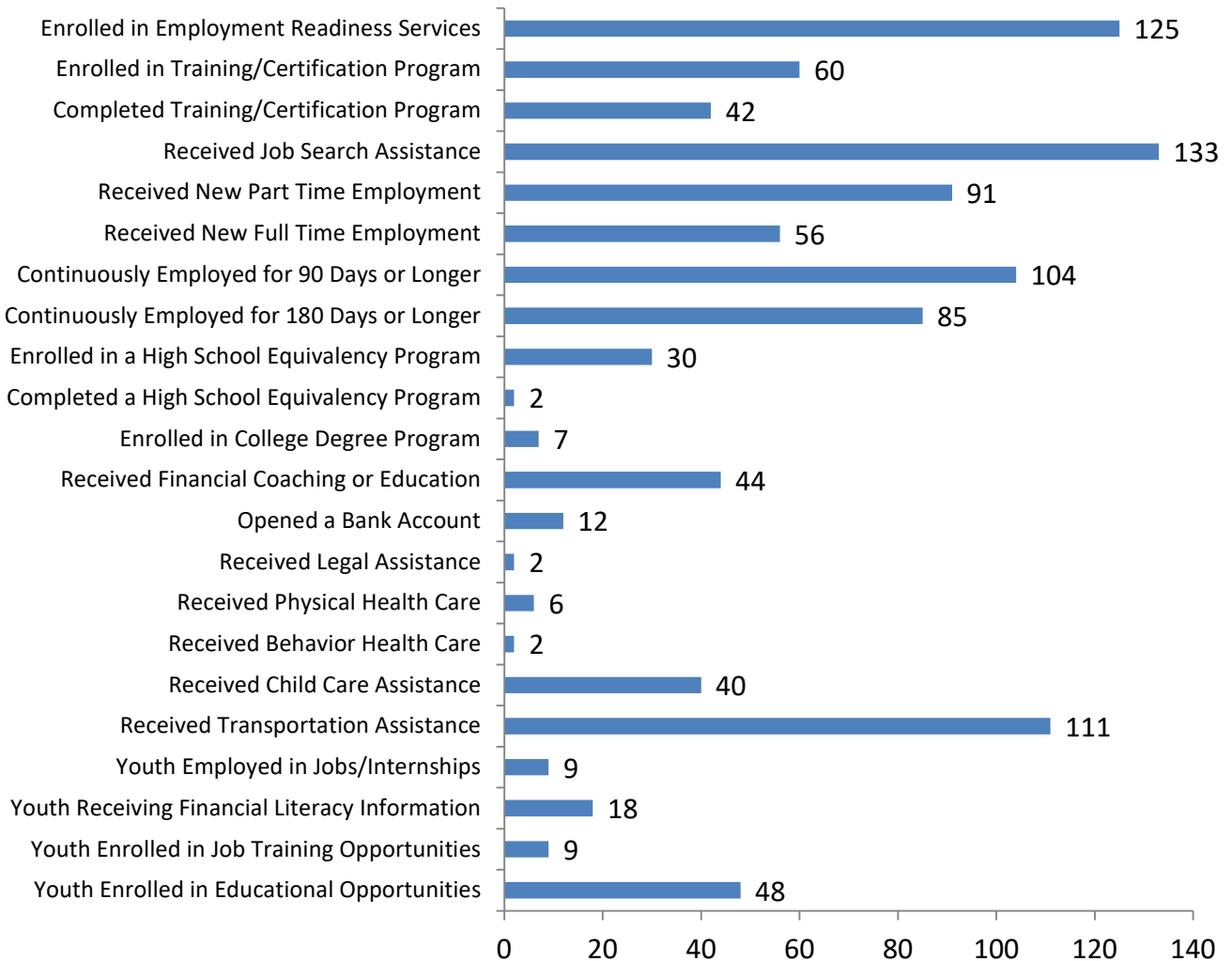
Completion Rate: 64%

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

Participant Enrollment

- 314 Adult Participants enrolled since the beginning of the Program (385 Work-able Residents on the Property)
- 67 14-17-year-old Youths are participating in the JPI Program (61 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

SEPTEMBER 2020

Monthly Highlights:

9/24/2020: Quarterly Job Readiness Workshop - "Dressing for Success" Partnership with ORCC

38 Employment Opportunities sent via email **September 2020**

Educational & Training Opportunities

9/8/2020: Concorde Career Institute

9/10/2020 TECH Hire

9/15/2020: Feeding Tampa Bay

Direct Services Provided

9/8 Participant C. Davis, Hired at Arby's via Job Leads provide through Job Developer.

9/14 Coaching Session with YB Student, on Job Leads provided by Job Developer, Resume Review/Edit

9/16 (Per Request) Assisted Housing Director, Margaret Jones, (Client/Participant) P. Mitchell requested information on Entrepreneurship, Black Business, and Returning Citizens. The Job Developer researched all resources and provided the information to AH Director and the Client.

9/25 Food Distribution at Robles Park

Trainings & Meetings

9/2 YouthBuild Staff Meeting

9/8 Partnership Meeting: Concorde Career Institute

9/9 Job Readiness: YouthBuild

9/10 Partnership Meeting: Career Source Tampa Bay

9/16 Partnership Meeting: Dress for Success TB

9/16 Partnership Meeting: CDC of Tampa

9/16 Job Readiness: YouthBuild

9/21 Strategic Planning Meeting: JPI

Upcoming plans for October 2020

- Every Monday Job Developer & JPI Program
- Every Tuesday (Annual Committee) Meeting
- Every Wednesday Job Developer on Location at YouthBuild
- Every Friday (Golf Committee) Meetings
- Virtual Job Readiness Workshops (weekly)



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 95%
September 2020

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

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

- The Sustainability Ambassadors Program continues to engage residents and volunteer ambassadors through video conferencing via Zoom/Facebook connections.

- Twenty-one (21) energy savings kit from Tampa Electric Company were provided to residents who completed energy audits.

- In September, the Sustainability Ambassadors Program received additional funding of \$26,000 for one year from Johnson Controls Foundation.



Geraldine Barnes Award Winner:
Bradley Antoine
Success without Boundaries

Bradley Antoine (age 18) a young man that strives to overcome great odds to secure the success of his future. His family was relocated from North Boulevard Homes, and he is oldest of three children. I begin work with Bradley when he was in middle school. I have watched him take care of his siblings, as if they were his own children and still excel in school.

He was a recipient of the 2019 National Black Caucus Foundation Essay Contest where he attended the CBCF Annual Legislative Conference in Washington, D.C. He graduated from Middleton High School in July of 2020 with a 4.00-point grade average and now attends Hillsborough Community College in the FUSE program where he is studying Forensics Science. He will then transfer to University of South Florida once he has complete 30 credit hours at HCC. Bradley makes sure that his siblings are being take care of by walking them to and from school, helping with their homework, make sure feed and well take care of all while attending college.

Although the family has faced many challenges with such as a lease violation (failed inspection), case management has worked closely with the family to ensure that they understand the importance of staying in compliance and continuing to work with case management. Despite the challenge he faces his desire to succeed is bigger. Bradley has set goals that will lay the foundation for his future as well as setting an example for his sister and brother.

Nominators Name: Bridget Johnson
Occupation: Case Manager

Food Distribution



RAD PROPERTIES – FINANCIAL KEY INDICATOR AS OF SEPTEMBER 30, 2020

**KEY
FACTS**



\$5.4M

RAD RENT CONTRACTS



\$1.8M

TENANT RENT REVENUE



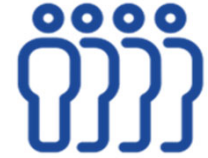
94%

OCCUPANCY
PROJECTED



2,205

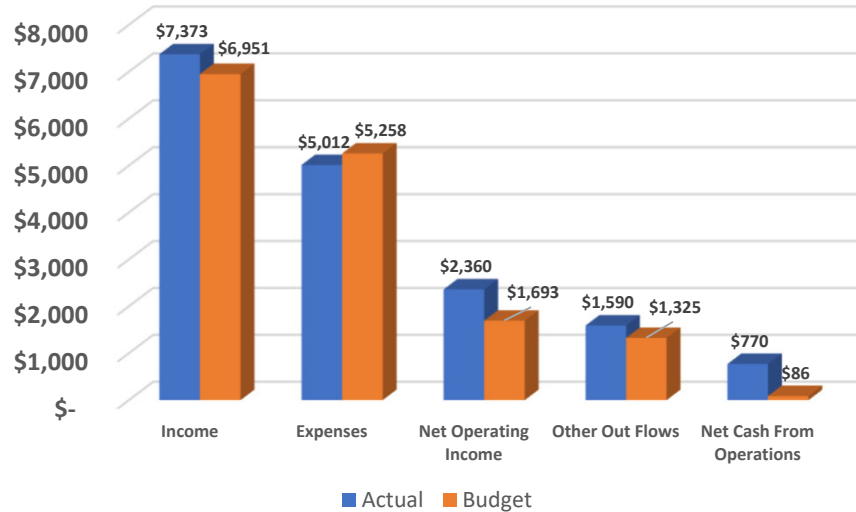
OF RAD UNITS



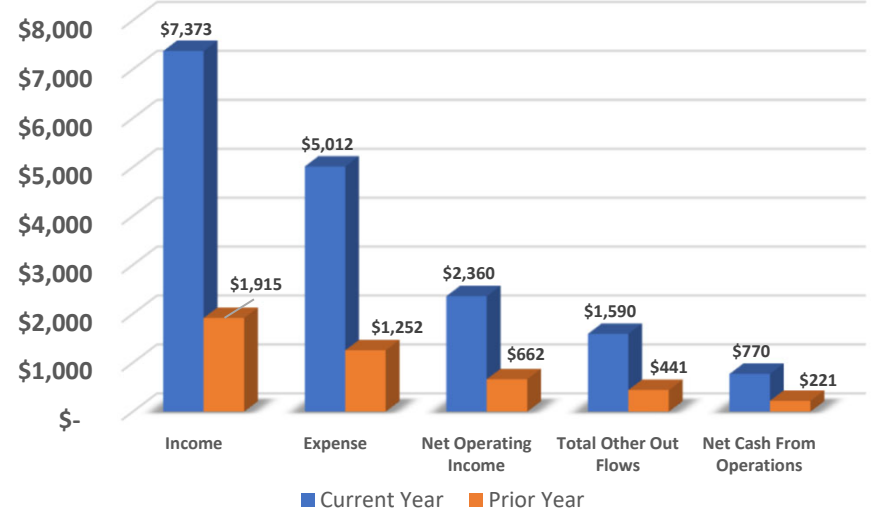
7.2K

PEOPLE ON WAITLIST

**RAD Properties
Year to Date vs Budget (000's)**



**RAD Properties
Year over Year (000's)**



ASSISTED HOUSING – FINANCIAL KEY INDICATOR AS OF SEPTEMBER 30, 2020

**K
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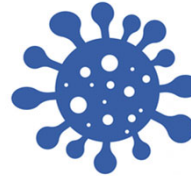
\$44.8M

HOUSING ASSISTANCE
SUBSIDY



\$1.2M

MANAGEMENT FEE
CONTRIBUTION TO CO



\$3.2M

CARES ACT
ADMINISTRATIVE FEES



\$4.1M

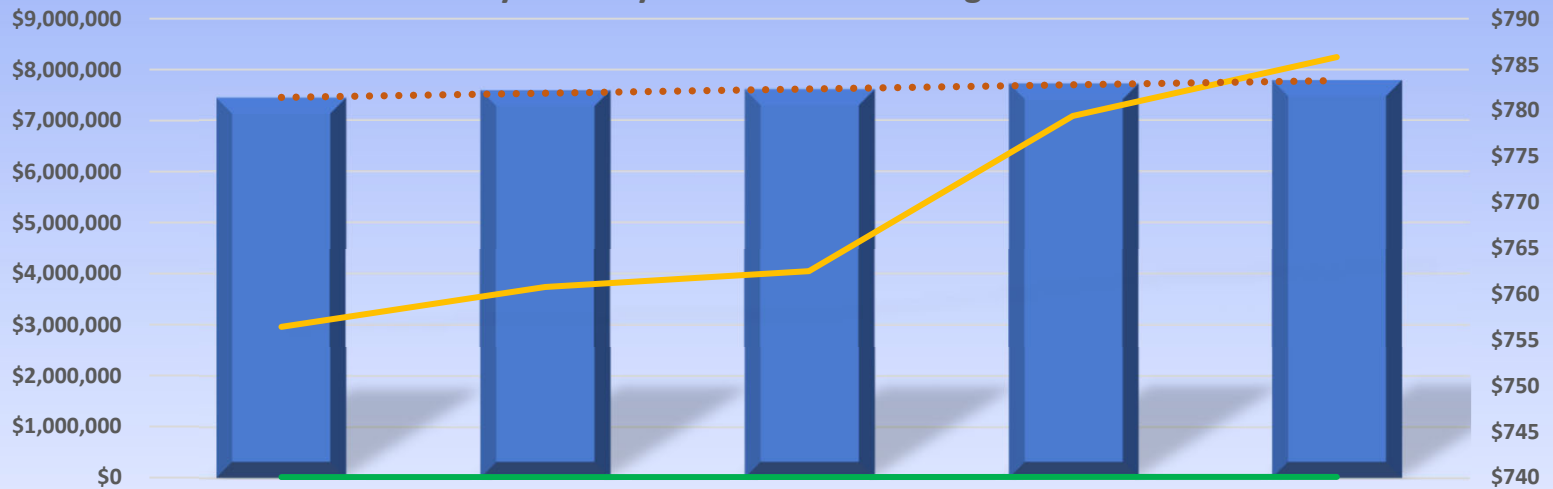
ADMIN FEES EARNED BY
ASSISTED HOUSING



81%

ADMIN FEES
PRO RATIO LEVEL

Monthly HAP Payments Vs HAP Average



	Apr-20	May-20	Jun-20	Jul-20	Aug-20
Section 8 HAP Assistance	\$7,434,089	\$7,580,992	\$7,598,886	\$7,711,260	\$7,779,663
Total # of Vouchers	9,828	9,965	9,966	9,894	9,900
HAP Average	\$756	\$761	\$762	\$779	\$786

Memorandum

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: October 12, 2020
RE: Financial Reporting for the Month of September 2020

Financial Highlights

September 30, 2020

Rental Assistance Demonstration (RAD)

For the Six Months Ended September 30, 2020

- With the change in fiscal year-end for JL Young, which was approved by the board last fiscal year, you will now notice that the summary report now includes this property.
- As of September 30, 2020, the RAD properties generated net cash from operations in the amount of \$770,446 after deducting the Operating Reserves in the amount of \$178,680; PPS, Youth, and Resident Enrichment funding in the amount of \$468,188; Transfers to the Corporate Overhead in the amount of \$331,750, and Replacement Reserves of \$593,377.
- The total RAD rents and other revenues budgeted for this period year to date were \$6,950,975, with actual revenues earned of \$7,372,574. This \$421,599 positive variance is primarily attributable to Robles Park tenant rental revenue billings. While these billings are higher, it may be related to many families who have lost their Assisted Housing benefits but currently cannot be evicted because of the CARES Act moratorium on evictions.
- The Year-to-date (YTD) expenses total is \$5,257,653 which represents \$245,520, or 4.7%, less than YTD budgeted expenses. This amount includes \$115,101 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- Beginning this month, we have broken out Zion Cemetery related surveying costs on the Robles Park, LLC, financial report which now total \$60,777. While significant expenditures were incurred during the 2019-20 FY, we expect these costs to continue into this fiscal year.

Assisted Housing (AH)

For the Six Months Ended September 30, 2020

- The Voucher utilization for August 31, 2020, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$8,014,718, and YTD Voucher Revenue was \$47,339,310, which represents a total positive variance of \$6,174,153 compared to the YTD budget. YTD operating expenditures were \$4,118,690, resulting in a negative variance of (\$78,973) compared to the YTD budget. The YTD net income was \$3,911,188.

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

Business Activities

Palm Terrace ALF (PALM)

For the Five Months Ended August 31, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds and was 90.4% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$54,784.
- Operating Cash Balance was \$182,393.
- Replacement Reserves Cash Balance was \$120,623.

Cedar Pointe (CPNT)

For the Six Months Ended September 30, 2020

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 100% occupied at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$72,689 for both phases combined.
- Replacement Reserve for both phases combined was \$257,000.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Six Months Ended September 30, 2020

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

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was \$1,128,265.
- This year’s budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Cultivating Affordable Housing While Empowering People and Communities.

Meridian River Development Corporation (MRDC)

For the Eight Months Ended August 31, 2020

- MRDC's communities are Meridian River, River Place, and River Pines. A substantial capital improvement plan was implemented in 2012 for MRDC properties. MRDC was 98.7% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,202,093.
- Operating Cash Balance was \$5,696,271.
- Replacement Reserves Cash Balance was \$378,718 and has remained this amount for some years. MRDC does not fund a replacement reserve any longer but instead pays for capital improvements out of operations as needed.

Related Entities

The Ella at Encore (ELLA)

For the Eight Months Ended August 31, 2020

- The Ella at Encore operated 32 Low Income Public Housing units, 64 Project-Based Section 8 units, and 64 Affordable Housing Units and was 98.8% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$167,445.
- Operating Cash Balance was \$92,177.
- Replacement Reserve Cash Balance was \$374,326.

The Trio at Encore (TRIO)

For the Eight Months Ended August 31, 2020

- The Trio at Encore operated 32 Low Income Public Housing units, 67 Project-Based Section 8 units, and 42 Market Rate Units and was 98.6% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$99,744.
- Operating Cash Balance was \$293,823.
- Replacement Reserve Cash Balance was \$263,862.

The Reed at Encore (REED)

For the Eight Months Ended August 31, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project-Based Section 8 units, and was 94.9% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$330,838.
- Operating Cash Balance was \$449,102.
- Replacement Reserve Cash Balance was \$244,774.

Cultivating Affordable Housing While Empowering People and Communities.

The Tempo at Encore (Tempo)

For the Eight Months Ended August 31, 2020

- The Tempo at Encore operated 20 Low Income Public Housing units, 122 Project-Based Section 8 units, and 61 Market Rate Units and was 95.6% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$555,976.
- Operating Cash Balance was \$939,992.
- Replacement Reserve Cash Balance was \$65,153.

The Gardens at South Bay, LTD (GSB)

For the Eight Months Ended August 31, 2020

- The Gardens at South Bay, LTD, is a mixed-finance project consisting of 216 apartment units and was 95.8% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(105,853). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,267,714.
- Replacement Reserves Cash Balance was \$364,767.

Osborne Landing, LTD (OSB)

For the Nine Months Ended September 30, 2020

- Osborne Landing operated a 43-unit affordable housing apartment development in Tampa, Florida, and was 100% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of Replacement Reserves was \$32,166.
- Operating Cash Balance was \$244,445.
- Replacement Reserves Cash Balance was \$17,251.

Cultivating Affordable Housing While Empowering People and Communities.

Tampa Housing Authority
RAD Properties Summary 1,489 Units
For the Sixth Month Ended September 30, 2020

Occupancy Percentage: 94.2%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	JL Young Apartments	YTD Actual	6 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 330,366	\$ 246,422	\$ 227,716	\$ 228,717	\$ 153,422	\$ 655,399	\$ 1,842,042	\$ 1,539,143	\$ 302,898	\$ 3,078,287	\$ 206
HAP Payments	1,631,323	735,051	590,409	626,215	529,359	1,266,904	5,379,261	5,325,539	53,722	10,651,078	602
Other Revenue	53,605	19,749	23,358	17,763	13,065	23,731	151,272	86,293	64,979	172,586	17
Total Revenue	\$ 2,015,294	\$ 1,001,222	\$ 841,483	\$ 872,695	\$ 695,846	\$ 1,946,034	\$ 7,372,574	\$ 6,950,975	\$ 421,599	\$ 13,901,951	\$ 825
Admin Salaries / Benefits	175,324	109,872	76,311	134,042	83,851	155,803	735,202	811,575	76,373	1,623,150	82
Administrative Expenses	103,499	20,397	17,029	19,907	8,339	37,158	206,330	305,507	99,177	611,013	23
Management Fees	146,097	75,111	63,588	65,987	54,169	151,129	556,081	556,081	-	1,112,162	62
Tenant Services Salary / Benefits	17,230	3,057	12,872	11,680	7,248	40,074	92,162	99,822	7,660	199,643	10
Tenant Service Expenses	6,762	920	371	862	339	4,132	13,387	21,625	8,238	43,250	1
Utilities	94,242	33,964	83,839	53,048	46,781	145,899	457,771	526,465	68,694	1,052,930	51
Maintenance Salary / Benefits	366,584	152,291	116,431	114,258	77,715	293,011	1,120,291	1,107,851	(12,440)	2,215,702	125
Maintenance Expenses	125,535	44,780	42,659	27,763	22,647	63,539	326,924	373,496	46,572	746,993	37
Contracted Maintenance Services	175,950	75,292	123,581	116,033	86,519	165,808	743,184	849,019	105,835	1,698,038	83
Protective Services Salary and Benefits	16,717	6,810	6,192	6,191	4,333	17,337	57,579	60,394	2,815	120,788	6
Protective Service Expenses	106,486	-	26,288	-	-	63,434	196,208	110,340	(85,868)	220,680	22
General Expenses	115,715	67,714	58,436	48,259	39,501	62,288	391,913	366,028	(25,885)	732,057	44
Bad Debt	52,199	17,146	8,564	20,066	7,556	9,570	115,101	69,450	(45,651)	138,900	13
Total Expenses	\$ 1,502,340	\$ 607,354	\$ 636,160	\$ 618,096	\$ 439,000	\$ 1,209,183	\$ 5,012,133	\$ 5,257,653	\$ 245,520	\$ 10,515,306	\$ 561
Net Operating Income	\$ 512,954	\$ 393,868	\$ 205,323	\$ 254,599	\$ 256,846	\$ 736,851	\$ 2,360,441	\$ 1,693,322	\$ 667,119	\$ 3,386,644	\$ 264
Operating Reserves	47,880	22,920	20,280	19,800	13,920	53,880	178,680	148,900	-	357,360	20
Transfer to Corporate Overhead	-	58,959	44,963	47,679	43,494	136,657	331,750	276,458	-	663,500	37
Resident Enrichment Programs	-	6,521	-	5,986	26,774	30,895	70,175	58,479	-	140,350	8
Oaks at Riverview Youth Programs	-	33,212	18,349	40,963	43,890	77,386	213,799	178,166	-	427,598	24
Funding of PPS Salaries	-	27,313	19,371	31,963	36,590	86,978	202,214	168,512	-	404,428	23
Replacement Reserves	262,836	53,659	48,237	45,897	32,267	150,482	593,377	494,481	-	1,186,754	66
Total Other Out Flows	\$ 310,716	\$ 202,583	\$ 151,199	\$ 192,287	\$ 196,935	\$ 536,277	\$ 1,589,995	\$ 1,324,996	\$ -	\$ 3,179,990	\$ 178
Net Cash From Operations	\$ 202,238	\$ 191,285	\$ 54,124	\$ 62,313	\$ 59,911	\$ 200,575	\$ 770,446	\$ 86,106	\$ 644,291	\$ 206,654	\$ 86

Tampa Housing Authority

Robles Park, LLC 399 Units

For the Sixth Month Ended September 30, 2020

Occupancy Percentage: 82.7%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 50,815	\$ 18,767	\$ 32,048	\$ 330,366	\$ 112,602	\$ 217,763	\$ 225,205	\$ 138
HAP Payments	250,030	280,568	(30,538)	1,631,323	1,683,410	(52,087)	3,366,820	681
Other Revenue	7,071	5,033	2,038	53,605	30,200	23,405	60,400	22
Total Revenue	\$ 307,915	\$ 304,369	\$ 3,547	\$ 2,015,294	\$ 1,826,212	\$ 189,082	\$ 3,652,425	\$ 842
Admin Salaries / Benefits	27,036	39,656	12,620	175,324	237,936	62,613	475,873	73
Administrative Expenses*	10,273	9,959	(314)	42,722	59,751	17,029	119,501	18
Management Fees	24,350	24,350	-	146,097	146,097	-	292,194	61
Tenant Services Salary / Benefits	6,159	2,309	(3,850)	17,230	13,863	(3,368)	27,726	7
Tenant Service Expenses	1,135	900	(235)	6,762	5,400	(1,362)	10,800	3
Utilities	6,583	22,020	15,437	94,242	132,122	37,880	264,244	39
Maintenance Salary / Benefits	62,817	62,204	(613)	366,584	373,227	6,643	746,452	153
Maintenance Expenses	10,440	19,233	8,794	125,535	115,400	(10,135)	230,800	52
Contracted Maintenance Services	51,492	30,458	(21,034)	175,950	182,750	6,800	365,500	73
Protective Services Salary and Benefits	2,797	2,821	24	16,717	16,935	218	33,866	7
Protective Service Expenses	9,916	9,167	(749)	106,486	55,000	(51,486)	110,000	44
General Expenses	19,333	18,206	(1,127)	115,715	109,233	(6,482)	218,466	48
Bad Debt	11,060	5,833	(5,227)	52,199	35,000	(17,199)	70,000	22
Zion Related Expenses	6,413	5,417	(996)	60,777	32,500	(28,277)	65,000	25
Total Expenses	\$ 249,803	\$ 252,532	\$ 2,729	\$ 1,502,340	\$ 1,515,213	\$ 12,874	3,030,422	\$ 628
Net Operating Income	\$ 58,113	\$ 51,836	\$ 6,276	\$ 512,954	\$ 310,999	\$ 201,955	622,003	\$ 214
Operating Reserves	7,980	7,980	-	47,880	47,880	-	95,760	20
Replacement Reserves	43,806	43,806	-	262,836	262,836	-	525,672	110
Total Other Out Flows	\$ 51,786	\$ 51,786	\$ -	\$ 310,716	\$ 310,716	\$ -	\$ 621,432	\$ 130
Net Cash From Operations	\$ 6,327	\$ 50	\$ 6,276	\$ 202,238	\$ 283	\$ 201,955	\$ 571	\$ 84

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Sixth Month Ended September 30, 2020

Occupancy Percentage: 97.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 40,969	\$ 39,435	\$ 1,534	\$ 246,422	\$ 236,613	\$ 9,810	\$ 473,225	\$ 215
HAP Payments	127,686	115,960	11,726	735,051	695,758	39,293	1,391,516	641
Other Revenue	3,401	1,088	2,314	19,749	6,525	13,224	13,050	17
Total Revenue	\$ 172,056	\$ 156,483	\$ 15,574	\$ 1,001,222	\$ 938,896	\$ 62,327	\$ 1,877,791	\$ 874
Admin Salaries / Benefits	17,971	15,543	(2,428)	109,872	106,229	(3,643)	199,537	96
Administrative Expenses	4,534	9,312	4,778	20,397	55,120	34,723	108,240	18
Management Fees	12,519	12,519	-	75,111	75,112	-	150,223	66
Tenant Services Salary / Benefits	511	628	117	3,057	3,770	713	7,541	3
Tenant Service Expenses	-	431	431	920	2,584	1,664	5,175	1
Utilities	6,364	8,117	1,752	33,964	48,699	14,735	97,402	30
Maintenance Salary / Benefits	26,899	24,809	(2,090)	152,291	148,877	(3,414)	297,756	133
Maintenance Expenses	15,540	7,386	(8,154)	44,780	46,445	1,665	90,760	39
Contracted Maintenance Services	16,841	21,485	4,644	75,292	133,910	58,618	264,103	66
Protective Services Salary and Benefits	1,140	1,303	163	6,810	7,822	1,012	15,635	6
Protective Service Expenses	-	640	640	-	3,840	3,840	7,680	-
General Expenses	11,169	10,759	(411)	67,714	64,551	(3,163)	129,112	59
Bad Debt	16,365	2,117	(14,248)	17,146	12,700	(4,446)	25,400	15
Total Expenses	\$ 129,851	\$ 115,047	\$ (14,804)	\$ 607,354	\$ 709,658	\$ 102,304	\$ 1,398,564	\$ 530
Net Operating Income	\$ 42,205	\$ 41,436	\$ 770	\$ 393,868	\$ 229,237	\$ 164,631	\$ 479,227	\$ 344
Operating Reserves	3,820	3,820	-	22,920	22,920	-	45,840	20
Transfer to Corporate Overhead	9,826	9,826	-	58,959	58,959	-	117,917	51
Resident Enrichment Programs	1,087	1,087	-	6,521	6,521	-	13,041	6
Oaks at Riverview Youth Programs	5,535	5,535	-	33,212	33,212	-	66,423	29
Funding of PPS Salaries	4,552	4,552	-	27,313	27,313	-	54,626	24
Replacement Reserves	8,943	8,943	-	53,659	53,659	-	107,318	47
Total Other Out Flows	\$ 33,764	\$ 33,764	\$ -	\$ 202,583	\$ 202,583	\$ -	\$ 405,165	\$ 177
Net Cash From Operations	\$ 8,442	\$ 7,672	\$ 770	\$ 191,285	\$ 26,655	\$ 164,631	\$ 74,062	\$ 167

Tampa Housing Authority

Seminole Park Apartments, LLC 169 Units

For the Sixth Month Ended September 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 36,956	\$ 40,199	\$ (3,243)	\$ 227,716	\$ 241,193	\$ (13,477)	\$ 482,386	\$ 225
HAP Payments	101,009	89,483	11,526	590,409	536,900	53,510	1,073,799	582
Other Revenue	2,192	2,792	(600)	23,358	16,750	6,608	33,500	23
Total Revenue	\$ 140,157	\$ 132,474	\$ 7,683	\$ 841,483	\$ 794,842	\$ 46,640	\$ 1,589,685	\$ 830
Admin Salaries / Benefits	12,835	12,652	(183)	76,311	75,902	(409)	151,798	75
Administrative Expenses	3,350	5,658	2,308	17,029	33,950	16,921	67,900	17
Management Fees	10,598	10,598	-	63,588	63,587	(1)	127,175	63
Tenant Services Salary / Benefits	2,152	2,262	110	12,872	13,564	693	27,126	13
Tenant Service Expenses	-	352	352	371	2,112	1,741	4,225	-
Utilities	17,156	16,466	(690)	83,839	98,792	14,953	197,586	83
Maintenance Salary / Benefits	20,756	16,953	(3,802)	116,431	101,724	(14,707)	201,385	115
Maintenance Expenses	9,785	9,500	(285)	42,659	57,000	14,341	116,064	42
Contracted Maintenance Services	28,915	20,513	(8,402)	123,581	123,077	(504)	246,153	122
Protective Services Salary and Benefits	1,036	1,039	2	6,192	6,234	42	12,470	6
Protective Service Expenses	-	-	-	26,288	-	(26,288)	-	26
General Expenses	9,485	8,950	(535)	58,436	53,702	(4,735)	107,407	58
Bad Debt	6,880	542	(6,339)	8,564	3,250	(5,314)	6,500	8
Total Expenses	\$ 122,948	\$ 105,485	\$ (17,464)	\$ 636,160	\$ 632,893	\$ (3,267)	\$ 1,265,789	\$ 627
Net Operating Income	\$ 17,208	\$ 26,989	\$ (9,781)	\$ 205,323	\$ 161,949	\$ 43,374	\$ 323,896	\$ 202
Operating Reserves	3,380	3,380	-	20,280	20,280	-	40,560	20
Transfer to Corporate Overhead	7,494	7,494	-	44,963	44,963	-	89,925	44
Oaks at Riverview Youth Programs	3,058	3,058	-	18,349	18,349	-	36,697	18
Funding of PPS Salaries	3,229	3,229	-	19,371	19,371	-	38,742	19
Replacement Reserves	8,039	8,039	-	48,237	48,237	-	96,473	48
Total Other Out Flows	\$ 25,200	\$ 25,200	\$ -	\$ 151,199	\$ 151,199	\$ -	\$ 302,397	\$ 149
Net Cash From Operations	\$ (7,991)	\$ 1,789	\$ (9,781)	\$ 54,124	\$ 10,751	\$ 43,374	\$ 21,499	\$ 53

