



Board of Commissioners Meeting

Wednesday, September 18, 2019

LOCATION:

THA ADMINISTRATION OFFICES
5301 WEST CYPRESS STREET
TAMPA, FLORIDA 33607



Board of Commissioners Meeting Wednesday, September 18, 2019

BOARD OF COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dachevall

Billi Johnson-Griffin

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafil.com

Table of Contents

1. Agenda
 2. Minutes from Previous Meeting
 3. Response to Public Forum
 4. Resolutions
 5. HR/Employee of the Month (Page 5)*
 6. PPS/Geraldine Barnes Award Recipient (Page 18)*
 7. Financial Reporting
 8. Asset Management
 9. Assisted Housing
 10. Public Safety
 11. Real Estate Development
 12. Facilities
 13. Contracting and Procurement
 14. Community Affairs, Notices and Updates, Calendar (Page 3)*
 15. Legal
- **Commissioners' Note:***
Employee of the month, Geraldine Barnes Award Recipient and THA Calendar of Events found in **left** inside pocket.
- **NTHDC Board of Directors Meeting** will follow regular meeting, information documents found in **right** inside pocket.



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

REVISED

September 18, 2019

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

I. REGULAR MEETING

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

MISSION STATEMENT

CULTIVATING AFFORDABLE HOUSING
WHILE EMPOWERING PEOPLE AND COMMUNITIES

II. APPROVAL OF MINUTES

- Regular Board Meeting of August 21, 2019

III. PUBLIC FORUM

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

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

- Administration ~ Sharon Spyke

V. RECOGNITIONS

- Geraldine Barnes Award Recipient ~ Emmanuel Milord

VI. RESOLUTIONS

2019-4135 David Iloanya	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO AWARD A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF NATURAL GAS FACILITIES OVER, UNDER AND IN PARCEL OF LAND OWNED BY TAMPA HOUSING AUTHORITY.
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2019-4136 Margaret Jones	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM AND OTHER RELATED RENTAL ASSISTANCE PROGRAMS.
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AGENDA FOR THE REGULAR BOARD MEETING
Of the Housing Authority of the City of Tampa, Florida

VI. RESOLUTIONS (continued)

2019-4137 Leroy Moore	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO RECEIVE A DONATION OF FUNDS FROM NORTH TAMPA HOUSING DEVELOPMENT CORPORATION (NTHDC) FOR USE IN MAKING THE ACQUISITION PAYMENT TO BANK OF AMERICA CDC (BACDC) AS REQUIRED BY THE PARTNERSHIP OPERATING AGREEMENT.
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VII. PRESIDENT/CEO's REPORT

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

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

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

August 21, 2019

I. MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:32 a.m. Other Board members present were Ben Dachevall, Bemetra Simmons, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner James Cloar was not present for this meeting.

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

II. MINUTES

A motion to approve the Minutes of the Board Meeting of July 17, 2019 was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachevall:

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

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

Current resident of at the River Place Apartments, Ms. Diane Wyly claimed there were unethical practices on the property where she resides and wants to know who protects her, she added that she felt she was being displaced; she recently received notice that her rent would increase by \$215, she currently payed \$720 and claimed her income was below of what she can afford.

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Jenneka Jenkins](#)
- Properties ~ [Ariel Montgomery](#)

V. SPECIAL RECOGNITION (Geraldine Barnes Award Recipients)

- Recipient ~ [Dietrick Pittman](#)

VI. RESOLUTIONS

The Director of Real Estate Development (RED), Mr. David Iloanya presented resolution 2019-4125.

2019-4125	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO AWARD THE ST. JAMES CHURCH PHASE 3 HISTORIC PRESERVATION PROJECT TO CANE CONSTRUCTION, INC.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachevall:

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

The Director of Finance, Mr. Eric Davis presented resolution 2019-4126.

2019-4126	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA TO SUBMIT AN APPLICATION TO HUD FOR CEDAR POINTE ANNEX TO PARTICIPATE IN THE FEDERAL RENTAL ASSISTANCE DEMONSTRATION PROGRAM. THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM ALLOWS HOUSING AUTHORITIES TO CONVERT LOW INCOME PUBLIC HOUSING PROPERTIES INTO LONG-TERM SECTION 8 PROPERTY-BASED UNITS.
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A motion was made by Commissioner Simmons and seconded by Commissioner Dachevall:

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

The Director of Asset Management, Mr. Lorenzo Bryant presented resolution 2019-4127.