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Sixth Month Ended September 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 37,453	\$ 33,257	\$ 4,196	\$ 228,717	\$ 199,540	\$ 29,177	\$ 399,080	\$ 231
HAP Payments	116,476	101,777	14,699	626,215	610,663	15,552	1,221,326	633
Other Revenue	730	2,434	(1,704)	17,763	14,603	3,160	29,206	18
Total Revenue	\$ 154,659	\$ 137,468	\$ 17,191	\$ 872,695	\$ 824,806	\$ 47,890	\$ 1,649,612	\$ 882
Admin Salaries / Benefits	22,525	21,729	(795)	134,042	130,393	(3,649)	260,797	135
Administrative Expenses	3,097	6,607	3,510	19,907	39,641	19,734	79,282	20
Management Fees	10,998	10,998	-	65,987	65,987	-	131,974	67
Tenant Services Salary / Benefits	1,953	3,100	1,147	11,680	18,599	6,919	37,194	12
Tenant Service Expenses	-	344	344	862	2,063	1,200	4,125	1
Utilities	8,969	8,352	(617)	53,048	50,111	(2,936)	100,223	54
Maintenance Salary / Benefits	18,577	19,037	460	114,258	114,246	(12)	228,493	115
Maintenance Expenses	5,783	7,146	1,364	27,763	42,878	15,115	85,755	28
Contracted Maintenance Services	18,279	16,221	(2,058)	116,033	97,326	(18,707)	194,656	117
Protective Services and Benefits	1,036	1,245	209	6,191	7,480	1,289	14,960	6
General Expenses	7,558	7,186	(372)	48,259	43,115	(5,144)	86,231	49
Bad Debt	7,332	667	(6,665)	20,066	4,000	(16,066)	8,000	20
Total Expenses	\$ 106,106	\$ 102,632	\$ (3,474)	\$ 618,096	\$ 615,838	\$ (2,258)	\$ 1,231,690	\$ 624
Net Operating Income	\$ 48,553	\$ 34,836	\$ 13,717	\$ 254,599	\$ 208,967	\$ 45,632	\$ 417,922	\$ 257
Operating Reserves	3,300	3,300	-	19,800	19,800	-	39,600	20
Transfer to Corporate Overhead	7,946	7,946	-	47,679	47,679	-	95,357	48
Resident Enrichment Programs	998	998	-	5,986	5,986	-	11,972	6
Oaks at Riverview Youth Programs	6,827	6,827	-	40,963	40,963	-	81,926	41
Funding of PPS Salaries	5,327	5,327	-	31,963	31,963	-	63,925	32
Replacement Reserves	7,649	7,649	-	45,897	45,897	-	91,793	46
Total Other Out Flows	\$ 32,048	\$ 32,048	\$ -	\$ 192,287	\$ 192,287	\$ -	\$ 384,573	\$ 194
Net Cash From Operations	\$ 16,505	\$ 2,788	\$ 13,717	\$ 62,313	\$ 16,681	\$ 45,632	\$ 33,349	\$ 63

Tampa Housing Authority

Scruggs Manor, LLC 116 Units

For the Sixth Month Ended September 30, 2020

Occupancy Percentage: 94.0%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 23,799	\$ 24,542	\$ (743)	\$ 153,422	\$ 147,253	\$ 6,169	\$ 294,506	\$ 220
HAP Payments	83,614	86,857	(3,243)	529,359	521,142	8,217	1,042,283	761
Other Revenue	50	1,453	(1,403)	13,065	8,715	4,350	17,430	19
Total Revenue	\$ 107,463	\$ 112,852	\$ (5,389)	\$ 695,846	\$ 677,110	\$ 18,737	\$ 1,354,219	\$ 1,000
Admin Salaries / Benefits	14,115	14,064	(50)	83,851	84,394	543	168,792	120
Administrative Expenses	1,655	4,158	2,502	8,339	24,945	16,606	49,890	12
Management Fees	9,028	9,028	-	54,169	54,169	-	108,338	78
Tenant Services Salary / Benefits	1,212	1,261	49	7,248	7,577	329	15,157	10
Tenant Service Expenses	-	643	643	339	3,854	3,515	7,700	-
Utilities	8,272	7,486	(786)	46,781	44,916	(1,865)	89,834	67
Maintenance Salary / Benefits	12,639	11,851	(788)	77,715	71,112	(6,603)	142,224	112
Maintenance Expenses	5,031	6,685	1,655	22,647	40,113	17,465	80,225	33
Contracted Maintenance Services	14,935	13,393	(1,543)	86,519	80,356	(6,164)	160,711	124
Protective Services and Benefits	725	727	2	4,333	4,362	30	8,725	6
General Expenses	6,449	6,129	(320)	39,501	36,775	(2,726)	73,549	57
Bad Debt	3,471	750	(2,721)	7,556	4,500	(3,056)	9,000	11
Total Expenses	\$ 77,532	\$ 76,175	\$ (1,357)	\$ 439,000	\$ 457,072	\$ 18,072	\$ 914,145	\$ 631
Net Operating Income	\$ 29,931	\$ 36,677	\$ (6,746)	\$ 256,846	\$ 220,037	\$ 36,809	\$ 440,074	\$ 369
Operating Reserves	2,320	2,320	-	13,920	13,920	-	27,840	20
Transfer to Corporate Overhead	7,249	7,249	-	43,494	43,494	-	86,988	62
Resident Enrichment Programs	4,462	4,462	-	26,774	26,774	-	53,548	38
Oaks at Riverview Youth Programs	7,315	7,315	-	43,890	43,890	-	87,780	63
Funding of PPS Salaries	6,098	6,098	-	36,590	36,590	-	73,180	53
Replacement Reserves	5,378	5,378	-	32,267	32,267	-	64,534	46
Total Other Out Flows	\$ 32,823	\$ 32,823	\$ -	\$ 196,935	\$ 196,935	\$ -	\$ 393,870	\$ 283
Net Cash From Operations	\$ (2,891)	\$ 3,854	\$ (6,746)	\$ 59,911	\$ 23,102	\$ 36,809	\$ 46,204	\$ 86

Tampa Housing Authority
 JL Young Apartments, Inc. 449 Units
 For the Sixth Month Ended September 30, 2020

Occupancy Percentage: 98.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 111,158	\$ 100,324	\$ 10,834	\$ 655,399	\$ 601,943	\$ 53,457	\$ 1,203,885	\$ 243
HAP Payments	212,398	212,945	(547)	1,266,904	1,277,667	(10,763)	2,555,334	470
Other Revenue	-	1,583	(1,583)	23,731	9,500	14,231	19,000	9
Total Revenue	\$ 323,556	\$ 314,852	\$ 8,704	\$ 1,946,034	\$ 1,889,110	\$ 56,924	\$ 3,778,219	\$ 722
Admin Salaries / Benefits	27,121	30,529	3,408	155,803	183,177	27,374	366,353	58
Administrative Expenses	9,268	10,017	749	37,158	61,100	23,942	121,200	14
Management Fees	25,188	25,188	-	151,129	151,129	-	302,258	56
Tenant Services Salary / Benefits	6,713	7,074	361	40,074	42,452	2,378	84,900	15
Tenant Service Expenses	1,234	935	(298)	4,132	5,613	1,480	11,225	2
Utilities	28,053	25,303	(2,750)	145,899	151,821	5,922	303,641	54
Maintenance Salary / Benefits	48,548	49,949	1,401	293,011	299,696	6,685	599,392	109
Maintenance Expenses	15,028	11,583	(3,445)	63,539	73,893	10,354	143,389	24
Contracted Maintenance Services	39,946	38,910	(1,036)	165,808	233,458	67,649	466,915	62
Protective Services Salary and Benefits	2,901	2,926	25	17,337	17,565	228	35,132	6
Protective Service Expenses	8,149	8,583	435	63,434	51,500	(11,934)	103,000	24
General Expenses	10,297	9,774	(522)	62,288	58,646	(3,642)	117,292	23
Bad Debt	4,332	1,667	(2,665)	9,570	10,000	430	20,000	4
Total Expenses	\$ 226,777	\$ 222,439	\$ (4,338)	\$ 1,209,183	\$ 1,340,049	\$ 130,867	\$ 2,674,697	\$ 449
Net Operating Income	\$ 96,779	\$ 92,413	\$ 4,366	\$ 736,851	\$ 549,060	\$ 187,791	\$ 1,103,522	\$ 274
Operating Reserves (1 Month)	8,980	8,980	-	53,880	53,880	-	107,760	20
Transfer to Corporate Overhead	22,776	22,776	-	136,657	136,657	-	273,313	51
Resident Enrichment Programs	5,149	5,149	-	30,895	30,895	-	61,789	11
Oaks at Riverview Youth Programs	12,898	12,898	-	77,386	77,386	-	154,772	29
Funding of PPS Salaries	14,496	14,496	-	86,978	86,978	-	173,955	32
Replacement Reserves	25,080	25,080	-	150,482	150,482	-	300,964	56
Total Other Out Flows	\$ 89,379	\$ 89,379	\$ -	\$ 536,277	\$ 536,277	\$ -	\$ 1,072,553	\$ 199
Net Cash From Operations	\$ 7,400	\$ 3,034	\$ 4,366	\$ 200,575	\$ 12,784	\$ 187,791	\$ 30,969	\$ 74

Tampa Housing Authority

Assisted Housing Voucher Program

Statement of Operations for the Six Months Ended September 30, 2020

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ -	\$ 44,778,056	\$ 44,778,056	\$ 42,995,160	\$ 1,782,896	\$ 85,990,320
S8 Administrative Fees	4,098,155	-	4,098,155	3,494,489	603,666	6,988,979
CARES Administrative Fees	3,184,507	-	3,184,507	-	3,184,507	-
Port In (vpti)	722,271	-	722,271	902,004	(179,733)	1,804,017
RAPS (Rehab Assistance)	-	2,485,334	2,485,334	1,731,162	754,172	3,462,324
Other Revenue	9,785	75,920	85,705	57,060	28,645	114,120
Total Revenue	\$ 8,014,718	\$ 47,339,310	\$ 55,354,028	\$ 49,179,875	\$ 6,174,153	\$ 98,359,760
Expenses						
Administrative						
Salaries & Benefits	2,089,535	-	2,089,535	2,405,718	316,183	4,811,445
Management Fees	1,163,552	-	1,163,552	1,163,551	(1)	2,327,103
Administrative other	741,073	-	741,073	390,420	(350,653)	780,840
Total Administrative	3,994,160	-	3,994,160	3,959,689	(34,471)	7,919,388
Tenant and Social Services	726	-	726	1,500	774	3,000
Maintenance & Operation	6,172	200	6,372	8,880	2,508	17,760
General Expenses	117,432	-	117,432	69,648	(47,784)	139,296
Total Operating Expenses	\$ 4,118,490	\$ 200	\$ 4,118,690	\$ 4,039,717	\$ (78,973)	\$ 8,079,444
Other Expenses						
Escrow Payments	-	200,426	200,426	251,592	51,166	503,190
HAP Utility Assistance Payment	-	708,910	708,910	754,782	45,872	1,509,569
Hsg Assist/Landlord Pymnt	-	44,277,787	44,277,787	41,440,296	(2,837,491)	82,880,598
Hsg Assist Pymts-Port Out	-	541,571	541,571	560,490	18,919	1,120,963
Hsg Assist Pymts-Port In	750,903	-	750,903	857,106	106,203	1,714,217
RAPS Disbursements	-	-	-	1,731,162	1,731,162	3,462,324
Total Other Expenses	\$ 750,903	\$ 45,728,694	\$ 46,479,597	\$ 45,595,428	\$ (884,169)	\$ 91,190,861
Other Financing Sources	497,597	-	497,597	-	497,597	-
Net Income	\$ 2,647,728	\$ 1,610,416	\$ 4,258,144	\$ (455,270)	\$ 4,713,414	\$ (910,545)

Tampa Housing Authority
 Corporate Overhead Income And Operating Expenses
 For the Fifth Month Ended September 30, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 92,680	\$ 92,680	\$ -	\$ 556,081	\$ 556,081	\$ -	\$ 1,112,162
Mgmt Fees - RAD HCV	193,925	193,925	-	1,163,552	1,163,552	-	2,327,103
Mgmt Fees - Related Entities	59,137	59,137	-	354,822	354,822	-	709,644
Other Revenue	67,410	-	67,410	124,306	-	124,306	-
Total Revenue	\$ 413,152	\$ 345,742	\$ 67,410	\$ 2,198,760	\$ 2,074,455	\$ 124,306	\$ 4,148,909
Admin Salaries / Benefits	270,234	280,327	10,094	1,589,037	1,681,963	92,927	3,363,927
Administrative Expenses	50,749	62,131	11,382	290,577	378,653	88,076	730,604
Tenant Service Expenses	-	-	-	780	-	(780)	-
Utilities	9,638	8,500	(1,138)	39,557	51,000	11,443	102,000
Maintenance Salary / Benefits	19,256	19,123	(133)	113,240	114,740	1,500	229,480
Maintenance Expenses	3,383	7,988	4,604	37,425	47,925	10,500	95,850
Contracted Maintenance Services	10,845	15,696	4,851	137,286	94,173	(43,113)	189,132
Protective Services Salary and Benefits	8,303	13,852	5,549	76,973	83,111	6,137	166,222
Protective Service Expenses	1,452	583	(869)	4,921	3,500	(1,422)	7,000
General Expenses	7,782	7,505	(278)	45,302	45,027	(274)	90,057
Total Expenses	\$ 381,642	\$ 415,704	\$ 34,062	\$ 2,335,098	\$ 2,500,092	\$ 164,994	\$ 4,974,272
Contribution to Assisted Housing Reserve	41,667	41,667	-	250,000	250,000	-	500,000
Total Contribution to Assisted Housing Reserve	\$ 41,667	\$ 41,667	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ 500,000
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	331,750	331,750	-	663,500
Transfer from NTHDC	55,155	55,155	-	330,932	330,932	-	661,863
Total Contributions from Other Sources	\$ 110,447	\$ 110,447	\$ -	\$ 662,682	\$ 662,682	\$ -	\$ 1,325,363
Net Income or (Loss)	\$ 100,290	\$ (1,182)	\$ 101,472	\$ 276,343	\$ (12,956)	\$ 289,300	\$ -

Tampa Housing Authority
 Palm Terrace Assisted Living Facility 75 Units
 For the Five Months Ended August 31, 2020

Occupancy Percentage: 90.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rent Income / Long Term Care	\$ 127,721	\$ 120,100	\$ 7,621	\$ 647,495	\$ 600,500	\$ 46,995	\$ 1,441,200	\$ 1,727
Section 8 Subsidies	36,850	36,000	850	185,161	180,000	5,161	432,000	494
Adult Day Care Services	-	6,518	(6,518)	1,533	32,588	(31,055)	77,618	4
Other Income	1,292	125	1,167	4,253	625	3,628	1,600	11
Total Revenue	\$ 165,863	\$ 162,743	\$ 3,120	\$ 838,442	\$ 813,713	\$ 24,730	\$ 1,952,418	\$ 1,016
Expenses								
Administration	50,217	24,141	(26,076)	148,071	121,438	(26,633)	313,684	395
Food Service	31,850	28,002	(3,848)	161,537	140,666	(20,871)	337,484	431
Residential Programs	42,445	50,726	8,281	256,794	259,989	3,195	627,588	685
Maintenance	10,900	14,065	3,166	74,324	77,507	3,183	184,476	198
Utilities	16,522	12,605	(3,917)	64,317	63,477	(840)	152,871	172
Management Fee - 3rd Party Management	8,162	8,125	(37)	42,197	40,625	(1,572)	97,500	113
Management Fee - THA	1,863	1,863	-	9,317	9,317	-	22,360	25
Insurance	3,233	5,265	2,032	16,163	26,325	10,162	63,180	43
Total Expense	\$ 165,192	\$ 144,793	\$ (20,399)	\$ 772,721	\$ 739,344	\$ (33,376)	\$ 1,799,142	\$ 937
Net Income	\$ 671	\$ 17,950	\$ (17,278)	\$ 65,721	\$ 74,368	\$ (8,647)	\$ 153,275	\$ 80
Replacement Reserve	2,188	2,188	-	10,938	10,938	-	26,250	42
Cash Flow	\$ (1,516)	\$ 15,762	\$ (17,278)	\$ 54,784	\$ 63,431	\$ (8,647)	\$ 127,025	\$ 66

Tampa Housing Authority
 Cedar Pointe Apartments Phase 1 & 2 84 Units
 For the Six Months Ended September 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 49,376	\$ 49,207	\$ 168	\$ 292,035	\$ 295,245	\$ (3,210)	\$ 590,490	\$ 579
Subsidy / Grant Income	10,968	5,526	5,442	59,893	33,155	26,738	66,311	119
Other Income	808	-	808	3,280	-	3,280	-	7
Total Revenue	\$ 61,152	\$ 54,733	\$ 6,419	\$ 355,208	\$ 328,400	\$ 26,808	\$ 656,801	\$ 987
Expenses								
Admin Salaries / Benefits	11,940	13,669	1,729	69,441	82,014	12,573	164,029	138
Administrative Expenses	3,037	7,072	4,035	10,880	42,430	31,550	84,860	22
Management Fees	4,334	4,334	-	26,006	26,006	-	52,011	52
Tenant Services Expenses	-	583	583	-	3,500	3,500	7,000	-
Utilities	3,416	6,120	2,703	21,872	36,719	14,846	73,437	43
Maintenance Salary and Benefits	7,419	6,018	(1,401)	42,076	36,110	(5,966)	72,220	83
Maintenance Expenses	1,605	4,040	2,435	13,027	24,237	11,210	48,475	26
Contracted Maintenance services	13,295	7,116	(6,179)	44,258	42,698	(1,561)	85,395	88
Protective Services Salary and Benefits	414	415	1	2,477	2,493	16	4,986	5
General Expenses	8,401	5,654	(2,747)	31,482	33,922	2,439	67,843	62
Total Expense	\$ 53,862	\$ 55,021	\$ 1,159	\$ 261,519	\$ 330,127	\$ 68,608	\$ 660,256	\$ 726
Net Income	\$ 7,290	\$ (288)	\$ 7,578	\$ 93,689	\$ (1,727)	\$ 95,416	\$ (3,455)	\$ 260
Other Out Flow								
Capital Improvements	-	9,487	9,487	-	56,920	56,920	113,840	-
Replacement Reserve	3,500	3,500	-	21,000	21,000	-	42,000	42
Cash Flow	\$ 3,790	\$ (13,274)	\$ 17,064	\$ 72,689	\$ (79,647)	\$ 152,336	\$ (159,295)	\$ 202

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Six Months Ended September 30, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 985,385	\$ 1,050,444	\$ (65,060)	\$ 5,903,731	\$ 6,302,667	\$ (398,936)	\$ 12,605,333
Other Revenue	995	-	995	17,255	-	17,255	-
Total Revenue	\$ 986,380	\$ 1,050,444	\$ (64,065)	\$ 5,920,986	\$ 6,302,667	\$ (381,680)	\$ 12,605,333
Expenses							
Administrative Staff Support	22,761	29,323	6,562	136,191	175,938	39,747	351,876
Administrative Operating Costs	769	5,837	5,069	5,858	35,025	29,167	70,050
Legal Fees	-	8,333	8,333	7,339	50,000	42,661	100,000
Audit Fees	-	1,625	1,625	-	9,750	9,750	19,500
Insurance	12,514	12,507	(8)	75,086	75,039	(47)	150,078
Management Fees	8,333	8,333	-	50,000	50,000	-	100,000
Service Provider Contract Costs	642,236	623,119	(19,117)	3,848,300	3,738,713	(109,587)	7,477,426
Total Expenses	\$ 686,613	\$ 689,078	\$ 2,465	\$ 4,122,775	\$ 4,134,465	\$ 11,690	\$ 8,268,930
Net Operating Income (Loss)	\$ 299,767	\$ 361,367	\$ (61,600)	\$ 1,798,211	\$ 2,168,202	\$ (369,991)	\$ 4,336,403
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	85,762	163,964	78,202	599,946	1,010,022	410,077	2,446,438
Affiliated Entities Operational Funding	\$ 85,762	\$ 163,964	\$ 78,202	\$ 599,946	\$ 1,010,022	\$ 410,077	\$ 2,446,438
Net Income after Affiliated Funding	\$ 214,005	\$ 197,403	\$ 16,602	\$ 1,198,265	\$ 1,158,179	\$ 40,086	\$ 1,889,965

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Six Months Ended September 30, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
Funding for Encore Developments							
Items earmarked from prior year Budget	\$ -	\$ 54,167	\$ 54,167	\$ 8,168	\$ 325,000	\$ 316,832	\$ 650,000
THA - Encore CDD Funding	-	-	-	-	-	-	200,000
THA - Encore Chiller Plant Reserve & Deficit Funding	-	25,000	25,000	\$ 70,000	150,000	80,000	300,000
THA - Encore Ella - Art Project	-	-	-	26,240	26,240	-	120,000
Total Encore Developments	\$ -	\$ 79,167	\$ 79,167	\$ 104,408	\$ 501,240	\$ 396,832	\$ 1,270,000
THA Operations - Corporate Overhead							
THA - THA Wellness Committee	3,295	696	(2,599)	3,556	4,176	620	8,352
THA - Transfer to AHDC	-	-	-	-	-	-	18,873
THA - Executive Salaries and Benefits Funding	24,275	24,275	-	145,648	145,648	-	291,296
THA - Funding of Corporate Overhead	30,881	30,881	-	185,283	185,284	-	370,567
THA - Annual Employee Business Meeting	-	-	-	-	-	-	40,000
THA - Employee Appreciation Committee	-	1,392	1,392	-	8,352	8,352	16,704
THA - Partnership Sponsorship/Benevolence Fund	841	1,083	242	2,227	6,500	4,273	13,000
Total THA Operations - CO	\$ 59,292	\$ 58,327	\$ (965)	\$ 336,715	\$ 349,959	\$ 13,245	\$ 758,792
THA Operations - Resident Services							
THA - Funding of EnVision Center	-	-	-	-	-	-	100,000
THA - Funding of ORCC	2,218	2,218	-	13,309	13,309	-	26,618
THA - Funding of PPS	17,933	17,933	-	107,600	107,600	-	215,200
THA - Funding of Boys Club Building	6,319	6,319	-	37,914	37,914	-	75,828
Total THA Operations - Resident Services	\$ 26,471	\$ 26,471	\$ -	\$ 158,823	\$ 158,823	\$ -	\$ 417,646
Total Affiliated Entities Operational Funding	\$ 85,762	\$ 163,964	\$ 78,202	\$ 599,946	\$ 1,010,022	\$ 410,077	\$ 2,446,438

Tampa Housing Authority
 Meridian River Development Corporation Consolidated - 700 Units
 For The Eight Months Ended August 31, 2020

Occupancy Percentage:	98.7%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 486,181	\$ 478,757	\$ 7,424	\$ 3,857,861	\$ 3,799,165	\$ 58,696	\$ 5,722,776	\$ 691
Vacancy Loss	(8,336)	(23,939)	15,603	(104,207)	(189,958)	85,751	(286,139)	(19)
Delinquent/Prepaid/Other	-	(2,470)	2,470	-	(19,760)	19,760	(30,440)	-
Total Rental Income	\$ 477,845	\$ 452,348	\$ 25,497	\$ 3,753,654	\$ 3,589,447	\$ 164,207	\$ 5,406,197	\$ 672
Other Income	10,616	13,446	(2,830)	124,910	103,068	21,842	154,202	22
Total Income	\$ 488,461	\$ 465,794	\$ 22,667	\$ 3,878,564	\$ 3,692,515	\$ 186,049	\$ 5,560,399	\$ 695
Administrative Salaries / Benefits	39,548	41,390	1,842	303,016	331,120	28,104	496,680	54
Maintenance Salaries / Benefits	24,147	29,224	5,077	200,227	233,792	33,565	350,739	36
Advertising and Promotion	3,767	5,997	2,230	34,172	51,226	17,054	76,781	6
Maintenance Expenses	40,995	46,290	5,295	326,220	389,040	62,820	581,495	58
Administrative Expenses	6,128	21,702	15,574	88,485	162,020	73,535	239,878	16
Utilities	28,798	28,275	(523)	225,344	230,100	4,756	344,500	40
Professional Fees	9,110	9,546	436	62,836	76,368	13,532	114,552	11
Management Fees	14,732	13,974	(758)	116,690	110,775	(5,915)	166,836	21
Management Fees - THA	25,835	25,835	-	206,680	206,660	(20)	310,000	37
Insurance	31,044	31,054	10	248,352	248,432	80	372,648	44
Taxes	13,811	13,811	-	110,488	110,488	-	165,732	20
Total Expenses	\$ 237,915	\$ 267,098	\$ 29,183	\$ 1,922,509	\$ 2,150,021	\$ 227,512	\$ 3,219,841	\$ 344
Net Operating Income	\$ 250,546	\$ 198,696	\$ 51,850	\$ 1,956,054	\$ 1,542,494	\$ 413,560	\$ 2,340,558	\$ 350
Debt Service (Principal, Interest, and Fees)	68,735	68,742	7	549,945	549,936	(9)	824,904	98
Capital Expenditures/Replacement Reserve	41,439	53,059	11,620	204,017	814,672	610,655	967,468	37
Net Income	\$ 140,371	\$ 76,895	\$ 63,476	\$ 1,202,093	\$ 177,886	\$ 1,024,207	\$ 548,186	\$ 215

Tampa Housing Authority

Meridian River Development Corporation - Meridian Apartments - 280 Units

For The Eight Months Ended August 31, 2020

Occupancy Percentage:	98.9%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 230,491	\$ 223,911	\$ 6,580	\$ 1,814,730	\$ 1,774,676	\$ 40,054	\$ 2,673,058	\$ 813
Vacancy Loss	(2,464)	(11,196)	8,732	(43,608)	(88,734)	45,126	(133,653)	(20)
Delinquent/Prepaid/Other	-	(1,125)	1,125	-	(9,000)	9,000	(13,500)	-
Total Rental Income	\$ 228,027	\$ 211,590	\$ 16,437	\$ 1,771,122	\$ 1,676,942	\$ 94,180	\$ 2,525,905	\$ 794
Other Income	5,799	6,909	(1,110)	79,945	52,472	27,473	78,708	36
Total Income	\$ 233,826	\$ 218,499	\$ 15,327	\$ 1,851,067	\$ 1,729,414	\$ 121,653	\$ 2,604,613	\$ 829
Administrative Salaries / Benefits	14,903	16,551	1,648	119,156	132,408	13,252	198,612	53
Maintenance Salaries / Benefits	6,969	8,449	1,480	58,298	67,592	9,294	101,388	26
Advertising and Promotion	1,498	2,477	979	14,379	20,716	6,337	31,074	6
Maintenance Expenses	20,943	26,380	5,437	180,920	221,540	40,620	328,810	81
Administrative Expenses	948	11,260	10,312	37,164	76,015	38,851	112,355	17
Utilities	8,476	7,420	(1,056)	63,897	59,360	(4,537)	89,040	29
Professional Fees	3,110	3,739	629	20,365	29,912	9,547	44,868	9
Management Fees	7,073	6,555	(518)	56,131	51,881	(4,250)	78,138	25
Management Fees - THA	10,335	10,335	-	82,680	82,660	(20)	124,000	37
Insurance	10,206	10,206	-	81,648	81,648	-	122,472	37
Taxes	9,569	9,569	-	76,552	76,552	-	114,828	34
Total Expenses	\$ 94,029	\$ 112,941	\$ 18,912	\$ 791,191	\$ 900,284	\$ 109,093	\$ 1,345,585	\$ 354
Net Operating Income	\$ 139,797	\$ 105,558	\$ 34,239	\$ 1,059,876	\$ 829,130	\$ 230,746	\$ 1,259,028	\$ 475
Debt Service (Principal, Interest, and Fees)	48,104	48,108	4	384,894	384,864	(30)	577,296	172
Capital Expenditures/Replacement Reserve	6,305	29,900	23,595	71,996	431,000	359,004	487,400	32
Net Income	\$ 85,388	\$ 27,550	\$ 57,838	\$ 602,987	\$ 13,266	\$ 589,721	\$ 194,332	\$ 270

Tampa Housing Authority

Meridian River Development Corporation - River Pines Apartments - 300 Units

For The Eight Months Ended August 31, 2020

Occupancy Percentage:	98.3%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 165,421	\$ 161,550	\$ 3,871	\$ 1,310,709	\$ 1,286,340	\$ 24,369	\$ 1,934,815	\$ 548
Vacancy Loss	(2,797)	(8,078)	5,281	(28,551)	(64,318)	35,767	(96,741)	(12)
Delinquent/Prepaid/Other	-	(1,345)	1,345	-	(10,760)	10,760	(16,140)	-
Total Rental Income	\$ 162,624	\$ 152,127	\$ 10,497	\$ 1,282,158	\$ 1,211,262	\$ 70,896	\$ 1,821,934	\$ 536
Other Income	2,332	3,773	(1,441)	17,260	30,184	(12,924)	45,276	7
Total Income	\$ 164,956	\$ 155,900	\$ 9,056	\$ 1,299,418	\$ 1,241,446	\$ 57,972	\$ 1,867,210	\$ 543
Administrative Salaries / Benefits	13,816	12,416	(1,400)	97,245	99,328	2,083	148,992	41
Maintenance Salaries / Benefits	10,672	12,041	1,369	86,822	96,328	9,506	144,492	36
Advertising and Promotion	1,233	1,967	734	11,477	17,836	6,359	26,704	5
Maintenance Expenses	9,241	12,570	3,329	76,972	108,100	31,128	159,490	32
Administrative Expenses	3,219	7,303	4,084	29,951	61,513	31,562	90,875	13
Utilities	16,120	17,655	1,535	127,551	141,240	13,689	211,860	53
Professional Fees	3,000	3,340	340	23,732	26,720	2,988	40,080	10
Management Fees	4,904	4,677	(227)	38,937	37,244	(1,693)	56,016	16
Management Fees - THA	11,070	11,070	-	88,560	88,560	-	132,840	37
Insurance	8,852	8,853	1	70,816	70,824	8	106,236	30
Taxes	1,560	1,560	-	12,480	12,480	-	18,720	5
Total Expenses	\$ 83,687	\$ 93,452	\$ 9,765	\$ 664,543	\$ 760,173	\$ 95,630	\$ 1,136,305	\$ 278
Net Operating Income	\$ 81,269	\$ 62,448	\$ 18,821	\$ 634,875	\$ 481,273	\$ 153,602	\$ 730,905	\$ 265
Debt Service (Principal, Interest, and Fees)	11,472	11,473	1	91,772	91,784	12	137,676	38
Capital Expenditures/Replacement Reserve	31,439	21,089	(10,350)	116,593	343,992	227,399	428,348	49
Net Income	\$ 38,359	\$ 29,886	\$ 8,473	\$ 426,510	\$ 45,497	\$ 381,013	\$ 164,881	\$ 178

Tampa Housing Authority

Meridian River Development Corporation - River Place Apartments - 120 Units

For The Eight Months Ended August 31, 2020

Occupancy Percentage:	99.2%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 90,268	\$ 93,296	\$ (3,028)	\$ 732,422	\$ 738,149	\$ (5,727)	\$ 1,114,903	\$ 763
Vacancy Loss	(3,074)	(4,665)	1,591	(32,048)	(36,906)	4,858	(55,745)	(33)
Delinquent/Prepaid/Other	-	-	-	-	-	-	-	-
Total Rental Income	\$ 87,194	\$ 88,631	\$ (1,437)	\$ 700,374	\$ 701,243	\$ (869)	\$ 1,059,158	\$ 730
Other Income	2,485	2,764	(279)	27,704	20,412	7,292	30,218	29
Total Income	\$ 89,679	\$ 91,395	\$ (1,716)	\$ 728,078	\$ 721,655	\$ 6,423	\$ 1,089,376	\$ 758
Administrative Salaries / Benefits	10,829	12,423	1,594	86,616	99,384	12,768	149,076	90
Maintenance Salaries / Benefits	6,507	8,734	2,227	55,106	69,872	14,766	104,808	57
Advertising and Promotion	1,036	1,553	517	8,316	12,674	4,358	19,186	9
Maintenance Expenses	10,810	7,340	(3,470)	68,328	59,400	(8,928)	93,345	71
Administrative Expenses	1,962	3,139	1,177	21,369	24,492	3,123	36,648	22
Utilities	4,202	3,200	(1,002)	33,896	29,500	(4,396)	43,600	35
Professional Fees	3,000	2,467	(533)	18,739	19,736	997	29,604	20
Management Fees	2,754	2,742	(12)	21,622	21,650	28	32,681	23
Management Fees - THA	4,430	4,430	-	35,440	35,440	-	53,160	37
Insurance	11,986	11,995	9	95,888	95,960	72	143,940	100
Taxes	2,682	2,682	-	21,456	21,456	-	32,184	22
Total Expenses	\$ 60,199	\$ 60,705	\$ 506	\$ 466,775	\$ 489,564	\$ 22,789	\$ 738,232	\$ 486
Net Operating Income	\$ 29,480	\$ 30,690	\$ (1,210)	\$ 261,303	\$ 232,091	\$ 29,212	\$ 351,144	\$ 272
Debt Service (Principal, Interest, and Fees)	9,160	9,161	1	73,279	73,288	9	109,932	76
Capital Expenditures/Replacement Reserve	3,696	2,070	(1,626)	15,428	39,680	24,252	51,720	16
Net Income	\$ 16,624	\$ 19,459	\$ (2,835)	\$ 172,596	\$ 119,123	\$ 53,473	\$ 189,492	\$ 180

Tampa Housing Authority
The Ella at Encore, LP 160 Units
For the Eight Months Ended August 31, 2020

Occupancy Percentage: 98.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	\$ 144,482	\$ 138,250	\$ 6,232	\$ 1,099,278	\$ 1,077,330	\$ 21,948	\$ 1,632,790	\$ 859
Vacancy	(2,856)	(3,951)	1,095	(26,363)	(30,747)	4,384	(46,623)	(21)
Total Rental Revenue	\$ 141,626	\$ 134,299	\$ 7,327	\$ 1,072,915	\$ 1,046,583	\$ 26,332	\$ 1,586,167	\$ 838
Other Non-Rental Income	7,192	1,300	5,892	17,404	7,870	9,534	11,730	14
Total Revenue	\$ 148,818	\$ 135,599	\$ 13,219	\$ 1,090,319	\$ 1,054,453	\$ 35,866	\$ 1,597,897	\$ 852
Salaries Expense	24,563	29,542	4,979	211,995	241,430	29,435	359,912	166
Administration Expense	5,659	6,578	919	49,688	61,509	11,821	92,609	39
Management Fee	5,961	5,424	(537)	43,648	42,178	(1,470)	63,915	34
Legal / Professional Fees	280	280	-	11,990	12,454	464	14,038	9
Utilities Expense	32,551	32,853	302	210,282	211,516	1,234	316,565	164
Maintenance Supplies & Contracts	12,068	7,115	(4,953)	127,860	115,304	(12,556)	156,389	100
Property Insurance & Taxes	9,551	9,805	254	73,347	80,553	7,206	120,206	57
Total Expenses	\$ 90,633	\$ 91,597	\$ 964	\$ 728,810	\$ 764,944	\$ 36,134	\$ 1,123,634	\$ 569
Net Operating Income	\$ 58,186	\$ 44,002	\$ 14,184	\$ 361,509	\$ 289,509	\$ 72,000	\$ 474,263	\$ 282
Bond / Mortgage Interest	5,941	6,030	89	47,793	48,240	447	72,360	37
THA Land Note	5,076	5,076	-	40,609	40,608	(1)	60,912	32
THA Equity	2,614	2,614	-	20,914	20,912	(2)	31,368	16
Debt Service Fees	5,781	5,824	43	46,368	46,592	224	69,888	36
Replacement Reserves	4,816	4,816	-	38,379	38,528	149	57,792	30
Total Non-Operating Expenses	\$ 24,228	\$ 24,360	\$ 132	\$ 194,064	\$ 194,880	\$ 817	\$ 292,320	\$ 152
Net Income after Non-Operating Expenses	\$ 33,957	\$ 19,642	\$ 14,051	\$ 167,445	\$ 94,629	\$ 72,817	\$ 181,943	\$ 131

Tampa Housing Authority
The Trio at Encore, LP 141 Units
For the Eight Months Ended August 31, 2020

Occupancy Percentage: 98.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Revenue	\$ 161,177	\$ 153,929	\$ 7,248	\$ 1,224,019	\$ 1,172,364	\$ 51,655	\$ 1,794,079	\$ 1,085
Vacancy	(3,479)	(6,141)	2,663	(40,107)	(51,015)	10,908	(75,820)	(36)
Total Rental Revenue	\$ 157,699	\$ 147,788	\$ 9,911	\$ 1,183,912	\$ 1,121,349	\$ 62,563	\$ 1,718,259	\$ 1,050
Other Income	11,459	11,468	(9)	81,657	92,669	(11,012)	138,716	(36)
Total Revenue	\$ 169,158	\$ 159,256	\$ 9,902	\$ 1,265,569	\$ 1,214,018	\$ 51,551	\$ 1,856,975	\$ 1,122
Salaries	31,040	31,231	191	227,010	252,030	25,020	377,490	201
Administration Expense	6,508	5,943	(565)	55,312	59,033	3,721	87,938	49
Management Fee	6,408	6,370	(38)	50,670	48,560	(2,110)	74,278	45
Professional Fees	247	247	-	11,724	13,026	1,302	14,664	10
Utilities Expense	33,605	24,175	(9,430)	235,359	182,850	(52,509)	270,450	209
Maintenance Supplies and Contracts	13,560	11,288	(2,272)	117,679	126,609	8,930	169,728	104
Property Insurance / Taxes	12,698	12,845	147	103,392	109,895	6,503	161,393	92
Total Expenses	\$ 104,065	\$ 92,099	\$ (11,967)	\$ 801,146	\$ 792,003	\$ (9,143)	\$ 1,155,941	\$ 710
Net Operating Income	\$ 65,092	\$ 67,157	\$ (2,065)	\$ 464,423	\$ 422,015	\$ 42,408	\$ 701,034	\$ 412
New Perm Note - Interest	13,524	13,524	-	108,649	108,588	(61)	162,456	96
THA Land Note	2,850	2,850	-	22,800	22,800	-	34,200	20
THA Equity	5,603	5,603	-	44,824	44,824	-	67,464	40
Debt Service	16,072	14,902	(1,170)	121,742	119,521	(2,221)	179,130	108
Replacement Reserves	8,333	8,333	-	66,664	66,664	-	99,996	59
Total Non-Operating Expenses	\$ 46,382	\$ 45,212	\$ (1,170)	\$ 364,679	\$ 362,397	\$ (2,283)	\$ 543,246	\$ 710
Net Income (Loss)	\$ 18,711	\$ 21,945	\$ (895)	\$ 99,744	\$ 59,618	\$ 40,125	\$ 157,788	\$ 88

Tampa Housing Authority
The Reed at Encore, LP 158 Units
For the Eight Months Ended August 31, 2020

Occupancy Percentage: 94.9%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 170,989	\$ 169,647	\$ 1,342	\$ 1,238,696	\$ 1,240,481	\$ (1,785)	\$ 1,920,833	\$ 980
Vacancy	(8,936)	(5,081)	(3,855)	(26,055)	(37,147)	11,092	(57,523)	(21)
Total Rental Revenue	\$ 162,053	\$ 164,566	\$ (2,513)	\$ 1,212,641	\$ 1,203,334	\$ 9,307	\$ 1,863,310	\$ 959
Other Non-Rental Income	2,909	1,051	1,858	11,238	12,233	(995)	17,862	9
Total Revenue	\$ 164,962	\$ 165,617	\$ (655)	\$ 1,223,879	\$ 1,215,567	\$ 8,312	\$ 1,881,172	\$ 968
Salaries Expense	23,087	29,075	5,988	189,015	232,792	43,777	349,945	150
Administrative Expense	4,772	5,541	769	39,143	52,164	13,021	79,124	31
Management Fee	6,547	6,625	78	48,895	48,624	(271)	75,248	39
Legal / Professional	277	277	-	10,712	11,180	468	12,288	8
Utilities	20,002	22,341	2,339	161,994	186,652	24,658	284,399	128
Maintenance Supplies and Contracts	18,978	17,304	(1,674)	93,828	113,575	19,747	154,891	74
Property Insurance and Taxes	10,362	11,570	1,208	81,696	86,391	4,695	127,689	65
Total Expenses	\$ 84,025	\$ 92,733	\$ 8,708	\$ 625,282	\$ 731,378	\$ 106,096	\$ 1,083,584	\$ 495
Net Operating Income (Loss)	\$ 80,937	\$ 72,884	\$ 8,053	\$ 598,597	\$ 484,189	\$ 114,408	\$ 797,588	\$ 474
New Perm Note - Interest	16,259	16,259	-	128,703	128,703	-	192,438	102
THA Land Note	3,691	3,691	-	29,528	29,528	-	44,292	23
THA Equity	3,523	3,523	-	28,184	28,184	-	42,276	22
THA RHF Funds	5,560	5,560	-	44,480	44,480	-	66,720	35
Replacement Reserves	4,608	4,608	-	36,864	36,864	-	55,296	29
Total Non-Operating Expenses	\$ 33,641	\$ 33,641	\$ -	\$ 267,759	\$ 267,759	\$ -	\$ 401,022	\$ 212
Net Income (Loss)	\$ 47,297	\$ 39,243	\$ 8,054	\$ 330,838	\$ 216,430	\$ 114,408	\$ 396,566	\$ 262

Tampa Housing Authority
The Tempo at Encore, LP 203 Units
For the Eight Months Ended August 31, 2020

Occupancy Percentage: 95.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 242,168	\$ 217,923	\$ 24,245	\$ 1,825,442	\$ 1,575,924	\$ 249,518	\$ 2,713,250	\$ 1,124
Vacancy	(8,155)	(8,219)	64	(96,014)	(70,256)	(25,758)	(103,396)	(59)
Total Rental Revenue	\$ 234,013	\$ 209,704	\$ 24,309	\$ 1,729,428	\$ 1,505,668	\$ 223,760	\$ 2,609,854	\$ 1,065
Other Non-Rental Income	18,150	15,394	2,756	111,512	127,032	(15,520)	190,698	69
Total Revenue	\$ 252,163	\$ 225,098	\$ 27,065	\$ 1,840,941	\$ 1,632,700	\$ 208,241	\$ 2,800,552	\$ 1,134
Salaries Expense	37,554	35,509	(2,045)	215,305	296,701	81,396	444,783	133
Administrative Expense	6,113	8,423	2,310	64,163	79,127	14,964	117,760	40
Management Fee	9,373	9,579	206	73,204	73,280	76	112,021	45
Legal / Professional	67,707	355	(67,352)	81,994	12,828	(69,166)	15,236	50
Utilities	26,784	17,600	(9,184)	189,652	140,800	(48,852)	211,200	117
Maintenance Supplies and Contracts	15,241	11,549	(3,692)	142,009	116,304	(25,705)	163,889	87
Property Insurance and Taxes	17,775	22,164	4,389	144,890	166,612	21,722	248,586	89
Total Expenses	\$ 180,546	\$ 105,179	\$ (75,367)	\$ 911,218	\$ 885,652	\$ (25,566)	\$ 1,313,475	\$ 561
Net Operating Income (Loss)	\$ 71,617	\$ 119,919	\$ (48,303)	\$ 929,723	\$ 747,048	\$ 182,675	\$ 1,487,077	\$ 572
Interest On Mortgage/Bonds Payable	27,226	27,084	142	217,807	217,240	567	325,292	170
Debt Service Fees	20,413	33,469	13,056	179,177	287,735	108,558	572,903	140
Replacement Reserves	5,921	5,921	-	47,387	47,387	-	71,052	29
Total Non-Operating Expenses	\$ 53,250	\$ 66,474	\$ 13,224	\$ 440,924	\$ 552,362	\$ 111,438	\$ 969,247	\$ 272
Net Income (Loss)	\$ 18,367	\$ 53,445	\$ (35,078)	\$ 488,799	\$ 194,686	\$ 294,113	\$ 517,830	\$ 301

Tampa Housing Authority
The Gardens at South Bay, LTD 216 Units
For The Eight Months Ended August 31, 2020

Occupancy Percentage:	95.8%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	186,125	183,600	\$ 2,525	1,492,365	1,462,800	\$ 29,565	\$ 2,197,200	\$ 864
Hud Subsidy	5,921	5,000	921	54,310	39,350	14,960	59,350	31
Capital Fund	3,000	3,000	-	24,000	24,000	-	36,000	14
Vacancy Loss	(11,238)	(6,000)	(5,238)	(79,514)	(48,000)	(31,514)	(72,000)	(46)
Concessions	-	(600)	600	(2,200)	(4,800)	2,600	(7,200)	(1)
Total Rental Income	\$ 183,808	\$ 185,000	\$ (1,192)	\$ 1,488,961	\$ 1,473,350	\$ 15,611	\$ 2,213,350	\$ 862
Other Income	1,335	7,200	(5,865)	22,597	55,600	(33,003)	82,825	13
Total Income	\$ 185,143	\$ 192,200	\$ (7,057)	\$ 1,511,558	\$ 1,528,950	\$ (17,392)	\$ 2,296,175	\$ 875
Administrative Salaries / Benefits	12,563	15,383	2,820	97,710	123,064	25,354	184,596	57
Maintenance Salaries / Benefits	10,856	14,430	3,574	88,378	115,440	27,062	173,160	51
Maintenance Expenses	28,159	23,330	(4,829)	182,031	188,565	6,534	289,995	105
Administrative Expenses	4,938	13,005	8,067	47,672	79,450	31,778	135,620	28
Advertising	824	1,059	235	9,815	12,472	2,657	19,108	6
Utilities	5,858	9,350	3,492	57,669	74,800	17,131	112,200	33
Professional Fees	4,149	7,250	3,101	36,155	63,400	27,245	74,900	21
Land Lease	1,420	1,420	-	11,360	11,360	-	17,040	7
Insurance and Taxes	18,741	18,741	-	149,928	149,928	-	224,892	87
Management Fees	6,600	6,900	300	53,790	55,200	1,410	82,800	31
Management Fees - THA	1,886	1,950	64	15,369	15,600	231	23,400	9
Total Expenses	\$ 95,994	\$ 112,818	\$ 16,824	\$ 749,878	\$ 889,279	\$ 139,401	\$ 1,337,711	\$ 434
Net Operating Income	\$ 89,149	\$ 79,382	\$ 9,767	\$ 761,680	\$ 639,671	\$ 122,009	\$ 958,464	\$ 441
Debt Service (Principal, Interest, and Fees)	104,652	104,653	-	837,213	837,221	8	1,255,832	484
Replacement Reserve	3,790	3,790	-	30,320	30,320	-	45,480	18
Net Income	\$ (19,292)	\$ (29,061)	\$ 9,769	\$ (105,853)	\$ (227,870)	\$ 122,017	\$ (342,848)	\$ (61)

Tampa Housing Authority

Osborne Landing, LTD 43 Units

For The Nine Months Ended September 30, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 25,031	\$ 23,691	\$ 1,340	\$ 218,519	\$ 213,222	\$ 5,297	\$ 284,296	\$ 565
Vacancy Loss	-	(917)	917	-	(8,250)	8,250	(11,000)	-
Section 8 Subsidy	8,060	8,333	(273)	74,616	74,996	(380)	99,995	193
Total Revenue	\$ 33,091	\$ 31,108	\$ 1,983	\$ 293,135	\$ 279,968	\$ 13,167	\$ 373,291	\$ 757
Expenses								
Admin Salaries / Benefits	4,318	4,306	(12)	37,994	38,757	763	51,552	98
Administrative Expenses	9,239	2,912	(6,327)	24,405	26,205	1,800	35,065	63
Management Fees	2,489	2,489	-	22,400	22,397	(2)	29,863	58
Tenant and Social Services	-	67	67	-	600	600	800	98
Utilities	793	1,615	823	7,184	14,538	7,354	19,384	19
Maintenance Salary / Benefits	4,820	4,481	(338)	49,141	40,332	(8,809)	53,776	127
Maintenance Expenses	2,593	2,354	(239)	22,862	21,187	(1,675)	28,250	59
Contracted Maintenance Services	6,335	5,121	(1,214)	54,543	46,087	(8,456)	61,450	141
Protective Services Salaries/Benefits	311	292	(19)	3,352	2,625	(727)	3,501	98
General Expenses	6,918	1,887	(5,032)	27,799	16,980	(10,819)	22,640	72
Total Expenses	\$ 37,816	\$ 25,523	\$ (12,291)	\$ 249,681	\$ 229,709	\$ (19,971)	\$ 306,280	\$ 645
Net Operating Income	\$ (4,725)	\$ 5,584	\$ (10,308)	\$ 43,454	\$ 50,259	\$ (6,805)	\$ 67,011	\$ 112
Other Out Flow								
Replacement Reserve	1,254	1,254	-	11,288	11,288	-	15,050	29
Operating Income after Reserves	\$ (5,979)	\$ 4,330	\$ (10,309)	\$ 32,166	\$ 38,972	\$ (6,806)	\$ 51,961	\$ 83

**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
September 2020**

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

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

We are proud to announce that all our North Scattered Sites have maintained 100% occupancy for the month of September. The occupancy rates improved during the past month and most of our properties report low to no vacancies on a weekly basis. Collected rents improved at many properties increasing our average to 94.42% in the month of September.

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

Encore Properties

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

Palm Terrace ALF

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

MRDC & Gardens at South Bay

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

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2021

SEPTEMBER 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	96.86%	98.89%
Robles, LLC	81.32%	82.66%
Scruggs Manor, LLC	92.67%	93.97%
Azzarelli	97.97%	96.67%
Scruggs Manor	90.70%	93.02%
Seminole, LLC	98.28%	100.00%
Seminole Park	98.34%	100.00%
Moses White Estates	98.22%	100.00%
Shimberg, LLC	95.00%	100.00%
Shimberg Estates	95.00%	100.00%
Squire Villa	100.00%	100.00%
C. Blythe Andrews	99.39%	100.00%
Arbors, LLC	97.94%	97.38%
Arbors at Padgett Estates	97.14%	97.48%
Azeele	100.00%	100.00%
Bay Ceia Apartments	99.63%	97.50%
Soho Place Apartments	96.49%	92.86%
St. Louis/St. Conrad	100.00%	100.00%
RAD Overall Average	94.42%	94.22%
Cedar Pointe	96.44%	100.00%
Osborne	96.41%	100.00%

APR-SEP 2020

RAD Tenant Accounts Receivable

Property	Total Tenant Revenue	CURRENT Accts Receivable	Bad Debt / Over 90 Days	PAST Bad Debt/ Over 90 Days	Fraud	Eviction Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$655,624.45	\$26,335.30	\$5,769.00	\$9,890.15	\$0.00	\$0.00	\$20,566.30	96.86%
Robles Park, LLC	\$358,049.01	\$150,534.89	\$83,656.72	\$26,964.78	\$0.00	\$1,621.40	\$66,878.17	81.32%
Scruggs Manor, LLC	\$158,350.00	\$20,605.80	\$9,003.00	\$10,826.00	\$0.00	\$0.00	\$11,602.80	92.67%
Azzarelli	\$43,060.00	\$876.00	\$0.00	\$1,190.00	\$0.00	\$0.00	\$876.00	97.97%
Scruggs Manor	\$115,290.00	\$19,729.80	\$9,003.00	\$9,636.00	\$0.00	\$0.00	\$10,726.80	90.70%
Seminole Park, LLC	\$240,590.32	\$4,128.08	\$0.00	\$7,979.14	\$0.00	\$0.00	\$4,128.08	98.28%
Seminole Park	\$126,956.92	\$2,103.48	\$0.00	\$7,836.15	\$0.00	\$0.00	\$2,103.48	98.34%
Moses White Estates	\$113,633.40	\$2,024.60	\$0.00	\$142.99	\$0.00	\$0.00	\$2,024.60	98.22%
Shimberg, LLC	\$237,137.47	\$5,702.95	\$0.00	\$7,835.52	\$0.00	\$0.00	\$5,702.95	97.60%
Shimberg Estates	\$102,097.34	\$5,103.63	\$0.00	\$6,080.05	\$0.00	\$0.00	\$5,103.63	95.00%
Squire Villa	\$36,675.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$98,365.13	\$599.32	\$0.00	\$1,755.47	\$0.00	\$0.00	\$599.32	99.39%
Arbors, LLC	\$255,191.50	\$5,252.29	\$0.00	\$6,843.49	\$0.00	\$6,184.00	\$5,252.29	97.94%
Arbors at Padgett	\$160,070.30	\$4,584.29	\$0.00	\$260.89	\$0.00	\$0.00	\$4,584.29	97.14%
Azeele	\$11,693.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,184.00	\$0.00	100.00%
Bay Ceia Apartments	\$62,701.20	\$234.00	\$0.00	\$1,154.80	\$0.00	\$0.00	\$234.00	99.63%
Soho Place	\$12,351.00	\$434.00	\$0.00	\$5,427.80	\$0.00	\$0.00	\$434.00	96.49%
St. Louis/St. Conrad	\$8,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
RAD Totals	\$1,904,942.75	\$212,559.31	\$98,428.72	\$70,339.08	\$0.00	\$7,805.40	\$106,325.19	94.42%
Cedar Pointe	\$ 292,035.25	\$ 14,186.14	\$ 3,795.66	\$ 4,248.57	\$ -	\$ -	\$10,390.48	96.44%
Osborne	\$ 146,802.51	\$ 6,297.05	\$ 1,022.00	\$ 3,823.82	\$ -	\$ -	\$5,275.05	96.41%

SEPTEMBER

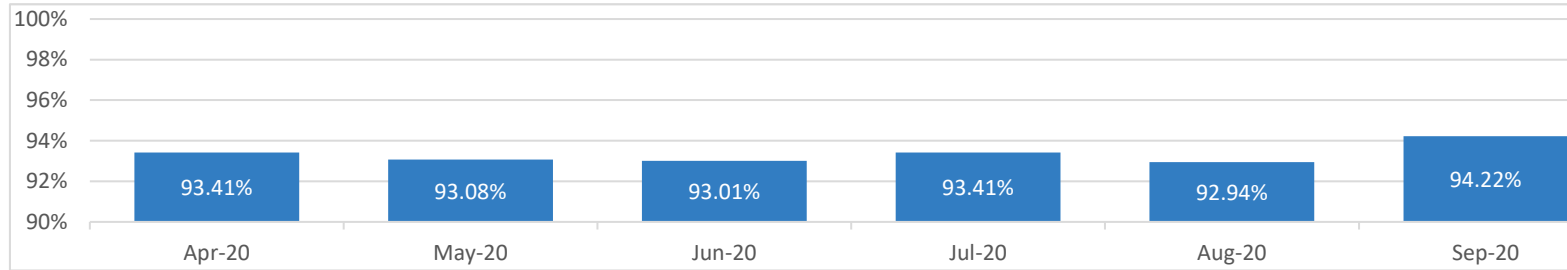
Reporting Month: 2020

RAD Occupancy

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	450	1	0	0	449	444	5	2	98.89%
Robles, LLC	400	1	1	0	398	329	69	15	82.66%
Scruggs Manor, LLC	116	0	0	0	116	109	7	7	93.97%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	80	6	6	93.02%
Seminole Park, LLC	169	0	0	0	169	169	0	0	100.00%
Seminole Park	100	0	0	0	100	100	0	0	100.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	165	0	0	100.00%
Shimberg Estates	78	0	0	0	78	78	0	0	100.00%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	57	0	0	100.00%
Arbors, LLC	191	0	0	0	191	186	5	5	97.38%
Arbors at Padgett	119	0	0	0	119	116	3	3	97.48%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	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	8	0	0	100.00%
Total	1,491	2	1	0	1,488	1,402	86	29	94.22%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

94.22%



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

Cedar Pointe	84	0	0	0	84	84	0	0	100.00%
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Osborne	43	0	0	0	43	43	0	0	100.00%
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HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
September 2020

Department of Assisted Housing
Margaret Jones, Director

HUDVASH RFP has been released for interested owners/developers to submit proposals to project based HUDVASH vouchers that are specific to the veteran population. Proposals are due by the end of October 2020.

The average HAP has increased from average of \$745 to \$791 and evaluating the need to request additional HAP. The current HUD held funds is approximately \$4 million that will assist in covering the additional HAP costs. HUD Miami has indicated there currently is no need to request for additional HAP funding; however, there will be further meetings with Accounting to determine the actual projected costs.

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

THA has started the relocation process of the 34 Tampa Park families that are impacted by the owner opt-out of the Project Based Contract which ends October 31st, 2020.

HUD provided an opportunity for PHAs to submit for additional HUDVASH vouchers that serve homeless veterans. After meeting with community partners, it was agreed that the application for additional vouchers be submitted due to potential increased homelessness due to COVID-19. Notification of award or decline of award will be made sometime December 2020.

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

HOPWA desk review by the City of Tampa has no findings for the program. The HOPWA program serves approximately 75 individuals with HIV or AIDS related virus.

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

The agency has launched Yard’s Rent Café. This Yardi module will allow the agency to conduct business through tenant and landlord portals. The most exciting feature will be the ability to conduct re-certifications and interims online. Families will begin receiving letters with recertification dates of January 2021.

Current baseline is now at 10,696 with approximately 79 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

FSS is a program that enables HUD-assisted families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Public Housing Agencies (PHAs) work in collaboration with a Program Coordinating Committee (PCC) to secure commitments of public and private resources for the operation of the FSS program, to develop the PHA’s FSS Action Plan (the FSS policy framework), and to implement the program. Current mandatory baseline is 73 families.

Once an eligible family is selected to participate in the program, the PHA, and the head of each participating family execute a FSS Contract of Participation that specifies the rights and responsibilities of both parties. The term of the FSS contract is generally 5 years, but it may be extended for another 2 years by the PHA for good cause.

Participants	366
Workshops (Virtual)	2
Escrows	227
Graduates	1
Homeownership	65
Escrow	62%
Mandatory FSS baseline	73

SPECIAL GRANT PROGRAMS

The department also operates two grant funded programs: **HOPWA** (Housing Opportunity for Persons with AIDS) and **Permanent Supportive Housing**. The HOPWA program is a rental assistance program for persons with AIDS with a supportive service aspect. The Tampa Housing Authority was awarded \$575,347 through the City to operate the HOPWA program for fiscal year 2017. This grant will afford about 75 families rental assistance throughout Hillsborough County. This will be a three-year grant instead of one year as previously awarded. New funding award has been released in the amount of \$700,000 effective October 1st, 2019. Grant submitted May 15th, 2020.

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

250 designated housing vouchers enable non-elderly disabled families, who would have been eligible for a public housing unit if occupancy of the unit or entire project had not been restricted to elderly families only through an approved Designated Housing Plan, to receive rental assistance. These vouchers may also assist non-elderly disabled families living in a designated unit/project/building to move from that project if they so

choose. The family does not have to be listed on the PHA's voucher waiting list. Instead they may be admitted to the program as a special admission. Once the impacted families have been served, the PHA may begin issuing these vouchers to non-elderly disabled families from their HCV waiting list. Upon turnover, these vouchers must be issued to non-elderly disabled families from the PHA's HCV waiting list.

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 132 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

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

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,751	8,556	98% Monthly	
RAD	1,601	1,410	88% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS TOTAL	\$7,602,762	\$7,779,663	100%	99%

Section 8 Management Assessment Program

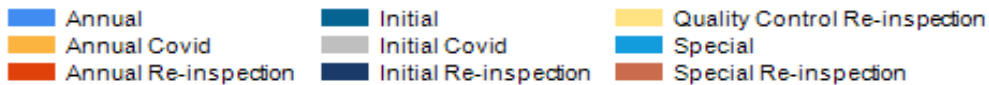
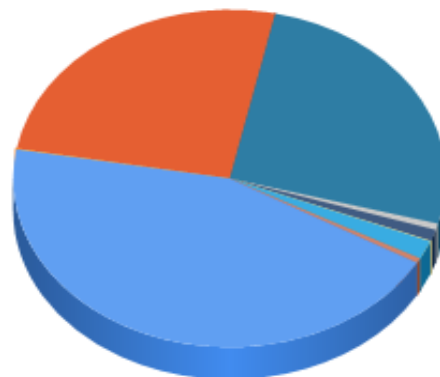
The Section Eight Management Assessment Program (SEMAP) measures the performance of the public housing agencies (PHAs) that administer the Housing Choice Voucher program in 14 key areas. SEMAP helps HUD target monitoring and assistance to PHA programs that need the most improvement. SEMAP scores are based on fiscal year.

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

THA Monthly Management Report September 2020

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

**Completed Inspections
September 2020**



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



THA Monthly Management Report September 2020

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

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

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

Currently several of our department directors worked on a committee for purchasing a vehicle to serve as our Mobile Emergency Command/ENVISION Center. The committee included Director of Procurement and Contracting Tina Washington, Director of IT Mike Tepfer, Director of Program and Property Service Stephanie Brown-Gilmore, Director of Real Estate and Development David Iloanya and Director of Public Safety William (Bill) Jackson. **The committee is still doing research and to date nothing has been finalized.**

The Public Safety Department will be welcoming our new Public Safety Manager, Mr. Malcom K. C. Presha on board. His official start date is Monday, October 19, 2020. KC is coming from the State of New Mexico where he currently works as a special Agent for the State Parks. He was born and raised in the State of Washington and began his career in law enforcement working for the Seattle Police Department (SPD). While working at the SPD he became the command officer and/or the lead liaison officer to both the city and county housing authorities. He worked as the Chief of Police in Saint Paul, Alaska where he fell in the love with the beauty and moved back because of the long cold winters.

Currently the Public Safety Department, TPD, Robles Park Resident Council, PPS and Robles Park Asset Management have been having bi-weekly virtual safety meetings. During the meetings we discuss safety issues, implement plans of action, and re-evaluate our action plans to see if they are bearing fruit. These meeting have proven to be of great value to everyone concerned. As a result of these meeting I have assigned Community Patrol Officer, Rudy Garrett to work with Barbara Thomas in the PPS department to establish monthly/bi-weekly virtual meetings for all our properties based on the same outline we are using at Robles Park. Our completion date for this assignment is October 31, 2020.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

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

PARKING POLICY ENFORCEMENT

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

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

The TPD and The HCSO continue to work very closely with THA. Both departments continue to have officers assigned to our properties and they work very hard to combat crime in our communities. Officers that have been assigned to our properties conduct their own investigation and make arrests. The Public Safety Department has also been meeting with residents to help form Crime-Watch Communities to help combat crime in our communities.

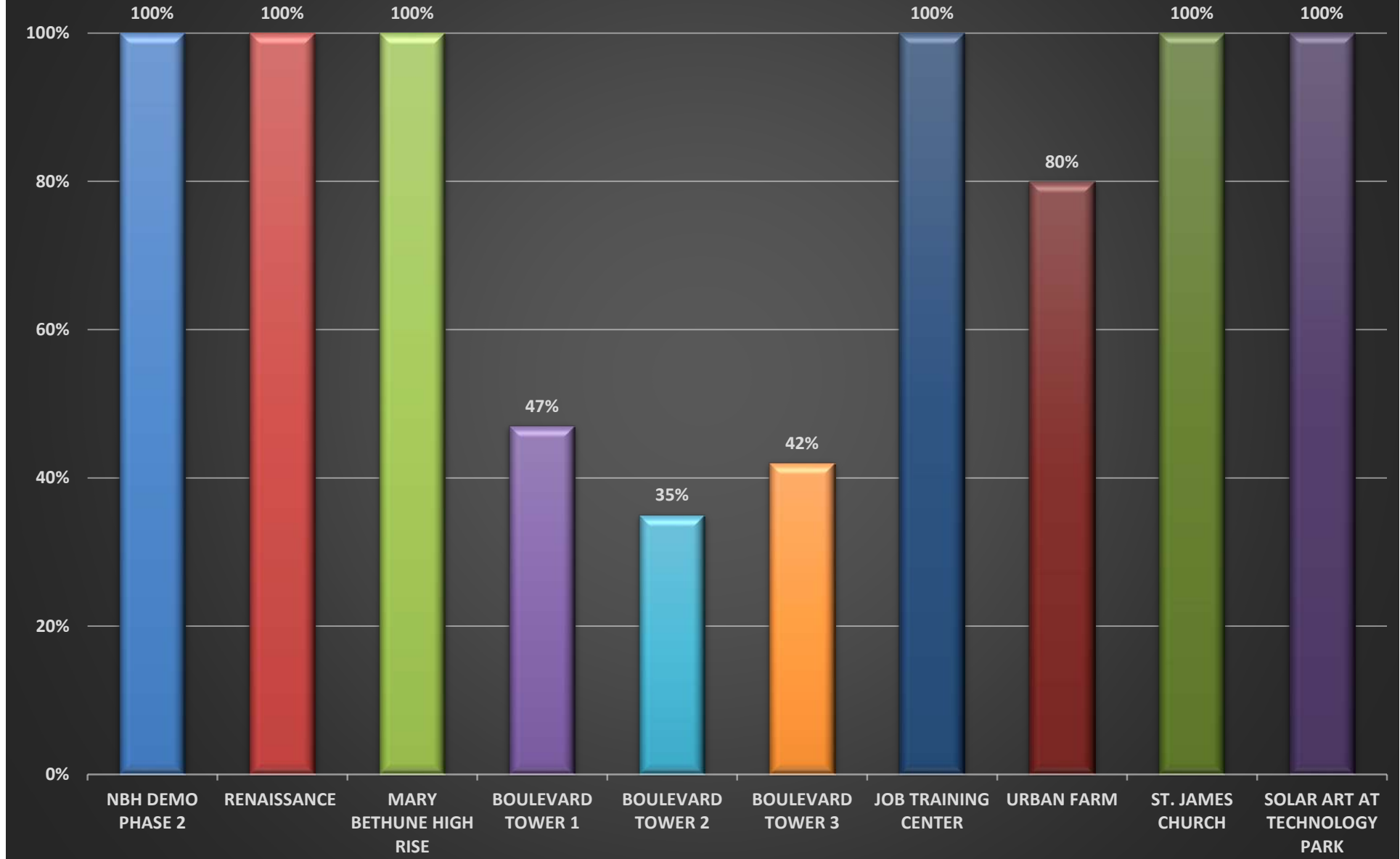
The Tampa Police Department ROC officers working all our public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all public housing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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	9/08/2020	9/08/2020	20-409960	Public Safety Dept
Confidential	Under Investigation	9/08/2020	20-407196	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-407253	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-410662	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-414735	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-390657	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-372706	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-362362	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-372838	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-365828	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-362406	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	20-360865	Public Safety Dept.
Confidential	9/11/2020	9/11/2020	20-484778	Public Safety Dept.
Confidential	9/14/2020	9/22/2020	20-419347	Public Safety Dept.
Confidential	9/14/2020	9/22/2020	20-419377	Public Safety Dept.
Confidential	9/14/2020	9/22/2020	20-419457	Public Safety Dept.
Confidential	9/02/2020	9/22/2020	19-495343	Public Safety Dept.
Confidential	9/10/2020	9/10/2020	20-85424	Public Safety Dept.
Confidential	9/08/2020	9/09/2020	19-146041	Public Safety Dept.
Confidential	9/11/2020	9/24/2020	20-379376	Public Safety Dept.
Confidential	9/25/2020	9/25/2020	20-449-196	Public Safety Dept.
Confidential	9/25/2020	9/25/2020	20-444600	Public Safety Dept.
Confidential	9/25/2020	9/25/2020	20-444612	Public Safety Dept.
Confidential	9/25/2020	9/25/2020	20-444655	Public Safety Dept.
Confidential	9/25/2020	9/25/2020	20-442260	Public Safety Dept.
Confidential	9/29/2020	9/30/2020	19-35102	Public Safety Dept.
Confidential	9/28/2020	9/29/2020	17-575738	Public Safety Dept.
Confidential	9/10/2020	9/24/2020	20-415314	Public Safety Dept.
Confidential	9/10/2020	9/24/2020	20-416331	Public Safety Dept.
Confidential	9/10/2020	9/23/2020	19-411124	Public Safety Dept.
Confidential	9/15/2020	9/23/2020	20-313264	Public Safety Dept.
Confidential	7/27/2020	9/11/2020	20-484778	Public Safety Dept.
Confidential	9/10/2020	9/10/2020	20-85424	Public Safety Dept.
Confidential	8/24/2020	9/23/2020	17-277536	Public Safety Dept.
Confidential	9/21/2020	9/23/2020	20-96973	Public Safety Dept.

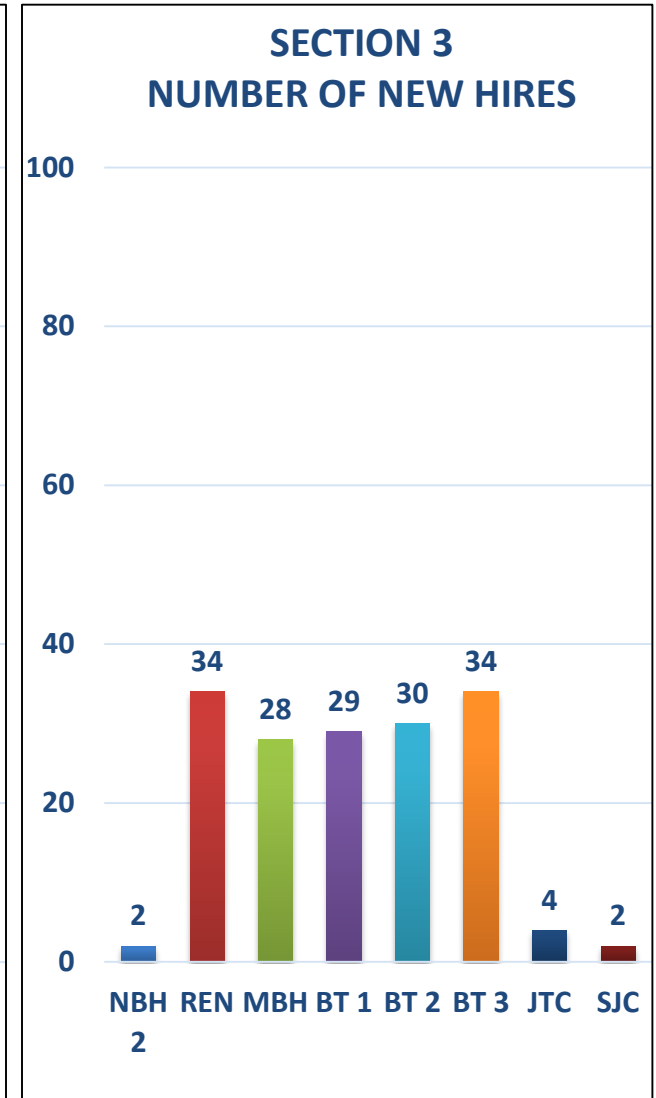
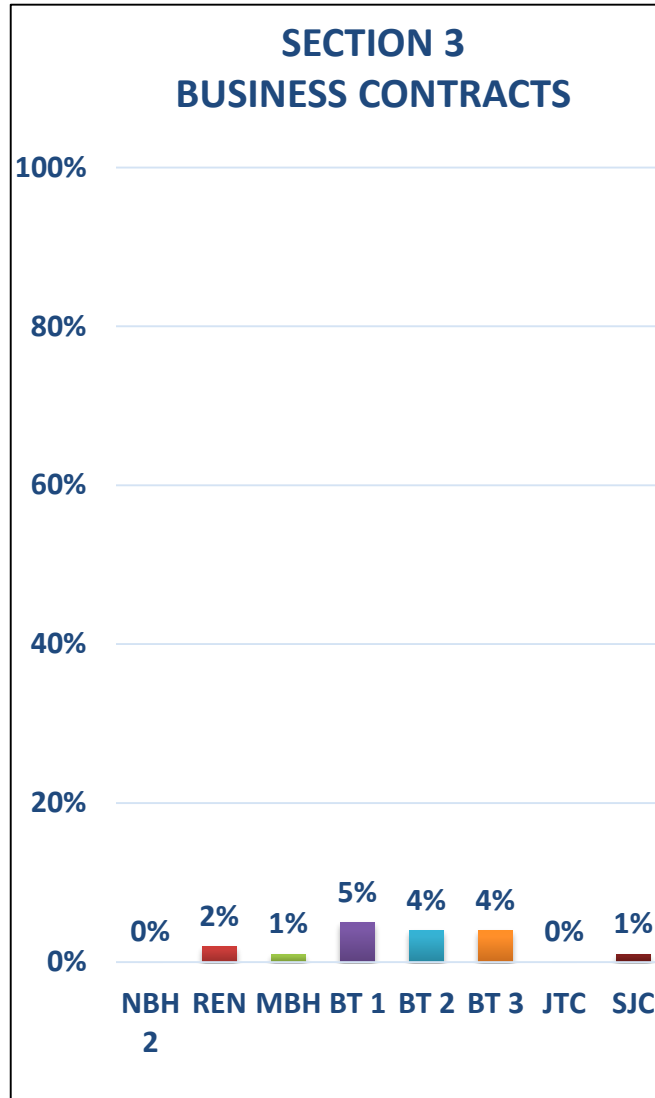
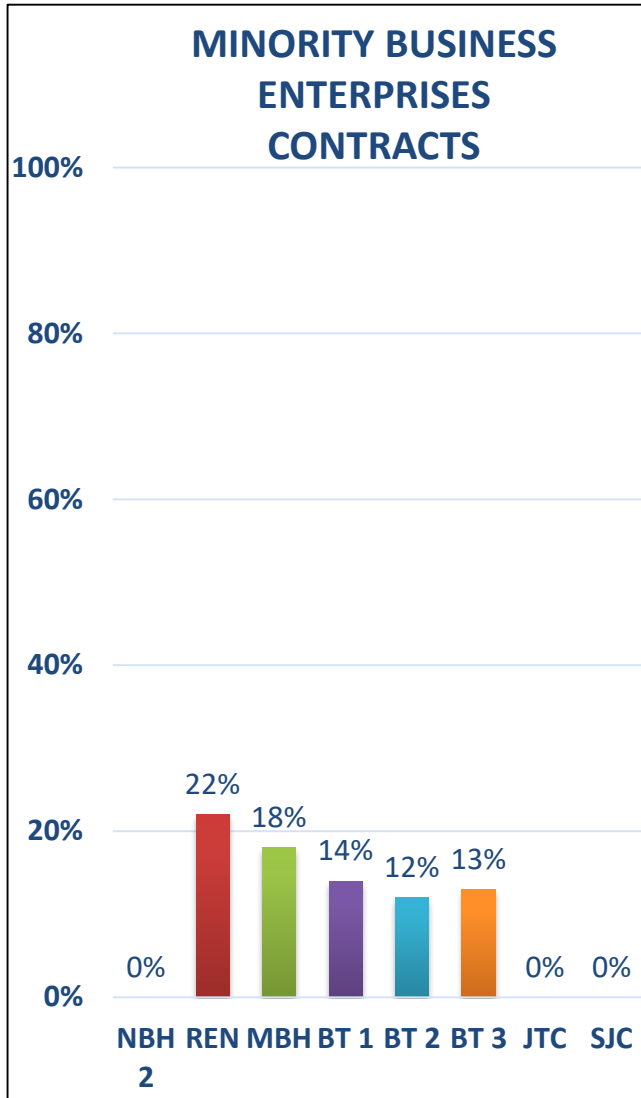
TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
ROBLES PARK	HYUNDAI Son.	N/A	Blue	LNEN53	No Permit	N/A	9/01/2020
ROBLES PARK	DODGE Jom.	N/A	Blue	NHFU13	No Permit	N/A	9/01/2020
ROBLES PARK	Toyota Cam.	N/A	Silver	CT12549	No Permit	N/A	9/02/2020
ROBLES PARK	NISSAN Alt.	N/A	Black	LLCD82	No Permit	N/A	9/03/2020
ROBLES PARK	FORD FOS	N/A	Grey	6782YF	No Permit	N/A	9/03/2020
ROBLES PARK	BMW 325i	N/A	Black	Z90BXX	No Permit	N/A	9/04/2020
ROBLES PARK	BUICK LAC.	N/A	BLUE	NKTM03	No Permit	N/A	9/06/2020
ROBLES PARK	MAZDA CY7	N/A	BLUE	N/A	No Permit	N/A	9/06/2020
ROBLES PARK	BMW 528I	N/A	BLUE	PWQ 275	No Permit	N/A	9/09/2020
ROBLES PARK	TOYOTA 4RUN.	N/A	GOLD	4637EH	No Permit	N/A	9/09/2020
ROBLES PARK	MAZDA E320	N/A	SILVER	PWRA86	No Permit	N/A	9/09/2020
ROBLES PARK	HONDA CIV.	N/A	BLACK/PINK	3621 PV	No Permit	N/A	9/11/2020
ROBLES PARK	HYUNDAI SON.	N/A	BLACK	NTHF49	No Permit	N/A	9/11/2020
ROBLES PARK	BUICK	N/A	RED	N/A	No Permit	N/A	9/15/2020

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	9/04/2020	9/04/2020	4603 E Citrus Circle #14, 33617	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/04/2020	9/04/2020	No Records found	Eckerd
Confidential	9/22/2020	9/23/2020	No Records found	HCSO
Confidential	9/22/2020	9/23/2020	No Records found	HCSO
Confidential	9/22/2020	9/23/2020	No Records found	HCSO
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	No Records found	Eckerd
Confidential	9/30/2020	9/30/2020	1319 Larsen lane, Tampa, Fl.	Eckerd

MAJOR ACTIVE PROJECTS



MBE & SECTION 3 CONTRACTORS & INDIVIDUALS



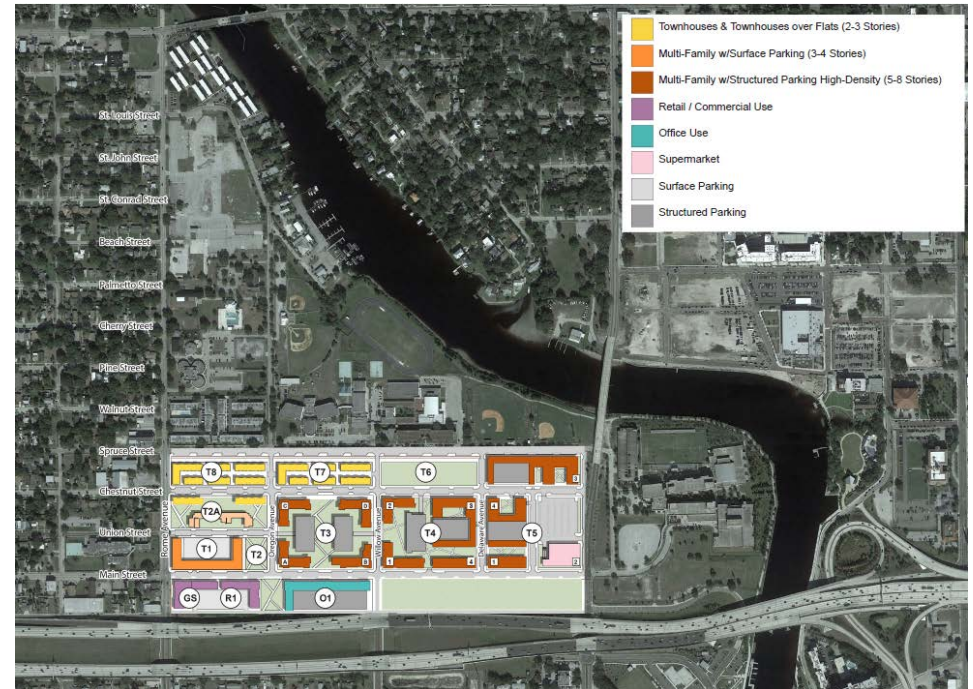
WEST RIVER REDEVELOPMENT



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

WEST RIVER REDEVELOPMENT

- T1-Renaissance at West River: 160 senior units. Lease-up in progress. Moisture readings unsatisfactory. Fire alarm is registering trouble. Project is 100% complete.
- T2A-Mary McLeod Bethune Apartments: 150 senior units. Final punch list in progress. Lease-up in progress. Elevator inspection complete. First former resident will move in first week in October. Project is 100% complete.
- T3A-Boulevard Tower 1: Funded 9% Tax Credit, 119 multi-family units. General Contractor Suffolk Construction. In progress: 1st floor drywall install, 4th floor interior wall framing, and 7th to 8th floor CMU walls install. Scheduled completion date is August 2021. Project is 47% complete.
- T3C-Boulevard Tower 2: Funded 4% Tax Credit, 119 multi-family units. In progress: 3rd floor interior wall framing, 3rd floor window install, and 5th to 6th floor CMU walls install. Scheduled completion date is October 2021. Project is 35% complete.
- T3B-Boulevard Tower 3: Funded 9% Tax Credit, 133 multi-family units. In progress: 2nd floor bathtub and shower pan install, and 3rd floor interior wall framing. Scheduled completion date is August 2021. Project is 42% complete.
- T3D-Boulevard Tower 4: 102 multi-family units. First bid over budget. Project is being rebid.
- T2A North-Boulevard Villas: 32 rental units. First bid over budget. Project is being rebid.
- T4-Phase 1: 112 units. Zyscovich has been selected. Related has submitted the Design Exception Application for different design variances.
- T4-Phase 2: 107 units. Submitted application for SAIL funding.
- T4-Phase 3: 110 units. Submitted application for SAIL funding.
- T4-Phase 4: 147 units. No update.
- T5-Potential Grocery Store: 325 units. White Development is Developer. PSA executed on August 4, 2020. Buyer going through Due Diligence items which have been provided.



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

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

RENAISSANCE AT WEST RIVER



Senior Housing Development
6 Stories – 160 Units

RENAISSANCE AT WEST RIVER



Lobby



Community Room



Salon



Computer Lab

RENAISSANCE AT WEST RIVER



Typical Kitchen



Entrance



Elevation View from Rome Avenue



Landscaping

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



**Senior Housing Development
8 Stories – 150 Units**

MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Lobby



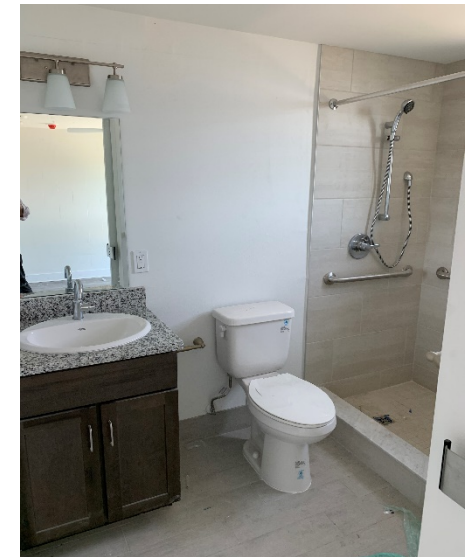
Community Room



Typical 2BR Kitchen



Typical 1BR Bedroom

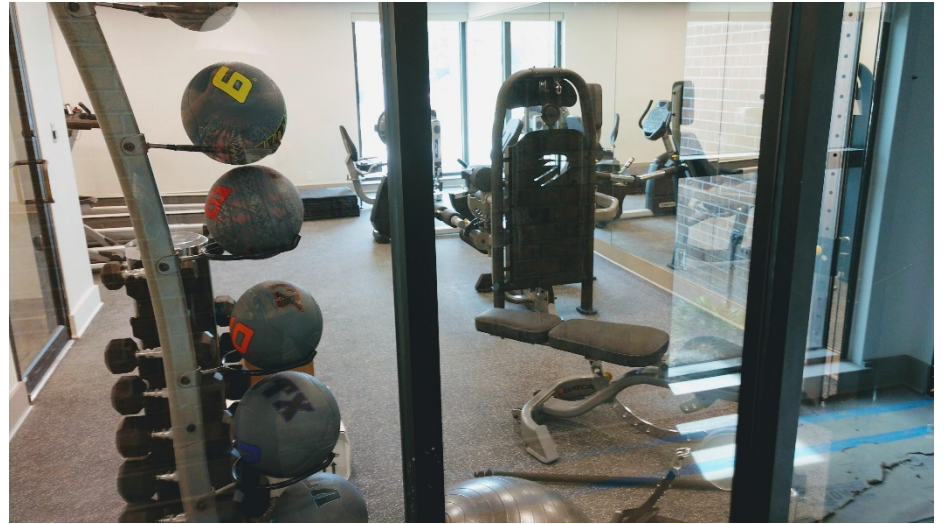


Typical Bathroom

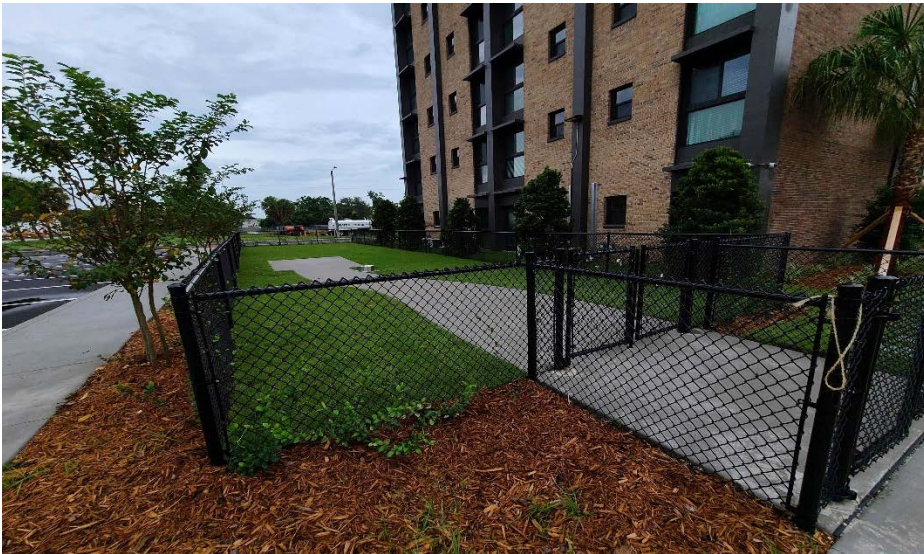
MARY MCLEOD BETHUNE APARTMENTS AT WEST RIVER



Laundry Room



Fitness Center



Dog Park



Landscaping

THE BOULEVARDS AT WEST RIVER – IN PROGRESS



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

THE BOULEVARD – ARCHITECTURAL RENDERING



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



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



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



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

THE BOULEVARD – TOWER 1 – IN PROGRESS



Tower 1 – 7th to 8th Floor CMU Walls install in Progress



Tower 1 – 7th to 8th Floor CMU Walls Install in Progress



Tower 1 – 4th Floor Interior Wall Framing in Progress



Tower 1 – 1st Floor Interior Unit Drywall Complete

THE BOULEVARD – TOWERS 2 & 3 – IN PROGRESS



Tower 2 – 5th to 6th Floor CMU Walls Install in Progress



Tower 2 – 6th Floor Hollow Core Plank Install in Progress



Tower 3 – 6th to 7th Floor CMU Walls Install Complete



Tower 3 – 3rd Floor Interior Wall Framing in Progress

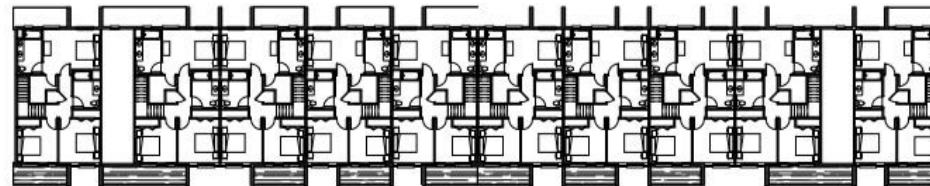
THE BOULEVARD VILLAS – ARCHITECTURAL RENDERING



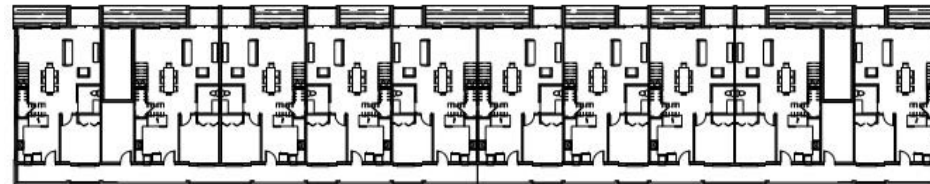
Front Rendering



Back Rendering



THIRD FLOOR



SECOND FLOOR

3 Stories – 32 Units

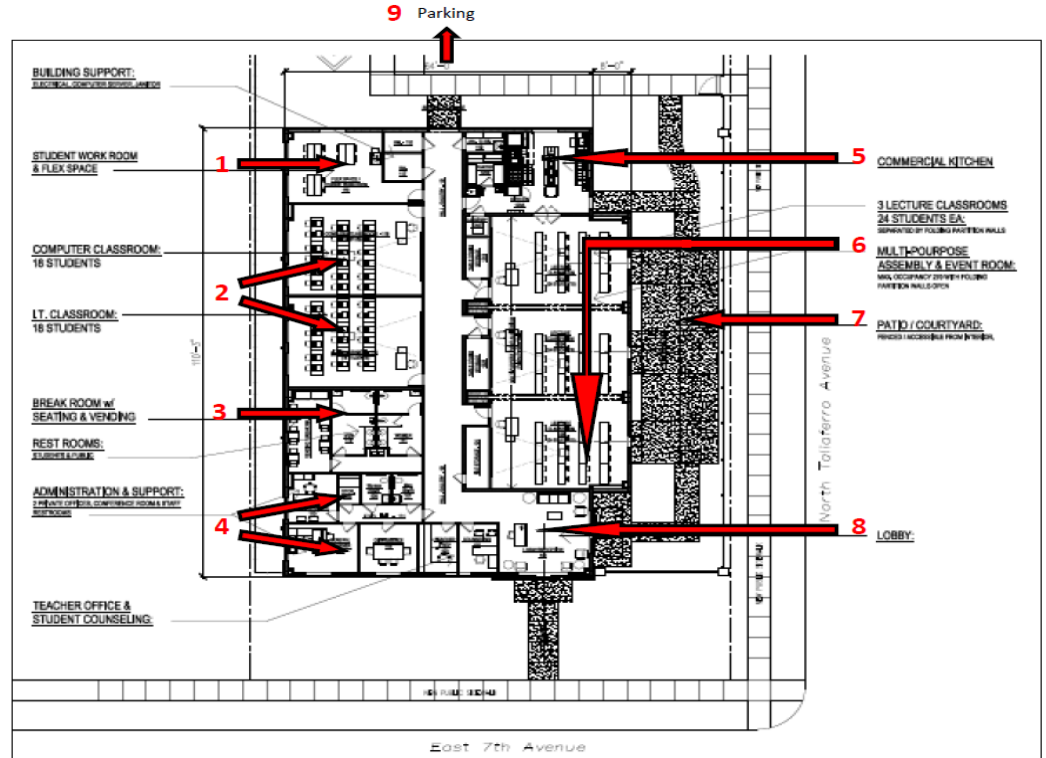
THE ENCORE DISTRICT – IN PROGRESS



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

JOB TRAINING CENTER

Certificate of Occupancy received 6-23-20. Lease between THA and Hillsborough County School Board awaiting School Board approval. Project is 100% complete.



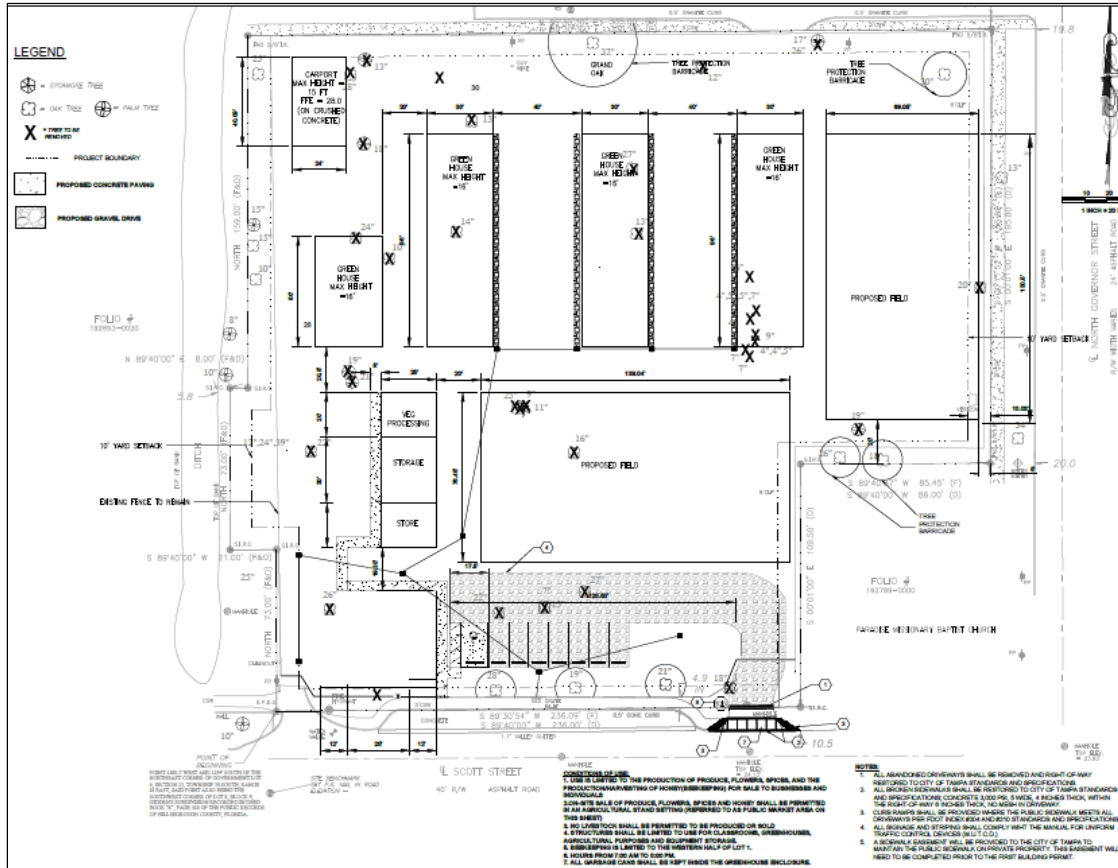
Typical Flex-Space Classrooms



Typical Individual Classrooms

URBAN FARM – IN PROGRESS

The 3 greenhouse roofs are installed. Plumbing is complete and electrical is 90%. Project is on schedule for October planting. Project is 80% complete.



Greenhouse Plantings

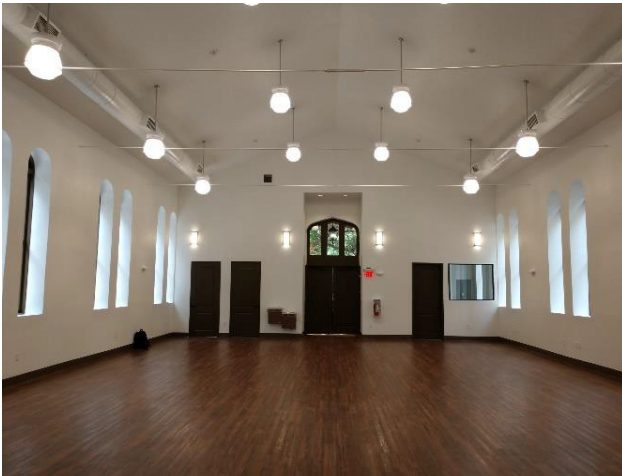


Planting

ST. JAMES CHURCH AND BELL – IN PROGRESS



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



Church Interior Finishes

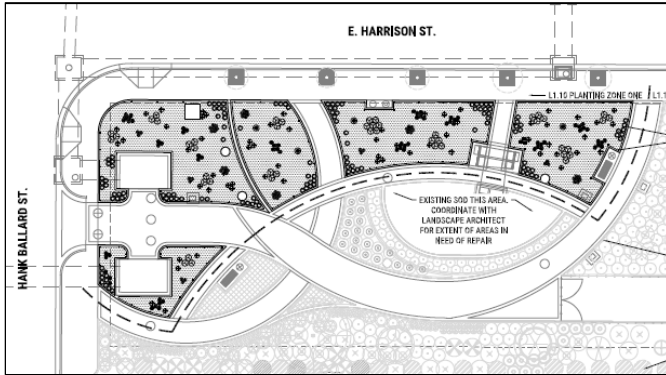
Close out phase. Contractor is addressing warranty item concerning the window sealant install. Negotiations on-going for transfer of Bell to THA. **St. James Church is 100% complete.**



Proposed Church Bell Design

SOLAR ART AT TECHNOLOGY PARK – IN PROGRESS

The landscape design was changed to a native plant design. Construction documents are complete. **Modified project scope and requested low bidder to re-submit quote. Solar Art Project is 100% complete.**



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

- **WATER BEARERS**, a procession of three metaphorical figures carrying water. The Water Bearers relate to the large storm water cistern that takes up the entire site below grade as water conservation and detention system – complementing the Technology Park's sustainable agenda.
- **CISTERN DRUMS**, an interactive sculpture that engages the large cistern below as a resonating chamber as a musical instrument. As with the Water Bearers, Cistern Drums will be internally illuminated to provide an evening luminaria to guide visitors through the park and adding to ambiance.



LOTS 9, 11 AND 12 – IN PROGRESS

Lot 9 - Independence: 288 multi-family market rate units. On-going development by 3rd party. **Project is 20% complete.**

Lot 11 - Legacy: 228 multi-family market rate units. On-going development by 3rd party. **Project is 12% complete.**

Lot 12 - Adderley: 100 multi-family market rate units above 22,000 SF grocery store. Mixed-used development. **Schematic design at 100%.**



Lot 9 - Independence



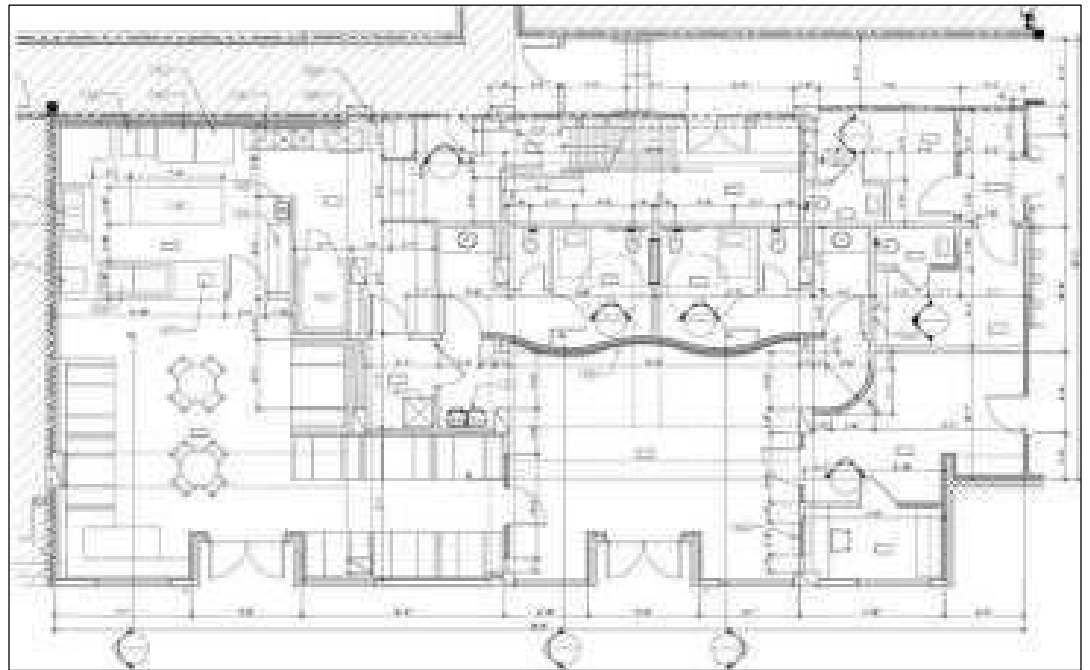
Lot 11 - Legacy



Lot 12 - Adderley (Rendering) – Design Phase

TEMPO THEATRE/RESTAURANT - PENDING

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



Theatre Interior Pending

Schematic Layout – Ground Floor

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

September 2020

Submitted by: Facilities
Terrance Brady: Director

Facilities Department Activities:

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

Encore Chiller Plant

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

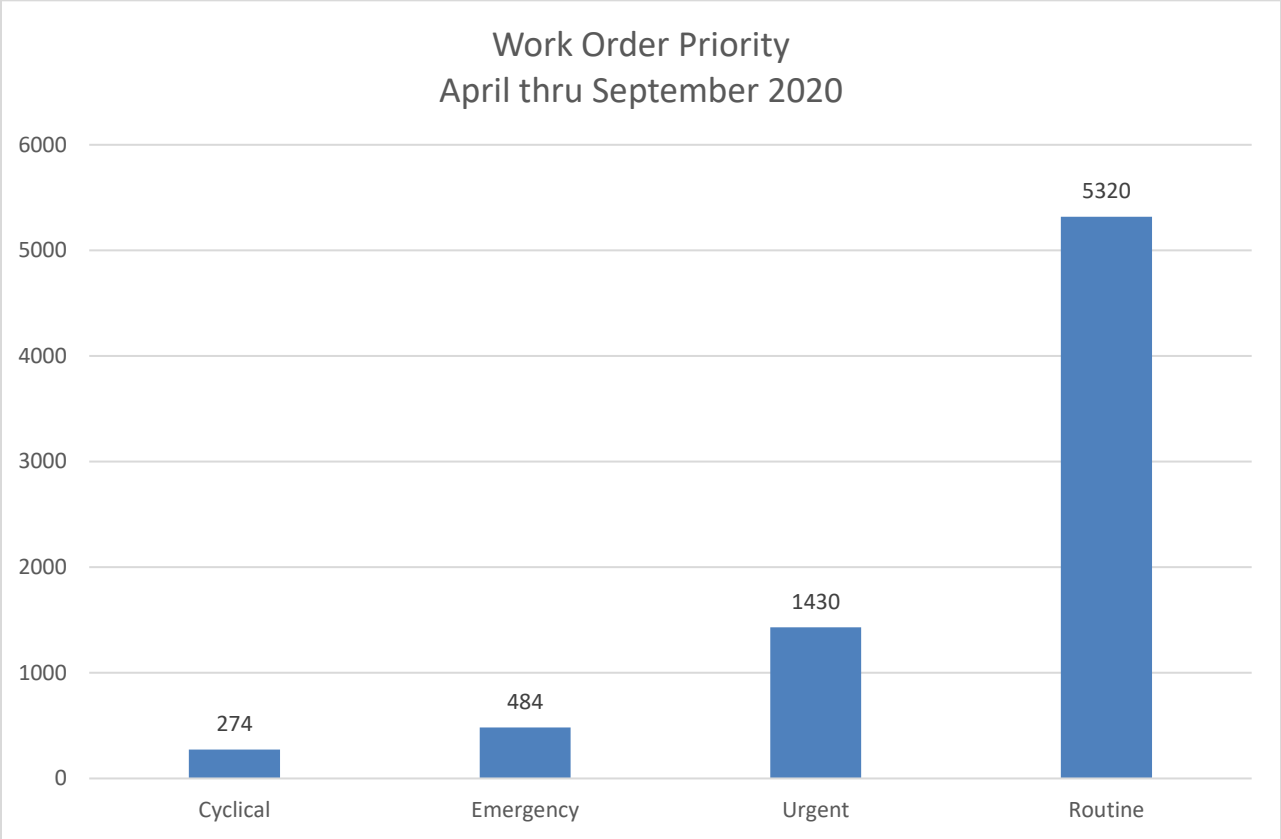
Educating Residents & Staff: The City of Tampa Water & Sewer rates have increased by 3% as of October 1st, 2020. A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase in utility consumption or residents ask for more information on energy costs, additional meetings are scheduled to address these issues. The Sustainability Ambassadors Grant Program also provides training and education to our residents.

Special Project Activities:

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

Facilities:

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

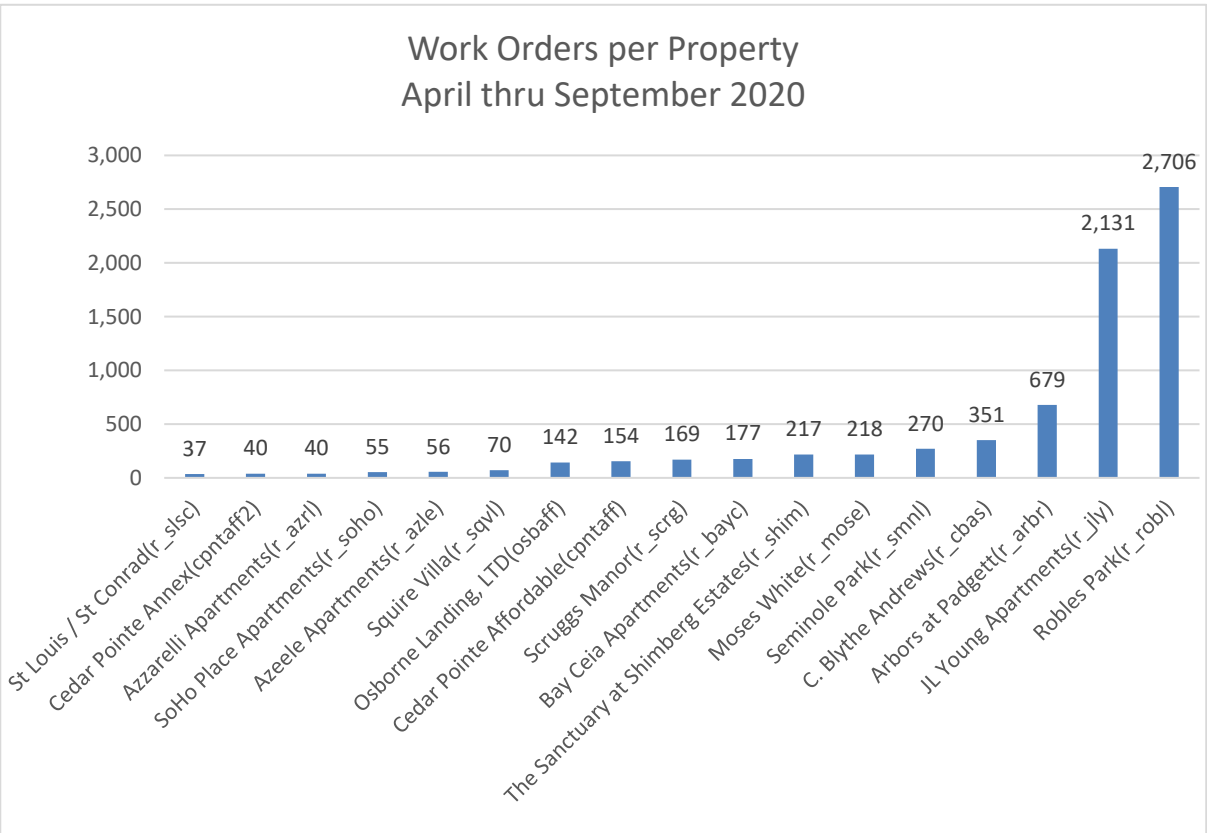


Emergency = Immediate action is required as it presents a threat to life, asset/property, security, or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

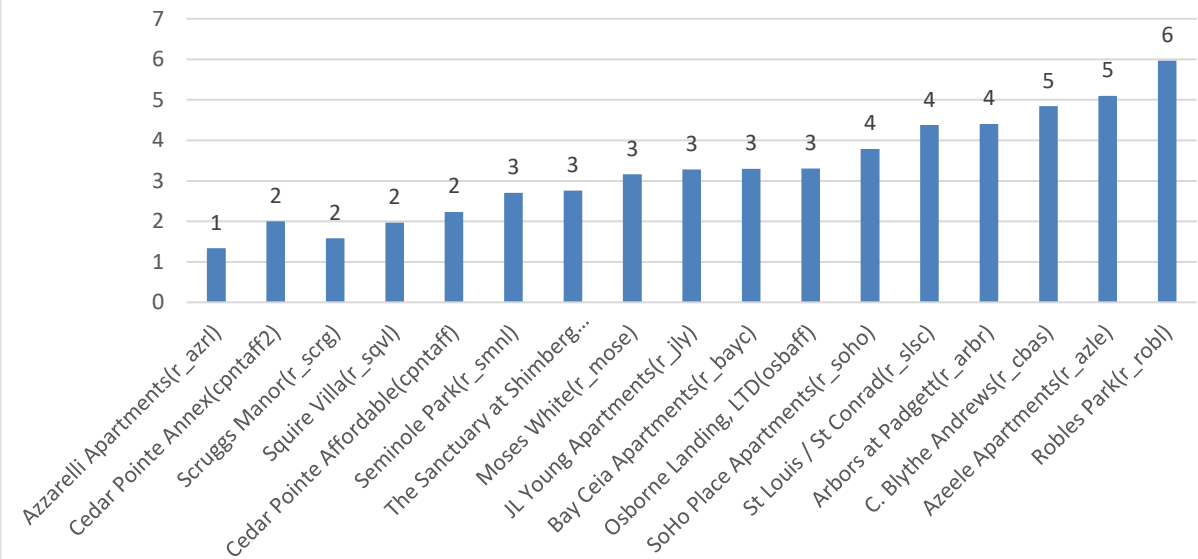
Urgent = Situations and conditions pose a threat of injury, asset/property damage, or a serious disruption to resident’s normal or expected living conditions and will be addressed within **24 hours**.

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

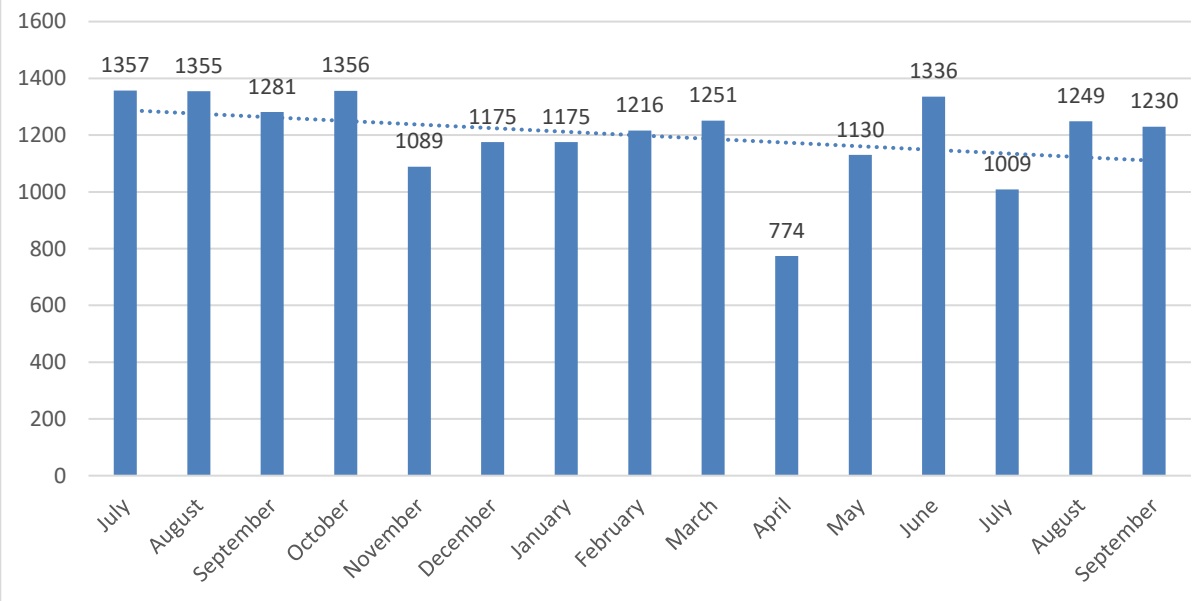
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.



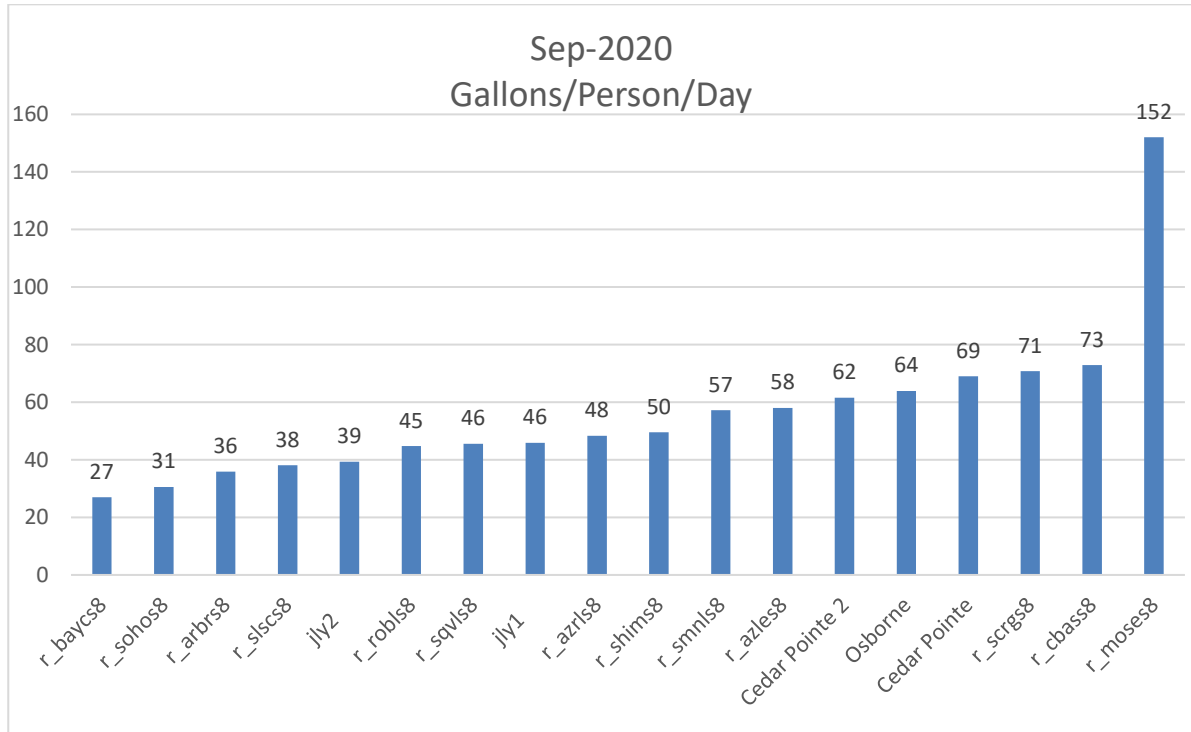
Work Orders Per Unit April thru September 2020



Total Work Orders per Month July 2019 to Sept 2020



Average = 1199/Month



THA average number of Gallons per Person per Day (GPD) for July is 56. The average Tampa Single-family residential customer uses an estimated 76 GPD

Chiller Efficiency Nov 2019 thru Aug 2020
kW/Ton: the lower this number is, the more efficiently the plant is running

Row Labels	System Tons	Ton/Hrs	kW	kW/Ton
2019				
Nov	260,622	65,156		
Dec	433,624	108,406	124,008	1.14
2020				
Jan	362,796	90,699	109,558	1.21
Feb	445,188	111,297	119,045	1.07
Mar	697,645	174,411	162,859	0.93
Apr	797,963	199,491	150,727	0.76
May	914,185	228,546	165,971	0.73
Jun	1,107,272	276,818	184,009	0.81
Jul	1,228,044	307,011	240,194	0.87
Aug	1,174,973	293,743	202,807	0.66

Contract Register September 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2023	\$2,000,000.00	\$335,679.00			\$1,664,321.00	16.78%	\$144,384.00	7.22%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	12/26/2020	\$701,660.00	\$344,745.00	\$22,000.00	\$723,660.00	\$356,915.00	49.13%	\$175,415.00	24.24%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$80,222.47	19303.58	140,814.86	\$60,760.29	56.90%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$254,754.94			\$1,445,245.06	16.98%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$26,915.00			1,494,475.00	1.79%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$20,200.00			\$1,479,800.00	1.35%		
Cardno, Inc.	A & E Services	2/15/2018	3/1/2022	\$300,000.00	\$129,124.62	\$83,940.00	\$384,830.00	\$254,815.38	33.63%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44			\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$139,700.00	\$165,454.00	\$74,220.00	\$213,920.00	\$48,466.00	77.34%	\$213,920.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2021	\$80,000.00	\$42,545.72			\$37,454.28	53.18%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$211,659.37			\$129,502.63	62.04%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	4/15/2019	3/31/2023	\$114,000.00	33,950.00			\$80,050.00	29.78%	\$114,000.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	4/15/2019	3/31/2023	\$270,000.00	54,000.00			\$216,000.00	20.00%	\$270,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	4/15/2019	3/31/2023	\$132,000.00	\$30,800.00			\$154,000.00	16.66%	\$132,000.00	100.00%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	7/25/2019	3/31/2023	\$331,500.00	\$31,237.00			300,263.00	9.42%	\$331,500.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	7/25/2019	3/31/2023	\$205,000.00	53,437.00			\$151,563.00	26.06%	\$102,500.00	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	4/15/2020	3/31/2023	\$9,600.00	\$170.00			\$9,430.00	1.70	\$9,600.00	100.00%

Contract Register September 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2021	\$30,000.00	\$27,772.35			\$2,227.65	92.57%	\$30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$10,195.00			\$3,895.00	72.35%	\$14,090.00	100.00%
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$99,750.00	\$54,207.12			\$45,542.88	54.34%		
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$15,090.00	\$4,000.00			11,090.00	26.50%	\$15,090.00	100.00%
Cane Construction	St. James Church	7/31/2019	4/1/2020	\$488,153.00	\$328,003.52	\$62,262.70	\$550,415.70	\$222,412.18	59.59%		
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	\$51,178.00	\$126,178.00	\$11,484.00	90.90%	\$126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2023	\$75,000.00	\$55,000.00	\$68,200.00	\$143,200.00	\$88,200.00	45.30%	\$143,200.00	100.00%
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	\$10,246.30	\$22,022.42	\$52,856.00	\$42,609.30	13.68%	\$52,856.00	100.00%
R6 Enterprise, LLC	Florida Native Landscaping Consultant	5/29/2020	10/31/2020	\$5,250.00	\$0.00			\$5,250.00	0.00%		
McKenzie Contracting, LLC	Semionle Park Water Main Replacement	3/24/2020	7/24/2020	\$465,333.20	\$269,580.76	\$7,851.69	\$473,184.89	203,604.13	56.97%	\$465,333.20	98.34%
The Nelrod Company's ResidentLife Utility Allowances,	Utility Allowance	8/3/2020	7/31/2023	\$12,780.00	\$0.00			\$12,780.00	0.00%		
Touch of Class Cleaning Services, LLC	Janitorial Services for ORCC & Bridges	6/15/2020	6/14/2021	\$29,000.00	\$7,220.00			21,780.00	24.89%	\$29,000.00	100.00%
Baker Barrios and PMG Partner	Robles Park Master Developer	10/1/2020	4/1/2021	\$300,000.00	\$0.00			\$300,000.00	0.00%	\$300,000.00	100.00%
DuCon Plumbing, LLC	Cypress West Faucet Replacement	10/2/2020	11/2/2020	\$40,539.79	\$0.00			\$40,539.79	0.00%	\$40,539.79	100.00%
Roman & Sons AC, LLC	HVAC Redundancy for Palm Terrace Assisted Living	9/16/2020	12/31/2020	\$497,596.66	\$0.00			\$497,569.66	0.00%	\$497,596.66	100.00%

Total Contract's Amount: \$11,725,638.30 \$2,897,622.61 Total MBE Contract's Amount: \$3,207,202.65 27.35%

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

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

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

GRAND OPENING/RIBBON CUTTING FOR RENAISSANCE AT WEST RIVER

This monumental event was held on September 24, 2020 and heralded in the first building to come back at the former North Boulevard Homes site, after having been demolished in 2018.

The Renaissance at West River, located at the corner of Rome Avenue and Main Street in West Tampa is a 160-unit building complete with first class amenities that includes a laundry facility on each of the 6 floors, stainless-steel appliances, computer room, covered parking, community room and many other amenities too numerous to mention here.

The participation of THA Board members, returning residents, staff, community members along with a special performance by an aerialist, made this event very special! Mayor Jane Castor and Joseph Robinson of the West Tampa CRA/CDC gave glowing remarks as well.

THA BOARD MEETINGS HELD VIRTUALLY

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

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

EXECUTIVE TEAM DAILY MEETINGS

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

TRAVEL AND COMMUNITY EVENTS

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

STAFF AND BOARD MEMBER PARTICIPATION IN VIRTUAL COMMUNITY MEETINGS

The following meetings/events have been attended virtually:

- Tampa Downtown Partnership - Digital Downtown Debriefing:
 - Values of Downtown and Center Cities Report and Navigating COVID-19
- Congresswoman Castor's CARES Act Funding discussion
- NLIHC Discussion: Coronavirus, Housing and Homelessness

THA CALENDAR OF EVENTS

2020 October		
Monday, October 12, 2020	all day	Columbus Day
Tuesday, October 20, 2020	11:00 AM	Westshore Development Series 2020 Part II, Virtual Event
Wednesday, October 21, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, October 28, 2020	1:30 PM	Landlord Workshop, TBD
Wednesday, October 28, 2020	10:00 AM	Mary McLeod Bethune Grand Re-opening, 1515 W Union St, Tampa
Saturday, October 31, 2020	all day	Halloween Day
2020 November		
Thursday, November 5, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, November 5, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Wednesday, November 11, 2020	all day	Veteran's Day
Tuesday, November 17, 2020	11:00 AM	Westshore Development Series 2020 Part III, Virtual Event
Wednesday, November 18, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, November 18, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, November 26, 2020	all day	Thanksgiving Day
Friday, November 27, 2020	all day	Thanksgiving Holiday
2020 December		
Thursday, December 3, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, December 3, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Wednesday, December 16, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, December 16, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, December 24, 2020	all day	Christmas Eve
Friday, December 25, 2020	all day	Christmas Day
Thursday, December 31, 2020	all day	New Year's Eve
2021 January		
Friday, January 1, 2021	all day	New Year's Day
Monday, January 18, 2021	all day	Martin Luther King, Jr. Day
Wednesday, January 20, 2021	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
2021 February		
Sunday, February 14, 2021	all day	Valentine's Day
Monday, February 15, 2021	all day	President's Day
Wednesday, February 17, 2021	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
2021 March		
Wednesday, March 17, 2021	all day	St. Patrick's Day
Wednesday, March 17, 2021	8:30am	THA Board of Commissioners Meeting, THA Boardroom

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



Tampa
Housing
Authority



12th ANNUAL

Charity

GOLF

Tournament

FRIDAY, OCTOBER 23, 2020 8AM-3PM

SADDLEBROOK RESORT & COURSE

5700 SADDLEBROOK WY WESLEY CHAPEL, FL 33543

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National Guardsman bought Tampa home tainted by toxic drywall. Was he misled?

Chinese drywall problem was reported to property appraiser, but not disclosed to Ryan Steiner, who paid \$140,000 for the home.

Tampa Bay Times Christopher O'Donnell | Published September 9, 2020

TAMPA — National Guardsman Ryan Steiner was preparing to deploy to Afghanistan in 2018 when he and his wife bought a home in Belmont Heights for \$140,000.

The couple was about to marry and planned to start a family. They moved in before Steiner left for three months of military training and a nine-month tour of duty.

A few weeks after moving in, Steiner's wife, Paige Skinner, began to have breathing difficulties and a cough. The couple thought it must be the mold they found in the kitchen when they remodeled it. But that didn't explain why the air-conditioning unit broke down. Or the black spots that appeared on mirrors and copper wires on their appliances.

Then Steiner learned from a neighbor in April that other homeowners on the same street had reported health issues and damaged appliances. The cause: toxic drywall imported from China, the material that marred an estimated 100,000 U.S. homes built during the real estate boom that peaked around 2006.

A \$1,300 environmental study of the home confirmed Steiner's worst fears.

The U.S. Consumer Product Safety Commission has determined that drywall or gypsum board should not contain more than 10 parts per million of elemental sulfur. Drywall taken from the couple's bedroom had Chinese markings and a sulfur level of 33 parts per million.

Worried about his wife's health, Steiner took out a second mortgage through the U.S. Department of Veterans Affairs and last month moved his wife and their puppy into a home in South Tampa. But the family is stuck with a home they cannot rent for health reasons and cannot sell without taking a financial hit.

Steiner said he cannot afford two mortgages for very long.

"We put so much work into this house," Steiner said. "We had to move out. We can't start a family here."

A check for toxic drywall is not part of the standard home inspection. Steiner's only hope of recouping his money may be to sue the seller, Turner's Elite Home Improvements, a real estate business owned by Antwoin Turner.

Records show that Turner bought the home for \$29,000 three months before selling it to Steiner for a \$111,000 profit. Real estate law requires that sellers disclose serious hazards and defects, said Starlett Massey, Steiner's attorney.

"They are obligated to disclose that information to the buyer," she said.



National Guardsman Ryan Steiner, 30, stands in the garage of his home on Machado Street in Tampa. Steiner said he demolished a section of drywall in the garage, at left, to find the manufacturer's stamp so he could identify the origin of the building material. [DOUGLAS R. CLIFFORD | Times.]



National Guardsman Ryan Steiner, 30, walks his German shepherd puppy, Teddy, in front of his home in Tampa. He recently discovered that toxic drywall from China is causing problems with light fixtures and appliances failing and wiring turning black. [DOUGLAS R. CLIFFORD | Times]

National Guardsman bought Tampa home tainted by toxic drywall. Was he misled?

Chinese drywall problem was reported to property appraiser, but not disclosed to Ryan Steiner, who paid \$140,000 for the home.

Tampa Bay Times Christopher O'Donnell | Published September 9, 2020



Antwoin Turner, owner of Turner's Elite Home Improvement, was arrested in July on charges of second degree murder. [Orange County Sheriff's Office]

But Steiner's hopes of suing Turner took a twist in July when Turner was arrested for second degree murder by the Orange County Sheriff's Office. Turner, 32, was transferred on a warrant to Osceola County for a separate charge of dealing fentanyl and cocaine.

Turner could not be reached for comment. Michael LaFay, an Orlando attorney representing him, did not return an email or a phone call.

Steiner then learned that the previous owners of the home on Machado Street sent reports to the Hillsborough County Property Appraiser showing the home had Chinese drywall as far back as 2009 to lower their tax assessment.

The most recent was in 2015. Wells Fargo Bank foreclosed on the home after the original owner walked away because of the drywall and reported that the home had not been repaired.

It was one of 12 homes built around 2006 as part of the redevelopment of Belmont Heights. The project was funded through a \$35 million federal Hope VI grant to replace two aging and dilapidated public housing complexes.

Families were encouraged to become first-time home buyers by the Tampa Housing Authority through a program that supplemented their mortgage with federal and city of Tampa grants. All 12 homes had toxic drywall.

A 2016 Tampa Bay Times investigation revealed the plight of four families still paying mortgages on homes that were virtually worthless. The county and the city obtained grants to pay for the homes to be rehabbed.

But it's unclear if Steiner would get similar help as his purchase did not involve a government agency.

Steiner is questioning why the Property Appraiser's Office doesn't flag properties reported as having toxic drywall. Will Shepherd, the office's general counsel, said it's impossible for the agency to list on its website every defect reported by homeowners looking to lower their property tax bills. The office hears reports about damaged roofs, sinkholes and other maladies.

Those reports are available on request, he said.

As many as 1,000 residences in Hillsborough were classified as having toxic drywall. That number has dwindled to about 70, Shepherd said.

The agency follows up every year or so to determine if repairs have been made. If there is no response, the home is revalued for tax purposes, he said. That process was introduced after the agency became aware that some homes had been repaired without permits.

After speaking with a Times reporter, Shepherd said his agency will contact the Florida Department of Revenue to seek a refund for Steiner for his past two property tax bills.

"That would be amazing," Steiner said.



Ryan Steiner holds a strip of paper displaying a manufacturer's stamp that he recovered from a section of drywall on an interior wall in the garage of his home. The drywall tested as toxic. [DOUGLAS R. CLIFFORD | Times]

Kathy Castor: HUD Sending Almost \$3.1 Million to Tampa to Help With Coronavirus

Florida Daily | KEVIN DERBY - 09.10.20 | Reach Kevin Derby at kevin.derby@floridadaily.com.



On Wednesday, **U.S. Rep. Kathy Castor**, D-Fla., announced that Tampa was getting more than \$3 million in funds from the **U.S. Department of Housing and Urban Development (HUD)**.

Castor said that HUD was sending \$3,075,937 to Tampa in **Community Development Block Grant (CDBG)** to help the city government deal with the continued coronavirus pandemic. The funds come from the \$2.3 trillion **Coronavirus Aid, Relief, and Economic Security (CARES) Act** that Congress and the White House agreed to at the end of March.

“Months into the COVID-19 pandemic, I am continuing to work hand-in-hand with Mayor Castor to aid our neighbors and ensure families stay afloat. This CARES Act funding is intended for critical local needs like affordable housing and COVID-19 safety measures to help neighbors who are facing economic uncertainty. We are all in this fight together, and I’m committed to bringing every resource possible,” said Castor.

“We could not be more excited to receive this federal funding. This grant provides a critical component to realizing our affordable housing needs and goals. Thank you to Congresswoman Castor for always being a champion for the city of Tampa and our community. Because of grants like these more residents will be able to continue to call our great city home,” said **Tampa Mayor Jane Castor**.

Back in April, Congresswoman Castor announced \$1,894,705 in CDBG funds for Tampa.

Turning 54 last month, Castor is now in her sixth term on Capitol Hill. She currently leads the U.S. House Select Committee on the Climate Crisis. Representing parts of Hillsborough County, Castor sits in a solidly Democratic district. She faces Republican businesswoman **Christine Quinn**, who Castor easily bested in 2016, in November.

Tampa Gets \$24 Million Grant To Extend Riverwalk West Of River

The city of Tampa was awarded \$24 million to extend the west side of the Riverwalk North and connect neighborhoods around the city.

Patch Media, D'Ann Lawrence White, Patch Staff | September 10, 2020 7:41 pm ET

TAMPA, FL — The city of Tampa was awarded \$24 million in federal funding from the U.S. Department of Transportation to extend the west side of the Riverwalk North and connect neighborhoods around the city.

Tampa Mayor Jane Castor made the announcement Thursday.

"This is a transformative project for the city of Tampa that will lead to significant investments in West Tampa and the West River," Castor said. "Not only will the continuation of the Riverwalk on the west side of the river provide safe multimodal transportation choices for pedestrians and commuting cyclists, but it will create a world-class destination for the surrounding new and existing neighborhoods.

The funds are part of the USDOT's Better Utilizing Investment to Leverage Development (BUILD) discretionary grant program, which has \$1 billion available this year.

"BUILD grants will upgrade infrastructure across America, making our transportation systems safer and more efficient," said U.S. Transportation Secretary Elaine L. Chao.

The grants are awarded on a competitive basis for projects that have a significant local or regional impact including roads, bridges, transit, rail, ports or intermodal transportation.

Projects for BUILD are evaluated on safety, economic competitiveness, quality of life, environmental sustainability, state of good repair, innovation and partnership merits.

"Tampa's strategic growth and quality of life are fueled in part by the Hillsborough River, and the completion of the Riverwalk on the east side has led to billions of dollars in new economic development that has brought downtown to life once again," Castor said. "A project like this will spur growth and lead to new business opportunities, jobs, affordable housing developments and more ways for our residents and visitors to enjoy our waterfront as we Transform Tampa's Tomorrow.

"I could not be more thankful for all the hard work our federal partners, Sen. Scott, Sen. Rubio and Congresswoman Castor put in to make this happen," she said.

"It is great news that the city of Tampa will receive a \$24 million BUILD grant," Sen. Marco Rubio said. "This funding will help to significantly improve and modernize the city's transportation infrastructure. I look forward to seeing the completion of these projects and to continuing my work with the administration to support efforts to improve mobility options across our great state."

"Our \$24 million BUILD federal grant to Tampa will lift our neighborhoods, build mobility and increase connectivity through 12 miles of contiguous multi-modal paths, and provide needed improvements to our streets," U.S. Rep. Kathy Castor said. "I rigorously championed the city of Tampa's vision due to the transformational improvements that previous grants have provided for our hometown and the related jobs. In fact, our Tampa Riverwalk was completed thanks to \$10 million in federal funding and it's been the linchpin in Tampa's redeveloping downtown and waterfront. Mayor Castor is a tremendous partner in helping to secure these infrastructure dollars and build on our vision for a safer, friendlier and connected Tampa."



The city of Tampa was awarded \$24 million to extend the west side of the Riverwalk North and connect neighborhoods around the city. (Shutterstock)

Tampa Gets \$24 Million Grant To Extend Riverwalk West Of River

The city of Tampa was awarded \$24 million to extend the west side of the Riverwalk North and connect neighborhoods around the city.

Patch Media, D'Ann Lawrence White, Patch Staff | September 10, 2020 7:41 pm ET

When the project is complete, it will include a 12.2-contiguous-mile path separate from automobile traffic, except for enhanced crossing locations. This will connect three neighborhoods that are Opportunity Zones on the west side of the Hillsborough River to the downtown community.

It will also provide safe mobility options for pedestrians and bicyclists to commute to the University of Tampa, West Tampa, Ybor City, Tampa Heights and the downtown Tampa area.

The project lies within the West River Redevelopment Plan, which focuses on a 120-acre area bounded by Rome Avenue, Columbus Avenue, the Hillsborough River and Interstate 275, areas that were divided decades ago when I-275 was constructed in Tampa.

The plan recommends reconnecting the streets and blocks to each other, strong ties with public education and community services, a keen focus on linkages along the Hillsborough River to emergent activities south of I-275 in North Hyde Park to the waters of Tampa Bay, and more than 1,600 new residential units, with a variety of housing styles and affordability.

Ultimately, over the next 10 years, the goal is to create a diverse and economically integrated community.

Tampa gets millions from Feds to spread Riverwalk love

Two transportation grants totaling \$50 million will be transformative in spurring development in **West Tampa** and improving county infrastructure.

Tampa Bay Times, Charlie Frago | Published September 11, 2020

TAMPA — For years, Tampa’s Riverwalk has been seen as the key to spreading downtown’s renaissance across the Hillsborough River.

Now, local elected officials are touting a \$24 million federal transportation grant they say will forge closer economic and mobility links between the Riverwalk and West Tampa, paving the way for more affordable housing, green space and sustainable living in a rapidly changing part of the city.

“This (grant) will provide a linchpin component to the mayor’s vision ... by creating access to affordable and workforce development housing, multi-modal transit access and strategic economic development placement for the west side of the river,” wrote Mayor Jane Castor’s spokeswoman Ashley Bauman in a text Friday.



Tampa officials hope a federal grant will help spread the economic vitality of the Riverwalk across the Hillsborough River. [LUIS SANTANA | Times]

Capturing the flow from the federal spigot was a joint effort between the city, U.S. Rep. Kathy Castor, a Democrat, and the state’s two Republican senators, Marco Rubio and Rick Scott, Bauman said.

A similar federal transportation grant helped complete the original phase of the Riverwalk, noted Congresswoman Castor in a news release, who also lauded the team effort.

“Local leaders have been tremendous partners in helping to secure these infrastructure dollars and build on our shared vision for a safer, friendlier and connected community,” Castor said.

The money will pay for approximately 12 miles of contiguous multi-modal paths separated from vehicle traffic, with complete streets and traffic calming improvements. The project will connect downtown Tampa, the University of Tampa, West Tampa, Tampa Heights, Bayshore, Hyde Park and Ybor City with the multi-modal paths, complete streets and under bridge/over water segments, install new pavement, guard rails, lighting and landscaping and repair seawalls, according to the release.

It’s not just the city that will benefit. The county also received \$25 million in the same grant fund to widen and reconstruct the existing interchange with Big Bend Road and Interstate 75, adding bicycle lanes and multi-use paths as well as a roundabout at the intersection of Old Big Bend Road and Bullfrog Creek Road, the release stated.

“Today’s announcement ... is critical as our population grows and addressing the infrastructure needs of our community to ensure our region’s economic competitiveness while improving mobility,” said Hillsborough County Commission Chairman Les Miller in the release.

Spreading economic development to West Tampa was an aspiration of former mayor Bob Buckhorn and meets Jane Castor’s vision of sparking jobs, housing and transportation improvements outside of downtown.

“This is a transformative project for the city of Tampa that will lead to significant investments in West Tampa and the West River,” said Jane Castor in a release from her office. “Not only will the continuation of the Riverwalk on the West side of the river provide safe multimodal transportation choices for pedestrians and commuting cyclists, but it will create a world-class destination for the surrounding new and existing neighborhoods.”

Tampa gets millions from Feds to spread Riverwalk love

Two transportation grants totaling \$50 million will be transformative in spurring development in **West Tampa** and improving county infrastructure.

Tampa Bay Times, Charlie Frago | Published September 11, 2020

The city didn't immediately have a completion date for the Riverwalk portion of the project as they were just notified Thursday, Bauman said, but it should take from three to five years.

Tampa and Hillsborough County were the only local governments in Florida to receive the BUILD grants, which stand for "Better Utilizing Investment to Leverage Development."

A city plan calls for "West River" to link neighborhoods south of Interstate 275 all the way to Tampa Bay with 1,600 new residential units at various price points.

"Ultimately, over the next 10 years, the goal is to have created a genuinely diverse and economically integrated community," the plan reads on the city's website.

Kathy Castor is up for reelection in November, facing Republican businesswoman Christine Y. Quinn.

City of Tampa Awarded Grant from USDOT

Florida Insider, Mike D. | September 14, 2020

A federal transportation grant of \$24M is being awarded to the City of Tampa to extend the west portion of Riverwalk North and connect to nearby neighborhoods. The grant is awarded through the (USDOT) U.S. Department of Transportation’s Better Utilizing Investment to Leverage Development (BUILD) grant. The money will pay for approximately 12 miles of contiguous multi-modal paths separated from vehicle traffic, with complete streets and traffic calming improvements.

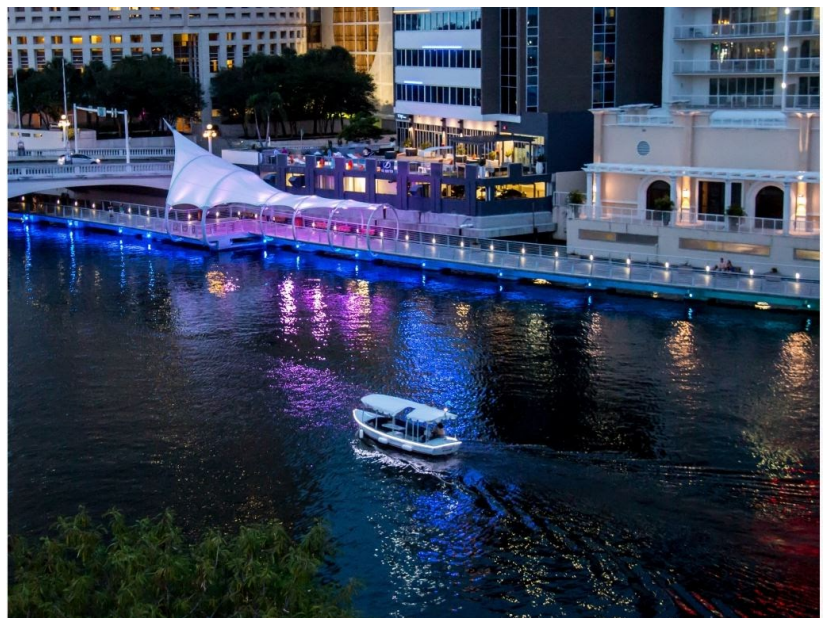


The Tampa Riverwalk. Photo: www.tampa.maps.arcgis.com

The project will connect downtown Tampa, the University of Tampa, **West Tampa**, Tampa Heights, Bayshore, Hyde Park and Ybor City with the multi-modal paths, complete streets and under bridge/over water segments, install new pavement, guard rails, lighting and landscaping and repair seawalls, according to the release. Hillsborough County also received \$25 million in the same grant fund to widen and reconstruct the existing interchange with Big Bend Road and Interstate 75, adding bicycle lanes and multi-use paths as well as a roundabout at the intersection of Old Big Bend Road and Bullfrog Creek Road.

Local elected officials say the grant will forge closer economic and mobility links between the Riverwalk and West Tampa, paving the way for more affordable housing, green space and sustainable living. A city plan calls for “West River” to link neighborhoods south of Interstate 275 all the way to Tampa Bay with 1,600 new residential units at various price points.

The grant will fund the completion of the 12.2-mile Riverwalk. The city and local public and private partners have already invested more than \$1 billion on parks, housing and office and retail space in the project area. The project is expected to increase private sector investment by more than \$700 million. The grant requires a 20% local match, bringing the total investment under the grant to \$30 million.



Tampa Riverwalk in the evening. Photo: www.thetampariverwalk.com

Completed portions of the Riverwalk on the Hillsborough River’s west side were finished using \$10 million in federal funding. “Ultimately, over the next 10 years, the goal is to have created a genuinely diverse and economically integrated community,” the plan reads on the city’s website.

U.S. Senators. Marco Rubio and Rick Scott also helped secure the grant. State Representative Jackie Toledo was also a local partner BUILD will be evaluated based on merit criteria that include safety, economic competitiveness, quality of life, environmental sustainability, state of good repair, innovation, and partnership.

City of Tampa Awarded Grant from USDOT

Florida Insider, Mike D. | September 14, 2020

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To better address the needs of rural America, which has historically been neglected, DOT intends to award 50% of BUILD Transportation grant funding to projects located in rural areas that deliver positive benefits for these communities, consistent with the Department's R.O.U.T.E.S. initiative. For this round of BUILD Transportation grants, the maximum grant award is \$25 million. No more than \$100 million can be awarded to a single State, as specified in the appropriations act. *Source: U.S. Department of Transportation website

Tampa and Hillsborough County were the only local governments in Florida to receive the BUILD grants. The city didn't immediately have a completion date for the Riverwalk portion of the project due to being notified only Thursday, September 10, of the big news, but it should take from three to five years, said Mayor Jane Castor's spokeswoman Ashley Bauman.

To learn more about the award, please visit the City of Tampa's official website. For more information on the Tampa Riverwalk, please visit the Tampa Riverwalk website.

New affordable housing options coming to Pinellas County

ABC Action News, Sarah Hollenbeck | Posted at 5:11 PM, Sep 16, 2020



PINELLAS COUNTY, Fla. — New options are in the works for families struggling to find an affordable place to live in Pinellas County. Crews just began construction work on a new affordable housing complex in the Skyway Marina District in St. Petersburg and it's just the start of a multi-million dollar push to create low-rent options in St. Pete.

The 65-unit Skyway Lofts at 3900 34th Street South will include 1-2 bedroom apartments that rent for between \$315 a month to \$1,160 a month. The average rent will be around \$700, according to developers.

Blue Sky Communities, the company in charge of building the new affordable apartment building, is also working on similar projects in Tampa and Bradenton.

In St. Petersburg, city leaders say affordable housing has never been more crucial as rent prices have spiked 46% in just the past 5 years. At the same time, many have lost jobs or had their hours cut during the COVID-19 pandemic.

Daniel Harris considers himself lucky. Four years ago, he moved into an affordable rental apartment in the Kenwood area of St. Petersburg.

"I'm blessed. In market-rate apartments, a one-bedroom is like \$1,800 a month in some places and I can't make that on a bartender's wage," he explained.

Rick Kriseman, the Mayor of St. Petersburg, says affordable housing is a top priority.

"There are a lot of folks who now find themselves in the category of needing housing that's affordable and now they will have an opportunity if they had housing to regain it and if they've never had it, to now to get it," he said.



St. Petersburg leaders recently made a commitment to invest \$60 million over the next 10 years toward affordable housing projects.

The work at Skyway Lofts should wrap up in a little more than a year.

Scott Macdonald, the executive vice president and CFO of Blue Sky Communities, says the idea is to make the apartments look just as nice as the market rate units going in right across the street, which helps to erase any stigma associated with affordable housing.

New affordable housing options coming to Pinellas County

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“For us to be able to get in here amongst all these luxury apartments and provide workforce housing, that’s what I’m most excited about,” Macdonald said.

“It’s middle class, it’s working people who need to be able to afford decent safe clean housing near where they work,” Senator Darryl Rouson chimed in.

Local leaders are working to incentivize affordable housing construction by offering tax breaks for developers who create units that rent for less.

Harris says that’s essential.

“With more of the larger and more expensive buildings being built that’s just going to create more of a need for people like myself,” he added.

Pinellas County is also working to add more affordable housing to the area by using Penny for Pinellas funds to jumpstart construction. Here are a few projects that were recently finished or are underway currently:

Eagle Ridge Apartments

Pinellas County is providing \$567,500 in construction financing for a 71 unit housing development to replace 61 units existing units at Mango Circle. The project is located at 721 Mango Circle, Tarpon Springs, FL.

The total cost of the project is anticipated to be \$17,229,392. 53 units will be reserved for households at 60% AMI or less and 18 units will be reserved for households at 50% AMI or less. The unit mix consists of 18 1BR/1BA units, 30 2BR/1.5BA units and 23 3BR/2.5 BA units.

The project is currently 70% complete with anticipated completion by the end of 2020.

Palmetto Pointe

Pinellas County is providing \$1,250,000 in construction financing for an 82 unit housing development. The project is located at 8011 49th Street North, Pinellas Park, FL.

The total project cost is anticipated to be \$19,492,691. 68 units will be reserved for households at 60% AMI or less, 8 units will be reserved for households at 50% AMI or less and 6 of the units will be reserved for special needs households. The unit matrix consists of 6 1BR/1BA units, 60 2BR/2BA units and 16 3BR/2BA units.

The project is currently 75% complete with anticipated completion by the end of November.

Clam Bayou Phase III

Pinellas County provided construction financing for the final 8 units of a 24 unit development. The project is located at 4130 34th Ave. North, St. Petersburg, FL.

All units are reserved for households at 50% AMI or less. The units are all 1BR/1BA and are being leased primarily to homeless households. The total project cost was \$1,239,855 and the funding was split evenly between Pinellas County, the Pinellas County Housing Finance Authority and The City of St. Petersburg.

The project was completed in late June and is currently being leased out.

Ranch at Pinellas Park 2

Pinellas County provided \$937,136 in acquisition and construction financing for an 8 unit housing development. The project is located at 6505 96th Ave. North, Pinellas Park, FL.

The total project cost was over \$1,300,000. All units are reserved for households at 50% AMI or less. Pinellas County previously provide land acquisition funding for an earlier phase for 25 units. The units are all 1BR/1BA.

The project was completed in March and is currently being leased out.

New affordable housing options coming to Pinellas County

ABC Action News, Sarah Hollenbeck | *Posted at 5:11 PM, Sep 16, 2020*

Woodlawn Trail

Pinellas County provided \$1,000,000 in land assembly funding for an 80 unit housing development. The project is located at 826 Woodlawn Street, Clearwater, FL.

The total project cost was \$14,964,000. 72 units are reserved for households at 60% AMI or less and 8 units are reserved for households at 40% AMI or less with half of those for special needs. The unit matrix consists of 56 2BR/2BA units and 24 3BR/2BA units.

The project is complete and is currently leasing.

Affordable Housing Tenants Stuck in Moldy, Infested and Damaged Apartments

BAY NEWS 9, SAUNDRA WEATHERS | TAMPA | PUBLISHED 7:37 PM ET SEP. 17, 2020

ditor's Note: The original article published on 9/17/20 made reference to Tzadik Oaks as owned or managed by Tzadik Properties. Tzadik Oaks was sold to Odin Properties, LLC on or about 8/14/20, and Tazdik has no remaining ownership or management interest in the property.



Residents at a number of affordable housing apartment complexes in Tampa say they're living in unlivable conditions, and a group of local activists are demanding action.

They're dealing with broken windows and front doors, roof leaks and water damage in bathrooms, and air conditioning units that don't work.

But residents who live in more than a handful of properties owned or managed by Tzadik Properties in Tampa say those issues only scratch the surface of the problems they face as renters.

"It's roach infested. It's cracks where the roaches and rodents can get inside the apartments. The refrigerator keeps going out. The shower keeps leaking. It's stripped," Tzadik Oaks resident, Martha Watson said.

"There's mold in the apartment. I bleached it down myself, trying to get rid of it because I have health conditions."

Loretta White lives in another Tzadik-run property and complained of issues there too.

"My stove is not working properly, and I have the outlets in the wall that's not working properly. One of my bedrooms -- it's a window, and a window is hanging on. And if you push it, somebody can fall out, and I've been letting them know about that," she said.

According to the Center for Public Integrity, Tzadik Properties filed more eviction notices than any other company in the state during the pandemic.

Those notices caught the attention of Robin Lockett with Organize Florida.

"We obtained a list of people that were being evicted from the clerk of the circuit court, and we started knocking on doors just to advice people that were going into eviction, what their rights were," Lockett said.

After canvassing at least six Tzadik properties and finding the evicted tenants gone, Lockett said she made another discovery.

"Oh my god. It broke my heart. Everybody was black. That's a problem for me. People complained of everything from mold, roaches, rodent infestations, ceilings leaking, water running in the tub and can't be turned off. It was just a whole lot," Lockett said.

In an email, the company's spokesperson said they spent almost \$800,000 in the last eight months on repairs and maintenance plus more than \$350,000 on property maintenance and pest control.

But residents say the problems inside of their apartments aren't being addressed when they contact management, and they're not left with a lot of options.

Affordable Housing Tenants Stuck in Moldy, Infested and Damaged Apartments

BAY NEWS 9, SAUNDRA WEATHERS | TAMPA | PUBLISHED 7:37 PM ET SEP. 17, 2020

“When I reach out to management, they say they’ll get to it. They’re short on staff with maintenance. No one ever responds,” White said.

Another resident, Jamie Smith, agreed.

“If we didn’t have to live here, we wouldn’t. Let’s be honest. But everyone has to have somewhere to stay for an affordable price,” he said.

“They don’t care. Look the community we live in, they look at the zip code, and they turn their head and it’s sad. It’s a sad situation. Because we live in an underdeveloped community or what have you, this is what we get. “

A spokesperson for Adam Hendry, founder and CEO of Tzadik Properties, sent this statement to Spectrum Bay News 9:

“Tzadik Properties, LLC continues to seek out and work with a range of agencies and organizations for even quicker repairs and to be able to offer even more rent concessions to its residents during these challenging times; however, residents must communicate their needs and situations with us. Since taking over the properties in Hillsborough County six years ago, more than \$5.4 million (\$5,445,923.56) has been spent on capital repairs, including major improvements, replacements, and normal repairs. During the COVID-19 pandemic, our overall number of completed work orders has increased by 366% from the previous 5-month span. Additionally, we have continuously offered residents ample opportunities to work out payment arrangements during these challenging times. From March through August, we offered more than \$850 thousand (\$854,351.26) in concessions and credits to residents of Tzadik-owned properties. As a company, we strive to do the right thing – for our residents, for our staff and for the communities in which we serve. Additionally, given the transparent approach we’ve taken in regards to completing work orders for tenants and opportunities for rent concessions or payment plans for those affected by the pandemic, we are surprised that this TV station and community leaders have made claims that ‘anonymous’ tenants sought them out with issues, but none of these entities or individuals have provided us with requested information or details so that we can resolve or rectify these issues. We continue to encourage our tenants to come to us with any situation so we can work out a positive solution.”

Lockett said her organization is stepping in to help residents who may not know their legal rights.

“It bugs me to no end that these people are being treated like this. They feel as though they have nowhere to go. They didn’t know what their rights were,” Lockett said. “We are empowering tenants to be brave enough to fight for themselves while we show them the way and support them in every way.”

Commercial Real Estate

Tampa wants to buy a \$4.5M downtown property for affordable housing

Tampa Bay Business Journal, Ashley Gurbal Kritzer – Senior Reporter
Sep 17, 2020, 7:55am EDT **Updated** Sep 18, 2020, 1:23pm EDT

Tampa City Council has signed off on a proposal from Mayor Jane Castor's office to buy a privately owned property in downtown Tampa to be used for affordable housing.

The administration will now move forward with plans to buy a .66-acre parcel at 1312 Tampa St., currently home to a 1950s built former Army-Navy surplus store, for \$4.5 million. The purchase price includes \$75,000 in closing costs. The site is currently owned by a private New York-based entity.

The property is directly north of the city-owned Royal Street Regional Lot, which is 2.4 acres. If the city combines the two lots, or even a portion of the public parking lot, the resulting parcel would be very large by urban infill standards.

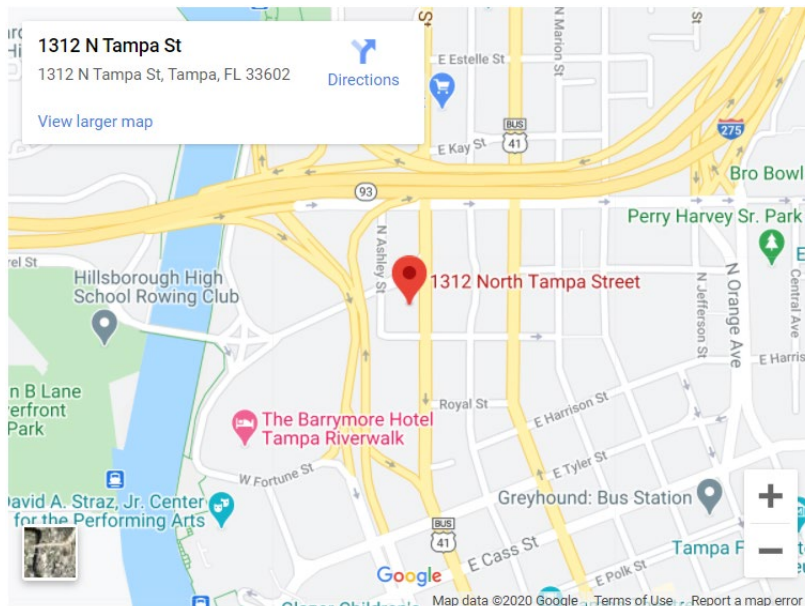
The mayor's office on Friday said that the downtown Community Redevelopment Agency, which is administered by city council, "collaborated" on the project.

"The opportunity to purchase this land is a great next step in increasing real affordable housing units in our community and diversifying our downtown and housing options in our core employment center," Orlando Gudes, CRA board chairman, said in a statement. "I am happy this project will help to create a future where more working folks can live and work in our downtown area."

No details about the potential development and how the deal would be structured financially are available. Private developers say the economics of affordable housing are only feasible if the city incentivizes the project, whether through lowering the cost of the land or playing a role in the financing.



Outline shows 1312 Tampa Street
HILLSBOROUGH COUNTY PROPERTY APPRAISER



"Purchasing this property will get us closer to our goal of Transforming Tampa's Tomorrow with more affordable housing options for residents at all income levels," Castor said in a statement. "We are very excited to see how this property and additional acreage will allow Tampa residents to live and play where they work, adding to our vibrant downtown neighborhood."

Affordable housing is a major focus for Castor's administration. The mayor formed a task force on the issue shortly after taking office in 2019, and in early 2020 unveiled a report that outlined a plan to accelerate the addition of 10,000 affordable housing units by 2027.

One recommendation of the task force was to form a Community Land Trust to secure land and vacant buildings that can be converted to affordable housing units.

A vision of Zion: Rendering shows how erased Black cemetery space could be revitalized

Architects have visualized what the space could look like, if given the opportunity to restore the area.

Emerald Morrow | Published: 6:21 PM EDT September 18, 2020



TAMPA, Fla. — More than a year after a whistleblower led archaeologists to hundreds of graves from a segregation-era African American cemetery underneath a public housing development and two neighboring businesses in Tampa, architects have visualized what the space could look like, if given the opportunity to restore the area.

Tampa Housing Authority Chief Operating Officer Leroy Moore said architects presented the rendering as an early visioning concept. While he reiterated it is

not a final design, he said THA hopes to incorporate the land that comprises Zion Cemetery into the larger redevelopment proposal of Robles Park Village.

In 2019, a Tampa Bay Times investigation revealed that hundreds of graves from Zion Cemetery were missing and suggested they could be underneath Robles Park Village, a public housing apartment complex located off N. Florida Avenue in Tampa.

Ground-penetrating radar and physical archaeological digs later confirmed the presence of coffins underground. Radar images also confirmed graves on an adjacent towing lot and a property owned by local businessman Richard Gonzmart.

In total, archaeologists detected nearly 300 graves from the cemetery.

Since then, the Tampa Housing Authority formed a committee comprising housing authority leaders, residents and leaders from Robles Park, the NAACP and the city of Tampa. Archaeologists who worked on the investigation as well as lawmakers are also part of the group.

Moore said at Thursday's meeting that the visual concept suggests reimagining Zion as a memorial along with a walking path and history/cultural trail. He emphasized the designs are not final and that further discussion will take place over the next six months.

Architects were brought in as part of a redevelopment process for all of Robles Park Village. The plan is to turn it into a mixed-use community that will overhaul what traditional public housing looks like in Tampa.

It will be the last of the major public housing units in the city to be redeveloped. THA is currently in the late stages of redeveloping the former site of North Boulevard Homes in West Tampa.

Redevelopment of Robles Park Village is expected to impact hundreds of residents.

Here is what Tampa’s Zion Cemetery memorial park could look like

The Tampa Housing Authority exhibited a conceptual rendition of the park on Thursday.

Tampa Bay Times, Paul Guzzo | Published Sep. 18, 2020

TAMPA — The Zion Cemetery memorial park that will celebrate the history of the erased segregation-era Black burial ground could have a spiral path, spotlights and fountains.

The Tampa Housing Authority exhibited a conceptual rendition of the grassy park on Thursday to the Zion Cemetery Archaeological Consultation Committee, which consists of civil rights activists, historians and archaeologists who as a group decide how to honor the cemetery.

“I interpret the light elements as just suggesting some way of identifying the site, illuminating stops along the memorial path leading to a place of solace and peace,” Leroy Moore, the Housing Authority’s chief operating office, told the Tampa Bay Times.

Still, he added: “None of this has been decided. It is just a concept to start the discussion.”

The committee will have the opportunity to weigh in on the design and suggest changes in the coming months.

Not part of the conceptual design is a memorial wall listing the some 800 people who were buried and then left in Zion as developments were erected on top of their graves.

“We have not decided which form it would take at this point,” Moore said.

The park along the 3700 block of N Florida Avenue will encompass Zion’s full 2½-acre L-shaped footprint, with its corner closest to Virginia Avenue used for parking. That corner did not have burials and was cut out for a church that managed Zion.

The cemetery opened in 1901 but by 1929 the city of Tampa approved storefronts to be built on the land that leaders knew was an active Black burial ground.

By the mid-1930s, the headstones had all been removed.

Then in June 2019, the Times published a report questioning whether the bodies were still there. Archaeologists later confirmed they were.

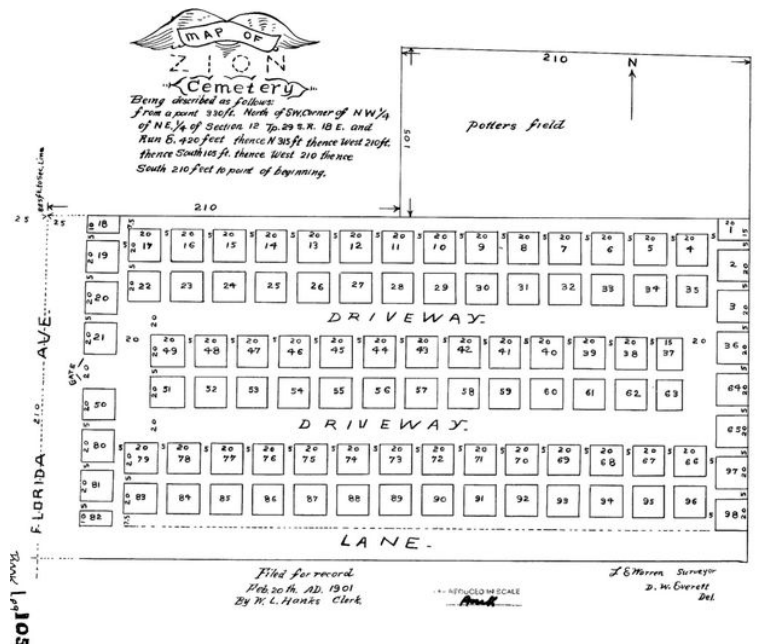
There is still much to be done before the park can be built. Zion’s footprint is split among three property owners.

Five now-vacant Robles Park buildings operated by the Housing Authority sit on nearly half of Zion’s property. Restaurateur Richard Gonzmart owns almost all of the other half, which has been used for warehouse space. And Sunstate Wrecker Services owns a basketball court-sized piece of Zion but would have to part with its full lot near the corner of Florida and Virginia avenues if this concept comes to fruition.

The Housing Authority has agreed to donate their land to a nonprofit being formed to manage the memorial park. The other two owners would sell their property to the nonprofit.



The top left corner is a conceptual design of what the Zion Cemetery memorial park could look like. [Courtesy of the Tampa Housing Authority]



Most companies expect to retain work-from-home policies even after Covid-19

Sep 18, 2020, 5:00am EDT | By Chris Erickson – Research Director, Tampa Bay Business Journal

While companies across the country were forced to implement work-from-home policies with almost no turnaround time, many plan to retain at least some degree of employee remote work policies after the crisis has passed, according to a survey conducted by Gallagher in May.

In a more current survey conducted between June 9 and July 10, Gallagher asked companies about the factors influencing the decision to extend work-from-home policies. The most frequent response was employees' comfort with returning to the workplace, although the next-highest response was employees' productivity at home as compared to onsite.

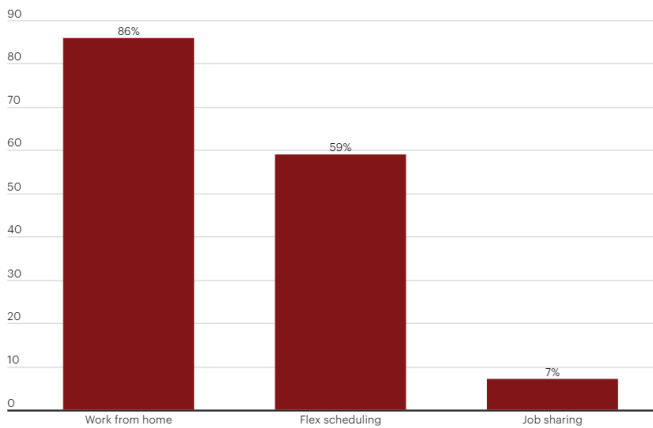
Gallagher also asked companies what steps they are taking to return to the office. Nearly all responded that they implemented social distancing protocols and additional cleaning and sanitation measurers. However, fewer than half reported that they are implementing mandatory temperature checks.



Fewer than half of companies surveyed said they are implementing mandatory temperature checks.

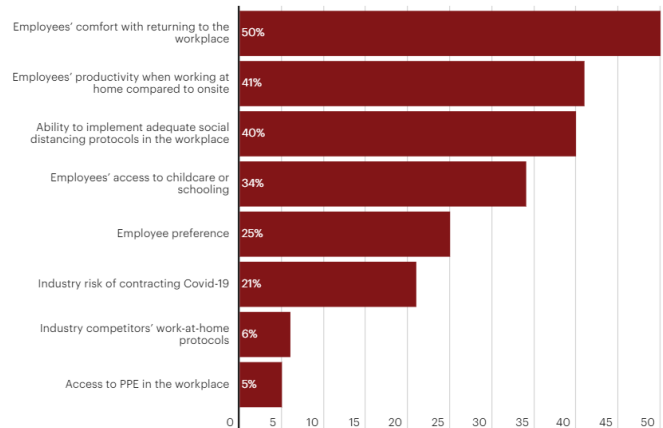
BY THE NUMBERS

WORK POLICIES THAT WILL BE RETAINED AFTER THE CRISIS HAS PASSED



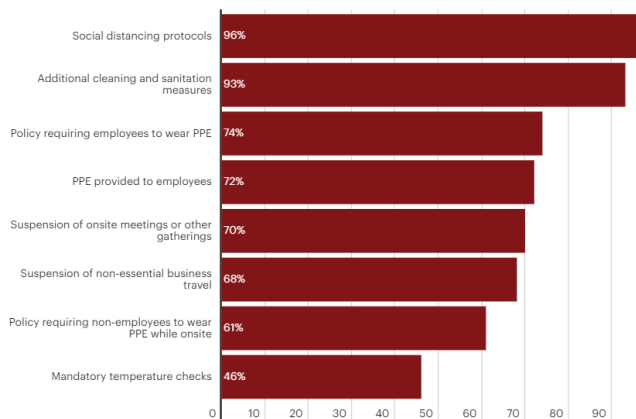
SOURCE: Gallagher Covid-19 Pulse Survey: Return to Workplace

FACTORS INFLUENCING THE DECISION TO CONTINUE WORK-AT-HOME POLICIES



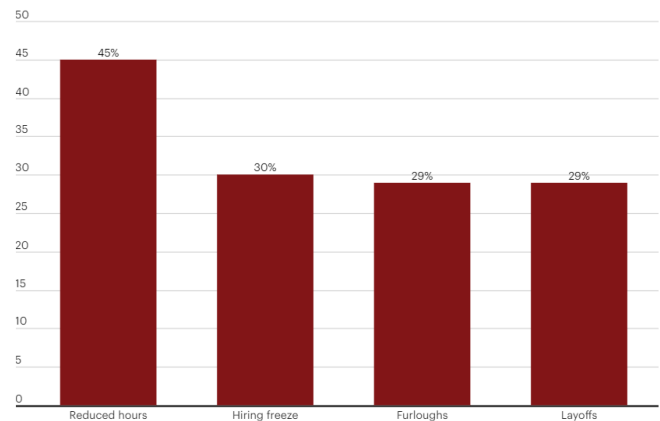
SOURCE: Gallagher Covid-19 Pulse Survey: Work in a New Normal

RETURN-TO-WORKPLACE PRACTICES AND POLICIES



SOURCE: Gallagher Covid-19 Pulse Survey: Work in a New Normal

WORKFORCE IMPACTS OF THE PANDEMIC



SOURCE: Gallagher Covid-19 Pulse Survey: Work in a New Normal

CHANGING FACE OF TAMPA

Change is here: First building opens in West Tampa redevelopment, signaling a renaissance for the area

Thursday marked the beginning of a new era in West Tampa where local leaders formally opened the first of several new apartment buildings.

Author: Emerald Morrow | Published: 9:57 PM EDT September 24, 2020



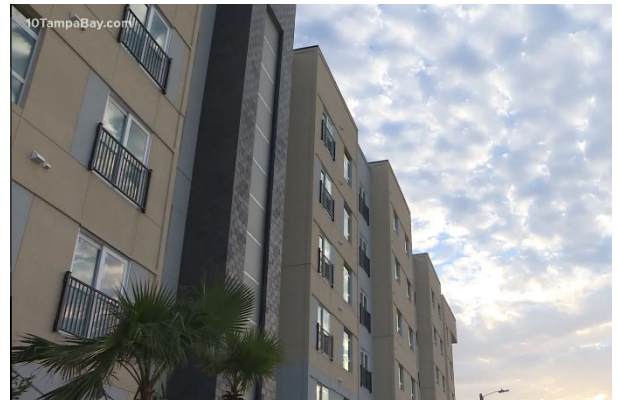
TAMPA, Fla. — Even amidst the COVID-19 pandemic, redevelopment throughout the city of Tampa is moving forward.

Thursday marked the beginning of a new era in West Tampa where city, community and housing authority leaders formally opened the first of several new apartment buildings in the West River development.

The new living spaces replace the old North Boulevard Homes, a public housing development built in the 1940s that over time struggled with poverty and crime. Former Mayor Bob Buckhorn and

THA officials led the charge to demolish the units and replace them with a mixed-income community along the river.

The **Renaissance at West River** is a 6-story building for seniors with 1-3 bedroom units. There are multiple buildings under construction to open in the coming months and years.



LOCAL NEWS

City of Tampa to expand Riverwalk, revitalize West Tampa area

News Chanel 8, Marco Villarreal | Posted: September 24, 2020 / 06:46 AM EDT

TAMPA, Fla. (WFLA) – The City of Tampa is reconnecting with the west and bringing much of the city together thanks to a new federal grant. One of the more popular attractions to the city, the Riverwalk, is expanding and city leaders say it is transforming Tampa’s tomorrow.

“We have so much going on that is happening in the West Tampa area,” said Mayor Jane Castor.

It all starts on the west side of the Hillsborough River. With \$24 million in federal funding, the City of Tampa is planning on adding more than 12 miles of pathway connecting neighborhoods north of the downtown area and along the river. Local leaders are hoping to create affordable housing, more ways to enjoy the waterfront and create opportunities for businesses and job growth.

“It’s going to lift our small business owners that will be attracted to a place like this. It will have more customers at a time when they really need that shot in the arm. And all of those local jobs that over time this will create,” said Congresswoman Kathy Castor.

Just a few blocks away, **Renaissance at West River** is the first building to be built on the site of the old North Boulevard Homes, a section of town known for its high rate of crime and lower-income housing. People were relocated, the old buildings were torn down, and now two years later, the first building in this multi-million dollar community will open.

The mayor spoke earlier this week about how the expansion of the Riverwalk north on the Hillsborough River and projects like the Renaissance at West River will help connect different communities in Tampa.

“The revitalization is absolutely wonderful. We’re bringing West Tampa back to life historically and also with some new development. So very exciting,” said Mayor Jane Castor.

Redeveloping certain communities and expanding the Riverwalk is all part of the plan that the mayor and other city leaders hope will create a diverse city where people don’t have to travel far to work, live, and play.



West Tampa hits milestone with opening of first West River apartment complex

The \$46 million Renaissance at West River will provide much needed low-cost housing for seniors, but will make only a dent in a 20,000-strong waiting list.

Tampa Bay Times, Christopher O'Donnell | Published September 24, 2020

TAMPA — Marie Evans didn't know whether to be glad or sad when she was forced to move out of North Boulevard Homes ahead of its 2018 date with a wrecking ball.

Drug and gang crime had been rife in the dilapidated, 44-acre public housing complex, whose oldest parts were built in the 1940s. **Tampa Housing Authority** officials had promised displaced residents they could return eventually, but that seemed a distant hope. Evans had no idea where she would live in the meantime.

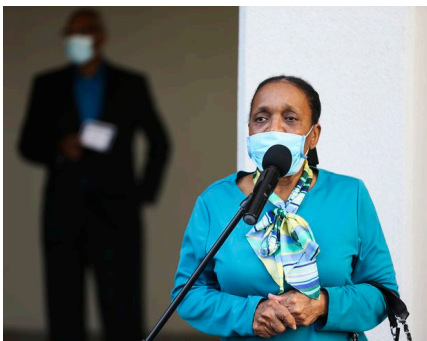
"We were upset, because we didn't really know where to go," said Evans, 68.

But barely two years after the complex was demolished, Evans will be one of the first to move back to the neighborhood with a guaranteed place in the newly opened Renaissance at West River. The \$46 million, six-story apartment complex, which will house about 160 seniors, opened Thursday.



The Renaissance at West River, at 1545 W. Main St, was formally opened Thursday. It is the first apartment complex to be completed in the West River urban renewal project. The six-story, 160-unit complex is a part of Tampa's commitment to provide 10,000 affordable housing units by 2027. [DIRK SHADD | Times]

It is the first of about half a dozen new buildings that comprise the ambitious West River urban renewal development, intended to transform a once ailing area into a mixed-income neighborhood that will expand the city's burgeoning downtown west of the Hillsborough River.



Marie Evans, 68, a returning resident, speaks during the grand opening ceremony for the Renaissance at West River in Tampa on Thursday. [DIRK SHADD | Times]

The neighborhood around W Main Street and Rome Avenue already has changed beyond recognition.

Four other West River apartment complexes are under construction. The city spent \$35 million renovating the nearby Julian B. Lane Riverfront Park. And a recently awarded \$24 million federal transportation grant will pay to extend the Tampa Riverwalk on the west side of the river, a plan that includes 12 miles of connected bike and pedestrian paths separated from road traffic.

The new apartment complexes will have street-level retail units for stores, restaurants and bars, making the neighborhood pedestrian friendly. They will make up part of a new Main Street corridor and serve as a gateway to West Tampa, said Tampa Mayor Jane Castor at an opening ceremony Thursday.

"So much is going on in this area," Castor said. "It's just going to be incredible to be able to connect all of these vibrant neighborhoods in our community."

The sight of new construction close to downtown has raised concerns that poorer residents will be forced out by higher rents. The Tampa Housing Authority, which is managing the West River project, is required by the U.S. Department of Housing and Urban Development to replace all 1,600 public housing units lost from North Boulevard Homes.

Displaced residents have the right of first refusal for the new homes, although only about 12 percent of them typically take that opportunity, according to Housing Authority figures.

West Tampa hits milestone with opening of first West River apartment complex

The \$46 million Renaissance at West River will provide much needed low-cost housing for seniors, but will make only a dent in a 20,000-strong waiting list.

Tampa Bay Times, Christopher O'Donnell | Published September 24, 2020

About 30 former North Boulevard residents have indicated they want to return and live in the Renaissance, said Leroy Moore, chief operating officer for the Housing Authority. As in any public housing, their rent will be subsidized, so they spend no more than one third of their income on accommodations.

The new apartment complex will be an upgrade from North Boulevard. It has a laundry room on every floor, a hair salon and community space for wellness and craft activities. The apartments are fitted with granite countertops and include baths with grab bars and rails intended to make it easier to get in and out.

Evans, the returning resident, said it would be the first time in her life to live in a new apartment.

"I came yesterday and I looked at my apartment, and I love it," she said.

The West River project is part of Tampa's commitment to provide 10,000 affordable housing units by 2027.

But Housing Authority officials acknowledged it will make only a dent in the city's demand for low-cost housing. Some 20,000 residents are on the agency's waiting list, even after it was trimmed recently to remove people who have found satisfactory housing.

Those at the top of the list will be offered most of the available apartments with a handful earmarked to go to homeless seniors.

"People see this and think, 'where can I apply?'" said Moore. "You can't apply."



Tampa Mayor Jane Castor speaks about the growth of West Tampa during an opening ceremony for the Renaissance at West River. [DIRK SHADD | Times]



A look at the kitchen and living room area in one of the two bedroom apartments at the Renaissance at West River. The six-story, 160-unit complex is a part of Tampa's commitment to provide 10,000 affordable housing units by 2027. [DIRK SHADD | Times]

New and renovated apartments for seniors opening soon in West Tampa

83 Degrees, Yvette C. Hammett | Tuesday, September 29, 2020



Fig. 1 - Resident Clinton Mollins checks out his new apartment at the new Mary Bethune High-Rise.

Fig. 2 - The Mary Bethune building.

Fig. 3 - Mary Bethune resident Clinton Mollins and Housing Authority VP Leroy Moore.

Photos courtesy of the Tampa Housing Authority

Hundreds of Tampa seniors on fixed incomes will soon be moving into new and renovated affordable housing units near Blake High School on the northwest edge of downtown.

Some 820 families were relocated to complete the renovation of the Mary McLeod Bethune High-Rise and new construction of The Renaissance at West River, replacing old public housing that was demolished on the site.

Eventually, says **Tampa Housing Authority** Senior VP Leroy Moore, 2,200 units for seniors over 62 will stand in place of the original 820 units on the 44-acre property.

Families are already moving into The Renaissance and Moore says the Authority hopes to hold the Mary Bethune High-Rise grand opening at the end of October.

“It is an active adult community for people who can live independently,” he says. Those who will occupy the buildings are seniors who either lived in public housing on the same site previously or are some of the 20,000 people on a closed waitlist.

“It’s all about allowing them to live safely and in a healthier environment,” Moore says. Tenants must be at least 62 years old and make no more than 60% of the area median income to qualify for this housing. So, if a senior gets \$1,000 in income monthly, they will pay \$333 in rent.

The units are one- and two-bedroom apartments with high efficiency electrical and mechanical systems and space better planned for seniors, he says. The complex includes office space, a craft room, workout room, and other amenities designed especially for seniors.

The Renaissance, the first of the senior complexes completed, was constructed by DPR Construction. Baker Barrios Architects designed the building.

Hennessey Construction renovated the Mary McLeod Bethune building, with Place Architects as designers.

“There is an incredible demand for affordable housing here,” Moore says. “We tore down 670 units on that site. We have got another 500 under construction and two more buildings already fully funded and going under construction in the next six months. So, we have 927 units of housing already funded and another 300 units under contract for the development of market-rate housing. At the end of the day, we will have over 2,200 units on the footprint that had 820,” including 80 townhomes that will be available to purchase.

Additionally, the property includes office space, a grocery store, and some other commercial space.

Tampa Officials Look Into Claims of Deplorable Living Conditions

BAY NEWS 9, SAUNDRA WEATHERS | HILLSBOROUGH COUNTY
PUBLISHED 4:22 PM ET SEP. 30, 2020



Hillsborough County Code Enforcement Tzadik Properties Current Fines	
CE17020651 - \$500 a day, lien recorded	CE19016308 - \$200 a day, lien recorded
CE19011810 - \$300 a day, lien recorded	CE19009190 - \$200 a day, lien recorded
CE18001438 - \$250 a day, lien recorded	CE19008423 - \$200 a day, lien recorded
CE18014993 - \$300 a day, lien recorded	CE19008454 - \$300 a day, lien recorded
CE19010638 - \$300 a day, lien recorded	CE19010160 - \$200 a day, lien recorded
CE19011572 - daily figure not available	CE19012656 - \$300 a day, lien recorded
CE19016308 - \$200 a day, lien recorded	CE19013360 - \$250 a day, lien recorded

TAMPA, Fla. - We have an update to a story we brought you earlier this month.

Elected officials are looking into the claims from residents living in some of Tampa's affordable housing units. Residents say the conditions they're living in are deplorable.

"You cut the water on and you can smell the chlorine in it. We can't drink that water," one resident described. "And I was washing dishes the other day and a neighbor came and knocked on the door and she asked if I just got through mopping? I said, 'No, I'm washing dishes.' That's how much chlorine coming out of the water. We literally have to go out and buy seven and eight cases of water just to have water in our house to drink."

Another resident who lives in Palm Court went into detail about complaints of rodents. "What can we do when we go to the office and let the landlord know about the feces of the bats, and it's still up there on the steps everyday at night? I try to keep it clean," she said. "The boards over our heads, it's been there for about two and a half years, open, rats, squirrels about to fall with nails in. it's just ridiculous."

Those are just some of the complaints Tampa City Councilman Luis Viera heard from residents during a recent virtual workshop. Each person detailed their living conditions at apartment complexes owned or managed by Tzadik Properties.

After the meeting we talked with Viera to get his response and asked if he thought this management company is a slumlord.

"Well you know I'm not gonna get into name calling right now," Viera said. "Let's just put it this way. What I saw out there, was deplorable. What I saw out there was shameful."

Viera said he teamed up with the city's code enforcement and paid a visit to Tzadik Properties Timberfalls Apartment Complex to see the conditions for himself.

"A lot of the residents at Timberfalls, I always tell people, are working people, surviving paycheck to paycheck," he said. "Having to spend \$800 to \$900 a month on rent for apartments that frankly were not up to the standard of dignity that we would want for people living in the Tampa area or the United States."

Tzadik Properties confirmed they own or manage at least 11 properties in the city of Tampa and in Hillsborough County.

Tampa Officials Look Into Claims of Deplorable Living Conditions

BAY NEWS 9, SAUNDRA WEATHERS | HILLSBOROUGH COUNTY

PUBLISHED 4:22 PM ET SEP. 30, 2020

Page | 2

Hillsborough County's Code Enforcement provided us with a list of more than a dozen open cases involving Tzadik Properties with some of the fines are up to \$500 a day. Hillsborough County Code Enforcement Director Joe Gross encourages anyone with complaints to contact them.

"it's our commitment to make sure that people who live in Hillsborough County live in a sanitary, safe and pleasant condition and if they're not getting their issues resolved in a timely basis after working with their property owner, by all means, please contact us," Gross said.

Robin Lockett with Organize Florida said she talked to more than two dozen people living in six different apartment complexes owned by the company, and many didn't know they could contact code enforcement. Which is why she says they hosted a recent "Know Your Rights" workshop.

Tzadik Properties responded to our questions about the resident complaints. They asked for the names and information of the residents with complaints. Part of one of their responses to our questions reads part, "We have been requesting and attempting to get the names and information of residents who have complaints or needs that require our assistance. We work with any and all tenants who present us with a problem to get those problems addressed. We encourage residents to come to us with any issues for the betterment of the property and their living experience. Tzadik is working with all tenants who have come to them with needs related to repairs and rental assistance. "

The company once again provided a list of money spent on repairs at complexes they own or manage, citing more than \$4 million they've spent on repairs since acquiring their properties six years ago.

Hillsborough County commissioner Kimberly Overman said the company *is* doing the work.

"I do know the company is working on it because they've got eyes on now," Overman said. "So that's helpful so that way tenants know the organization is being reviewed and considered for making sure their violations are being addressed."

Overman is also on the county's Affordable Housing Board and while she commends Tzadik properties for their work getting complaints resolved, she does recognize there could be a disconnect with some residents. Overman said their research shows most people in need of affordable housing are minorities and single parents struggling to find a place to live, so they may have issues the county doesn't know about.

"This is the hardest part about being 54,000 units short in available affordable housing units in Hillsborough County. It does unfortunately make tenants that rent feel very vulnerable," Overman said.

Councilman Viera has a town hall planned with residents and other elected officials next month to inform residents of their rights. Organize Florida also plan to continue hosting virtual meetings to inform residents of their rights.

Planners Named To Redevelop Projects Built On Black Cemetery

The master-planning team opened an office at Robles Park Village Thursday to provide information and collect suggestions from residents.

Patch, D'Ann Lawrence White, Patch Staff | Oct 1, 2020 12:58 pm ET



An artist's rendering shows a proposed redevelopment plan for Robles Park Village. (Baker Barrios Architects)

Robles Park Village was built in the 1950s, one of Tampa first low-income housing projects. (Tampa Housing Authority)



TAMPA, FL — The **Tampa Housing Authority** has awarded a contract to Property Markets Group and Baker Barrios Architects Inc. to develop a master plan for Robles Park Village in Tampa.

PMG and BBA will provide the redevelopment plans for the existing Robles Park Village public housing neighborhood, one of the first low-income housing projects in Tampa.

"Our vision is to plan the redevelopment of Robles Park Village into a modern neighborhood that respectfully pays tribute to the site's heritage and culture," said Dan Coakely, principal of PMG Affordable. "We wish to rebuild by actively engaging the existing community, and sincerely listen to and understanding the hopes and needs of the residents to create a soulful community that interweaves with the surrounding neighborhoods and celebrates its rich history and bright future."

Developed in the 1950s, the original Robles Park Village public housing project consisted of 450 apartments in 67 buildings at 3814 N. Central Ave. on the west side of Interstate 275 in East Tampa.

The Tampa City Council and Tampa Housing Authority long planned to raze and redevelop Robles Park Village but fast-tracked the project when historians discovered that five of the buildings were constructed on top of about 300 coffins in the Zion Cemetery, one of the first cemeteries in Tampa for Black residents founded in the early 1900s.

A ground radar scan confirmed the presence of graves beneath the project last year, prompting the Tampa Housing Authority to immediately relocate 97 residents living in the buildings directly over the graves.

PMG and BBA will now produce a master plan for the entire 35-acre site with nearly 1,000 new affordable homes. Additionally, Leroy Moore, chief operating officer of the Tampa Housing Authority, said the development will create a significant number of new jobs, improve the community's financial well-being and preserve the area's history by turning the historical Zion Cemetery site into a park.

"THA is excited about the start of this much-awaited master-planning event and encourages residents, community stakeholders and interested parties to participate at every opportunity and help us create a better community for all," Moore said.

Moore said the relocation of other Robles Park Village residents could begin before the end of the year, putting the revitalization project a year ahead of schedule.

Planners Named To Redevelop Projects Built On Black Cemetery

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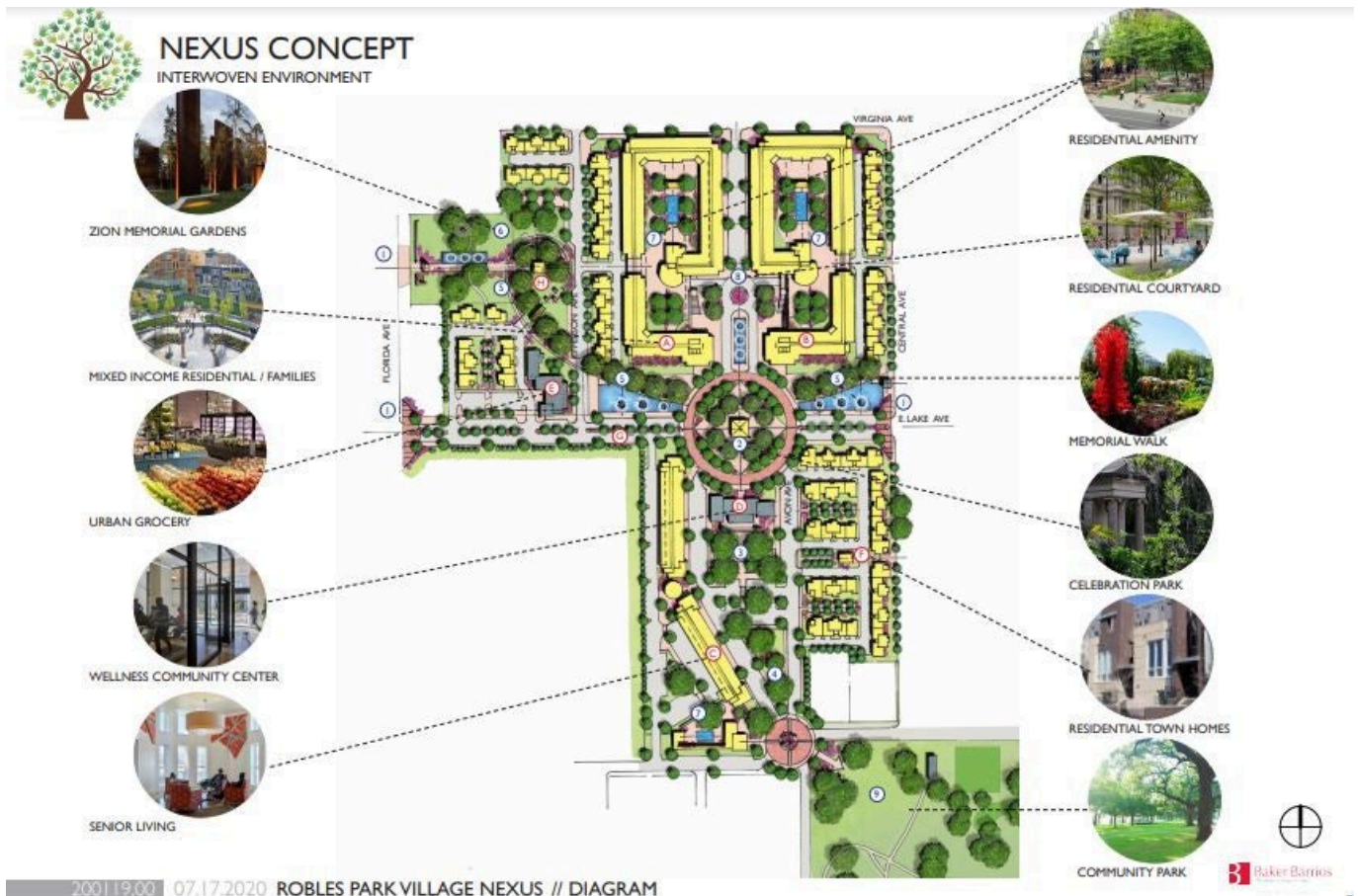
Tim Baker, CEO and founding principal of BBA said the master planners are committed to working closely with the existing Robles Park Village residents and others members of the community and incorporating their feedback in the master plan. He said they've also recruited Tampa historian and community leader Fred Hearn to serve on the master-planning team.

To keep the community updated on the project and collect residents' suggestions, a staffed project office opened in one of the homes at Robles Park Village on Thursday.

"We are incredibly humbled to have been selected among a pool of some of the best master-planning development teams in the state of Florida," Baker said. "We are honored to be working alongside PMG to redevelop Robles Park Village and provide vibrant housing and amenities to contribute to the Tampa Housing Authority's initiatives for the citizens of Tampa. Respecting the significance of the African American history and culture will be a defining element of the project."

Launched in 2019 and led by Coakely, PMG Affordable is a division of PMG concentrating on new affordable housing and revitalizing existing affordable housing and Section 8 properties nationwide.

Baker Barrios Architects Inc. is one of the leading master planning and urban design firms in Florida. It recently collaborated with the Tampa Housing Authority on the historic Encore development, a 40-acre mixed-use redevelopment district in Downtown Tampa intended to unite Ybor City's central business district with Tampa Heights and other downtown neighborhoods.



Tampa government hit hard by virus

More than half of the city's workforce has been idled by the coronavirus since March.

Tampa Bay Times, Charlie Frago | Published October 1, 2020



Kimberly Snell, Tampa, a worker for Owens Realty Service, cleans the podium between each speaker during the first in person Tampa City Council meeting, Thursday, June 4, 2020, at the Tampa Convention Center. [SCOTT KEELER | Times]

TAMPA — Since March, about one in two Tampa city workers have either fallen ill with the coronavirus or had to isolate because of being exposed to it, Mayor Jane Castor's chief of staff said Thursday.

About 2,100 workers in all have been affected by the virus, which has challenged efforts to maintain daily municipal operations, said John Bennett.

The impact on front line workers has been spread throughout city departments. Tampa Fire Rescue has had more than 60 cases and 830 quarantines; the police department has seen more than 60 cases and been forced to isolate more than 760 employees. Other city workers have tested positive in about 110 cases. Another 550 have quarantined, Bennett told City Council members.

That's more than double the number of workers who contracted the virus or had to isolate themselves since June, when the *Tampa Bay Times* asked Tampa, St. Petersburg and Clearwater for the number of each city's workers affected by the virus.

Throughout the pandemic, the city has continued to collect trash, process sewage, police the streets and fight fires.

City Council members began meeting in person at the Tampa Convention Center for council meetings on June 4, only to revert to virtual meetings in late July during a surge in the city's infection rate.

Council member Joseph Citro said he's hopeful that council members can return to live meetings at the Convention Center on Nov. 5. No final decision has been made.

Tampa City Council advances proposed Ritz-Carlton residential towers on Bayshore

The vote marks a major milestone for the project, which would replace an existing apartment complex.

Tampa Bay Times, Emily L. Mahoney | Published October 2, 2020

TAMPA — The City Council voted 4-3 to advance a plan for luxury condos and townhomes dubbed the Ritz-Carlton Residences, Tampa, branded as a marquee project that will elevate one of the city's prime waterfront areas.

The five-acre residential project on Bayshore Boulevard, proposed by Miami developer Related Group, is slated to include two towers with 170 condos and 12 separate townhomes. If approved, construction would start in late 2021.

The vote, which happened just before 11 p.m. Thursday, came after about three hours of testimony and debate during a much longer virtual council meeting that stretched into Friday morning. For final approval of the project, the council needs to vote 'yes' once more on Nov. 5.



The Ritz-Carlton Residences, Tampa would include two high-rise condo buildings, as well as the luxury townhomes depicted in the center of this rendering. [Courtesy of Related Group]

Related Group's senior vice president Mike Hammon has called the proposal a "defining project for the region" that "will quickly become its most anticipated new address." The new condominiums are slated to range in price from \$1.7 million to \$5 million and Ritz-Carlton Hotel Company, LLC, will manage the property.

The project will mean the demolition of Bay Oaks Apartments, which Related Group acquired last year, requiring the residents there to relocate as the towers are built in phases. The rent at Bay Oaks is \$1,000 for a studio apartment, \$1,150 for a one-bedroom apartment and \$1,450 for a two-bedroom apartment, according to Hammon. Several residents have said their units are some of the last housing they could afford in the area.

Jodi Johnson, who teaches at the University of South Florida's English department, is one of those residents. He told the council the project would result in "hyper-gentrification."

"Given South Tampa's property prices, the people displaced from this property will be displaced from their school zones," he said, adding that his two stepchildren would be among them.



A closer view of one of the proposed luxury condo towers in the Ritz-Carlton Residences, Tampa. [Courtesy of Related Group]

"I am a professor at USF and I can't afford this area. We have police officers, teachers and workers in the service industry ... we're going to be displaced for \$1.7 million condos and up, people who are living in a completely different world."

Hammon previously told the *Tampa Bay Times* that Related Group plans to work with Bay Oaks residents to help them relocate within the developer's other projects by waiving certain fees and deposits. Additionally, he said the company is working with the **Tampa Housing Authority** in order to "develop both affordable and market-rate apartments at West River Tampa" north of downtown.

During the meeting, representatives of the project added that Bay Oaks Apartments have "structural issues" and are nearing the end of their lifespan.

In addition to the towers, Related Group plans to add a dog park, swings and pedestrian walkway under the Lee Roy Selmon Expressway overpass at the corner of W Santiago Street and S MacDill Avenue.

Tampa City Council advances proposed Ritz-Carlton residential towers on Bayshore

The vote marks a major milestone for the project, which would replace an existing apartment complex.

Tampa Bay Times, Emily L. Mahoney | Published October 2, 2020

The developer’s presenters also said the company would commit \$1 million to bring public art to the site.

Additionally, the company plans to restore a historic fountain from the Centro Español Hospital, built in 1906, and incorporate it into the development with a marker describing the hospital’s importance to Spanish immigrants, to whom it provided socialized healthcare. The hospital was razed to make way for Bay Oaks Apartments and the fountain now sits between two of the complex’s buildings.

Many residents video-called into the meeting to speak in favor of the project, saying that bringing the Ritz-Carlton brand to Tampa would show that Tampa is a world-class city. (A lawyers for the city later reminded the council that the branding should not have bearing on zoning decisions.)

“I love this city and I think for us to be competitive we have to compete globally,” said Tampa Bay Latin Chamber of Commerce president Cesar Hernandez. “We need to start competing with the Singapores, Londons and New Yorks of the world.”

Debbie Lundberg, who said she lives close to the project site, agreed.

“People think of Tampa as someplace nice, but we know it’s outstanding and wonderful,” she said. “If we have something like this Ritz-Carlton project it will elevate it to ... (how) we know it deserves to be seen.”

Another prominent source of debate was one of the proposed tower’s relatively short distance from the neighboring Stovall condo building: around 45 feet. Tampa attorney George Vaka, who said he represented most residents of that building, argued that was too close and the new tower would infringe on residents' privacy and view. That was disputed by Related Group and the project’s architecture firm, Arquitectonica.

It was those concerns that seemed to sway three city council members, Orlando Gudes, John Dingfelder and Bill Carlson, to vote against advancing the project. Luis Viera, Charlie Miranda, Joseph Citro and Guido Maniscalco voted in favor.

“Related is very excited to continue moving this project forward,” Hammon said in a statement following the vote. “This is truly a defining project for Tampa, and we are committed to extending our investment beyond the Residences to complement and enhance the surrounding community.”



This rendering shows Related Group's plans to add a dog park and other amenities under the overpass of Selmon Expressway. [Courtesy of Related Group]

One month ahead of deadline, Tampa landlord locks out residents behind on their rent

Despite no eviction notices being filed in court, locks were changed on the homes of more than 20 Tampa Park Apartments residents on Friday.

Tampa Bay Times, Christopher O'Donnell, *Times* staff writer Emily Mahoney contributed to this report. Published Oct. 3, 2020

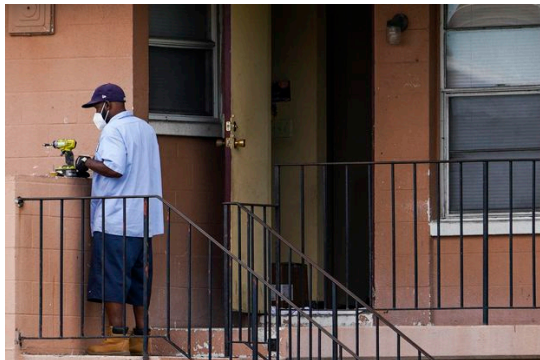
TAMPA — S. Kay Andrews and other leaders of the nonprofit group that owns Tampa Park Apartments stand to make millions of dollars from the sale of most of the 18-acre housing complex to a Ybor City developer.

After agreeing on an undisclosed price for the property earlier this year, they gave notice to tenants in about 270 apartments that they had until Nov. 1 to find somewhere else to live. But early Friday, maintenance workers accompanied by security guards changed the locks on more than 20 residents whose possessions were still in their apartments. In some cases, the tenants were at work. Those at home were told they had a few hours to get their possessions out before their front doors were locked.

The result was a chaotic scene with some residents loading laundry baskets full of clothes and other possessions into the back of their cars. Feet away, other tenants argued with property management staff. In other spots, U-Haul trucks backed up to front doors of residents who had already planned their departures.



Ira Jean Snell (left) and her daughter, argue with property manager Yolanda Amos (right) and Richard Clebert, representing Tampa Park Apartments, who had come to change the locks on several units where residents had stopped paying rent or whose leases had expired, at Tampa Park Apartments on Friday, Oct. 2, 2020 in Tampa. [MARTHA ASECIO RHINE | Times]



A maintenance worker prepares to change the locks of a unit at Tampa Park Apartments Friday. [MARTHA ASECIO RHINE | Times]

But locking residents out without a court order likely is illegal, said Tom DiFiore, team leader of the **housing** unit at Bay Area Legal Services, a law firm that offers free legal services to low-income families facing evictions and immigration issues.

Hillsborough County court records show that the nonprofit landlord has not filed any eviction cases since March. Florida law lists landlords changing the locks on residents on a list of prohibited practices. "They have to go to court, win in court and get a judgment and a writ of possession," Fiore said. It's less clear if residents would be protected by an eviction moratorium ordered last month by the national Centers for Disease Control and Prevention, he said. The agency warned that forcing evicted tenants to move in with loved ones or into homeless shelters would allow for increased spread of the coronavirus.

But the protection applies only to evictions of people who have submitted a declaration form to their landlords, attesting that they've experienced a "substantial loss of household income," among other qualifications.

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Clebert, property manager Yolanda Amos and other property management employees declined to answer questions about their actions Friday and called the police to report a *Tampa Bay Times* reporter and photographer for trespassing. A Tampa police officer who responded said that he could not get involved in what he characterized as a "civil dispute." "The Tampa Police Department does not get involved in civil matters. Any eviction process would be served by the (Hillsborough County) Sheriff's Office," said police spokeswoman Jamel Lane in an email.

The actions of Tampa Park's landlord already have raised concerns among some Hillsborough County commissioners after the *Times* reported that residents who moved out were being charged for items such as broken blinds and holes in the wall, even though the complex is slated for demolition. Andrews did not respond to an email nor to messages left at her home and at the *Florida Sentinel Bulletin* on Friday. Andrews is publisher of the bi-weekly newspaper serving the Tampa Bay African-American community.

Other owners of Tampa Park Apartments include James Harrell, former president of the Local No. 1402 of the International Longshoremen's Union. The complex was built in the late 1960s through the leadership of Andrews' grandfather, C Blythe Andrews, on land donated by the city of Tampa. It was intended as housing for longshoremen working at the nearby Port Tampa Bay and as affordable housing for the Black community.

Later, the complex was home to Section 8 housing voucher holders before a series of failed inspections led the U.S. Department of Housing and Urban Development to end subsidized rents at most of the property. Even unsubsidized, the rents at the complex are about \$300 cheaper than average monthly rents in Hillsborough County, making it one of the last places close to downtown that is affordable for low-income families, seniors and people on disability benefits.

Alyana Jones's front door lock was changed at about 10:45 a.m. She lives with her 4-year-old son. After receiving the notice to vacate, she had made plans to move Friday afternoon. She said she had shown the rental office the lease for her new apartment so was shocked and angry when maintenance workers used drills to change her locks four hours before she was planning to move. "I'm just glad my son is in school and isn't here for this," she said. "I've got a couple of hours to find a U-haul to get out of here."

The locks also were changed on Donyea Davis' apartment. Her grandmother, Ira Jean Snell, also lives at Tampa Park and rushed to Davis' apartment to try to stop maintenance workers when she heard what was happening.

Davis's mother, Tuwana Ming said her daughter had been working two jobs before the pandemic shut down the economy. Davis, who is 20 and in her first apartment, was not home when the locks were changed because she was at orientation for a new job at Walmart. She said she would have to put her daughter in a hotel until she can find a new place.

Ming saved her harshest criticism for Andrews, whom she said has forgotten that Tampa Park was built by her grandfather to help the Black community and called Friday's actions illegal.

"They use bully tactics; they don't treat people with dignity and respect," she said. "You can't can't knock on somebody's door and say we're changing your locks, you've got to go."



Alyana Jones, 27, explains that she already has a new place to live and was in the process of moving out by Friday afternoon when maintenance workers changed her locks. She said she was glad her 4-year-old son was not there to witness it. [MARTHA ASENCIO RHINE | Times]

Tampa woman who lives on \$9k a year, plus food stamps, at risk of being homeless

With Tampa Park Apartments slated for redevelopment, senior tenants such as Urley Williams are finding their income isn't enough to afford a new home.

Tampa Bay Times, Christopher O'Donnell | Published October 4, 2020

TAMPA — Urley Williams is ready to move.

The floors of her one-bedroom apartment are swept and scrubbed. Boxes full of her possessions are neatly stacked by her front door.

But it's getting harder for her to fathom how she will ever afford another apartment.

Williams is 69 and gets about \$9,000 a year in Social Security disability benefits because of her poor vision and about \$300 a month in food stamps. She can't count on help from her family. One of her sons is in prison. The other, a drug addict, usually wants money from her.

She could just about make ends meet at Tampa Park Apartments, a rundown housing complex near Ybor City where rents are about \$300 a month lower than Hillsborough County's average. Urley's rent was \$462.

But with the complex sold for redevelopment, her income — roughly equal to the average full-time wage in 1969 — comes nowhere near covering the rent for a new apartment.

Residents have been given until Nov. 1 to move out. With every passing day, her anxiety increases.

"I don't ask for money for nothing, but I'm begging," she said, her voice wavering with emotion. "All I want is a roof over my head."

About 170 families still living at Tampa Park face the same deadline. Most are working families attracted by the complex's low rents and proximity to downtown Tampa. About 33 residents have federal housing vouchers and will be relocated by the [Tampa Housing Authority](#).

But more than two dozen are seniors like Williams who live on disability or Social Security, said Tori Boyd, the owner of Signature Property Services. Boyd was hired by Ybor City developer Darryl Shaw to administer relocation assistance to tenants and help them move out. Shaw is buying about 12 of the complex's 18 acres.

He is giving residents up to \$1,500 per household to help with security deposits and the first month's rent for a new place to live. He also is paying for a professional moving firm. Shaw is part of FBN Partners, a group of local investors who have loaned \$15 million to Times Publishing Co., which owns the *Tampa Bay Times*.

The search for housing for Williams and others on fixed incomes seems nearly impossible.

The average monthly rent for a one-bedroom apartment in Tampa is about \$1,100, according to ApartmentList.com. Even budget apartments that rent for about \$800 are beyond what Williams and other tenants can reasonably afford.

Tampa has some affordable housing complexes and housing designated for low-income families, but those usually have long waiting lists, Boyd said. About 20,000 people are on the waiting list for public housing in Hillsborough County.



Urley Williams, 69, pictured in her bedroom. Williams is among more than 100 Tampa Park Apartments residents who must move out by Nov. 1 after the complex was sold for redevelopment. But she earns just \$9,000 per year and is struggling to find somewhere else to live. She is leaning on her faith and trying to remain positive. [MARTHA ASENSIO RHINE | Times]

Tampa woman who lives on \$9k a year, plus food stamps, at risk of being homeless

With Tampa Park Apartments slated for redevelopment, senior tenants such as Urley Williams are finding their income isn't enough to afford a new home.

Tampa Bay Times, Christopher O'Donnell | Published October 4, 2020

"For those who have just straight nothing, but are depending on Social Security, Tampa Park was that last resort for them outside of public housing," Boyd said. "(Ms. Williams) needs to be gone by November, so she doesn't have the luxury of being on anyone's wait list."

The plight of low-income residents also prompted Hillsborough County Commissioners to vote to provide about \$650,000 in aid to help about 160 Tampa Park families cover their first three month's rent in new lodgings.

That help, while welcome, won't cover costs for very long.

Williams also has another strike when it comes to housing: a criminal record.

She grew up in the College Hill public housing complex, which was later redeveloped as Belmont Heights. Her father died when she was 4. Her mother, who worked as a cook, was battling diabetes.

As a teenager, she felt she had to stand up for herself and wasn't afraid to argue with teachers at Young Junior High School, now called Young Middle Magnet School.

She ended up earning a GED from college instead of graduating from high school. She rarely had a regular job other than babysitting. Friends and family members she grew up with were "big-time drug dealers," she said, and there were other ways to make money.

By the time she was in her 20s, Williams was her neighborhood's go-to "hitter." Addicts who had worn out veins in their arms and legs would pay her \$20 to find a spot somewhere on their body where they could shoot up.

Eventually, Williams got curious about drugs and got hooked, the start of a downward spiral. She abused heroin and cocaine in her 30s, at one point also turning to crack.

"I was on drugs; I had to have it," she said. "I couldn't stop. I just didn't want to."

She finally got clean after her last stay in prison. On the day she was freed, she prayed for God to walk out the gate with her and for angels to ride with her on the bus. But by then, she was 48. She had lived a life that left little to build on for her retirement.

Williams doesn't complain about where her choices left her.

For groceries, she walks 2 miles to a budget meat and grocery store at 22nd Street and Lake Avenue. She shops at a Dollar Store for canned goods. Often times, dinner is a can of soup.

"I try and make it go a long way," she said of her food stamps.

When she needs new clothes, she goes to thrift stores. Sometimes, a neighbor whose relative works in a clothing store will give her items.

She said she can do without luxuries, but not without a home. Her short clipped hair shows signs of gray, a symptom of her stress, she said.

"All I'm thinking about right now since this started is, what is going to happen to me? Where am I going to go?" she said.

Commercial Real Estate

Miami developer, Tampa architect win contract to master plan the redevelopment of Robles Park Village

The master planners say there will be a densification of the property and far more affordable housing units than what currently stands there.

Tampa Bay Business Journal, Ashley Gurbal Kritzer – Senior Reporter | Oct 5, 2020, 12:50pm EDT

The Tampa Housing Authority has selected a Miami developer and Tampa architect to master plan the redevelopment of Robles Park Village, a public housing project in Tampa Heights.

The affordable housing division of Property Markets Group, based in Miami, and Tampa's Baker Barrios Architects Inc., have won the master planning contract. PMG launched its affordable housing arm in May with a focus on Tampa and St. Petersburg, referring to the Bay area as its "epicenter" for affordable housing deals outside of New York.

Its contract with THA, however, is strictly for the master planning phase. But Dan Coakley, principal of PMG Affordable, says the developer is setting its sights on a long-term relationship with THA — and is hoping to be involved with the redevelopment of Robles Park, which spans 35 acres and is in up-and-coming Tampa Heights.

"This land is a gem and an unbelievable location," Coakley said. "We want to give Robles Park its due and plan something that is beautiful and has a mix of programming and is not just uniform apartments."

A dearth of affordable housing units is a growing problem in Tampa. The city recently approved a deal to buy a privately owned lot in downtown Tampa for \$4.5 million with plans to build affordable housing on that property.

The Robles Park property currently includes 432 homes, and PMG's vision includes a densification of the site, Coakley said.

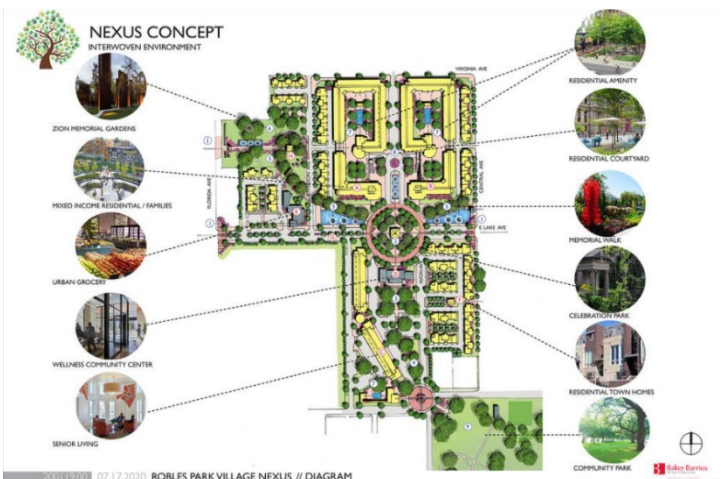
"If there are 432 affordable units, there will be much more than that," he said. "We expect it to have mixed income and even a market rate component."

PMG plans to open an office on the property by Oct. 12, and community feedback will drive the focus of the master plan. Coakley said the master planning phase will likely span five to six months, and it could be April 1 before a fully approved plan is in place. Once a master plan is in place, a request for proposals for a master developer will be issued.

"Obviously, our goal, intent and hope is to be the THA's co-developer," he said.



A conceptual rendering of a redeveloped Robles Park Village BAKER BARRIOS ARCHITECTS, INC.



A conceptual master plan of the redevelopment of Robles Park Village, from the presentation that PMG Affordable and Baker Barrios pitched to the Tampa Housing Authority

Tampa Multifamily Wrap-Up – September 2020

Tampa luxury tower tops out. Daniel Corp. lands \$68.9 million for Channelside project. Read our September selection of Tampa must-knows.

MULTI-HOUSING NEWS, Adriana Marinescu | October 5, 2020

Though diagnoses of new COVID-19 cases in Florida remained elevated through September, Governor DeSantis allowed businesses across the state to return to normal activity, moving the state into its third reopening phase. At the end of the month, DeSantis also let Florida's moratorium on evictions and foreclosures expire, citing the nationwide ban from the Centers for Disease Control and Prevention in place through the end of the year. For the Tampa Bay area's multifamily sector, September was a busy month. Activity, **particularly in terms of lending and development**, moved at a brisk pace throughout the metro. Here's our September list of Tampa must-reads:



Water Street Tampa. Rendering courtesy of Strategic Property Partners

1. DEVELOPMENT – Water Street Tampa luxury tower tops out.

Strategic Property Partners' **development at 1011 E. Cumberland Ave.** is one of the four properties making up the 3,500-unit residential portion of the 9 million-square-foot project. Designed by COOKFOX Architects, the 23-story, 388-unit high-rise will have studio and one- to three-bedroom apartments and 13,000 square feet of ground-floor retail. Amenities will include recycling rooms on each floor, a library and conference room, a fitness center, an indoor/outdoor terrace and a swim spa. Completion is slated for fall 2021.

2. FINANCING – Daniel Corp. lands \$68.9 million for Class A project.

With the construction loan from Cadence Bank in place, the developer started work on the residential development at the corner of East Twiggs Street and Channelside Drive. Upon completion, the 19-story tower's 324 units will include studio, one and two-bedroom floorplans. Brasfield & Gorrie is the general contractor of the \$80 million project slated for a fall 2022 delivery.

3. DEAL – TLR Group sells 369 units for \$43.7 million.

Coltown Properties purchased **Palm Avenue Apartments**, assuming an existing 10-year, \$31.9 million Fannie Mae loan from 2018, Yardi Matrix shows. Situated on 15 acres at 10610 N. 30th St. in Tampa, the property encompasses 46 two-story buildings constructed between 1973 and 1975. The unit mix features one- to three-bedroom floorplans ranging from 532 to 1,235 square feet. The community is some 10 miles northeast of the city center within the Tampa Innovation Alliance district.

4. FINANCING – The Richman Group scores \$42.4 million for Oakford Park development.

According to Yardi Matrix data, First Housing Development Corp. of Florida provided the HUD 221(d)(4) loan for the 198-unit Foundry NoHo taking shape at 808 N. Howard Ave. General contractor Summit Contracting Group broke ground on the partially affordable project in July, with completion expected in early 2022. The four-story building will have one- to three-bedroom floorplans ranging from 669 to 1,555 square feet.

5. DEVELOPMENT – Redeveloped West River community opens for seniors.

The affordable, 160-unit Renaissance at West River is the result of a \$46 million investment, according to *Tampa Bay Times*. Located at 1545 W. Main St., the independent living property has one- and two-bedroom apartments averaging 756 square feet. **Tampa Housing Authority's** six-story development replaces part of the 44-acre North Boulevard Homes housing complex, demolished in 2017. Three other communities are underway in West River, with expected delivery in 2021.

6. FINANCING – JLL arranges \$63 million Channel District property refi.

ECI Group and Mercury Advisors **received the financing package** from BBVA USA and BlackRock for the 324-unit Channel Club. Proceeds pay down a \$58.5 million construction loan from 2016, Yardi Matrix shows. Located at 1115 E. Twiggs St. within walking distance of downtown Tampa, the 22-story community comprises one- and two-bedroom floorplans averaging 911 square feet. Amenities include a business center, swimming pool and fitness center.

NEWS HILLSBOROUGH COUNTY

New master plan for Robles Park Village includes a Zion Memorial Park

Tampa Housing Authority asking for input

ABC Action News, Lauren Rozyla | Posted at 5:08 AM, Oct 14, 2020 and last updated 7:07 AM, Oct 14, 2020

TAMPA, Fla. — A new **master plan** for one of Tampa's most historic neighborhoods includes up to a thousand new homes for families and seniors, as well as a memorial park to honor those buried at Zion Cemetery.

The Tampa Housing Authority said the new master plan includes "welcoming open green spaces, townhomes, senior living accommodations and affordable apartments in a modern township."



Photo by: Tampa Housing Authority

There will also be a fitness center and a food market.

The THA says there will also be a network of parks with "meaningful public art that will connect neighboring families," as well as on-site support facilities that will assist residents with their medical and financial well-being.

City officials also say the cultural heritage of these grounds is important as they move forward with development. Robles Park Village is located right near the Zion Cemetery, an African-American burial ground with room for some 800 graves. It's still unclear how many people were left buried there after developers came in and started building over graves.

The new master plan also includes the Zion Memorial Gardens, Celebration Park and Memorial Walk.

"We honor the past while striving for a better tomorrow," according to the new Robles Park Village Master Plan website.

OFFERING YOUR FEEDBACK:

On **Wednesday, October 14**, the Tampa Housing Authority will be holding one-hour workshops from 8 a.m. to noon for Robles residents. Then, there will be a second round of meetings from 1 to 6:30 p.m. for residents of the greater Tampa Heights community.

On **Thursday, October 15**, the Tampa Housing Authority will be holding one-hour workshops from 8 a.m. to noon and from 5:30 to 6:30 p.m. again for residents of the greater Tampa Heights community. Also on October 15, the Tampa Housing Authority is planning to hold an event for the Robles youth community at 3:30 p.m.

All workshops will be held outside in the grassy area adjacent to the on-site Robles project office located at 3522 North Avon Avenue. The Tampa Housing Authority will have a tented area with chairs set up well spaced apart for social distancing and will provide masks for those who need one.

You can [click here](#) to take the Robles Park Village Redevelopment Survey.

To reserve a spot in one of the workshop groups, please email Stephanie Brown (stephanie.brown@thaf1.com) and Janice Damanze (Janice.damanze@thaf1.com) at the Tampa Housing Authority or call 813-341-9101 (ext. 2200).

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