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

2019-4127	A RESOLUTION TO RATIFY THAT CERTAIN INTERAGENCY AGREEMENT EXECUTED BETWEEN THE HOUSING AUTHORITY OF THE CITY OF TAMPA ("THA") AND THE SCHOOL BOARD OF HILLSBOROUGH COUNTY ("HCSB") TO IMPLEMENT THE STRATEGIES OF SUPPORT FOR STUDENTS AND FAMILIES RESIDING IN THA'S PROPERTIES.
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There was extensive discussion by Board members, executive staff and Attorney Ricardo Gilmore before approval of above resolution.

A motion was made by Commissioner Dachevall and seconded by Commissioner Johnson-Griffin; Commissioner Dachevall amended his motion to also adopt the truancy policy referenced in the interagency agreement and was accepted by Commissioner Johnson-Griffin who seconded:

Commissioner Johnson-Velez	Yes	Commissioner Simmons	No
Commissioner Dachevall	Yes	Commissioner Johnson-Griffin	Yes

For the record, Commissioner Simmons stated that she thought it was great that THA and the School System will work with truancy, although did not know that it should be a condition of the lease agreement. The Board concluded that amendments be made for resolution 2019-4127, which included revisiting after the end of the school year but before the beginning of the next school year.

After an introduction by the Sr. VP/COO, Mr. Leroy Moore, Mr. Bryant was welcomed as the agency's new Director of Asset Management.

Mr. Moore presented the next six resolutions from 2019-4128 to 2019-4133.

2019-4128	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO WEST RIVER DEVELOPMENT GROUP, LLC (WRDGLLC) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachevall:

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

2019-4129	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO THE BOULEVARD AT WEST RIVER (BOULEVARD, T3A) IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Simmons:

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

2019-4130	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO T3B AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachevall:

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

2019-4131	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO T3C AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
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A motion was made by Commissioner Dachevall and seconded by Commissioner Johnson-Griffin:

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

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

2019-4132	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO ADVANCE CAPITAL IN THE FORM OF A MEMBER LOAN TO T3D AT WEST RIVER IN ACCORDANCE WITH THE OPERATING AGREEMENT TO FURTHER THE DEVELOPMENT NEEDS OF THE PROJECT.
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A motion was made by Commissioner Dachevall and seconded by Commissioner Johnson-Griffin:

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

2019-4133	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO CREATE THE PARCEL T4 AT WEST RIVER ENTITIES (PARCEL T4), PREPARE AND EXECUTE OTHER NECESSARY AGREEMENTS AND PREPARE AND SUBMIT FLORIDA HOUSING FINANCE CORPORATION (FHFC), U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND OTHER APPLICATIONS FOR THE DEVELOPMENT OF PARCEL T4 AT WEST RIVER.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Dachevall:

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

The Director of Finance and Accounting, Mr. Eric Davis presented resolution 2019-4134.

2019-4134	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO APPROVE THE OPENING OF AN INVESTMENT ACCOUNT AND DESIGNATE INDIVIDUALS AS AUTHORIZED TO MAKE INVESTMENT DECISIONS.
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Above resolution was amended to include that the housing authority provide the Board with quarterly reporting, that the individuals be listed by position and that the Chair of the Board be allowed to appoint an investment advisory committee. The motion was so moved by Commissioner Simmons and seconded by Commissioner Johnson-Griffin:

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

Mr. Davis reported in place of the Sr. VP/CFO, Ms. Susi Begazo-McGourty who was not present for this meeting.; some highlights included reviews of the Rental Assistance Demonstration (RAD) summary, the Assisted Housing Voucher program and North Tampa Housing Development Corporation (NTHDC).

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore provided a few updates that began with some of the major projects underway, starting with Encore. All three Encore purchase contracts previously reported on were still in play, at least two of those contracts will close by the end of the year, the third most likely closing next year. BayCare construction was underway on the ground floor of the Reed. Negotiations were starting with the prospective tenant for the theater build-out at the Tempo. A design contract to pre-develop the grocery store, lot 12, will be awarded soon; looking at the possibility of 80 to 90 residential units over the grocer. A contract for the final phase of the St. James Church historic preservation had been awarded; eventually there will be a need to appoint a museum Board for the church.

Some of Mr. Moore's West River updates included the Renaissance, which was well under construction at 40% complete; work at the Bethune Hi-Rise was progressing; and A, B, C and D parcels were mentioned during resolutions presentations.

Mr. Moore updated the Board regarding recently discovered encroachment of the buildings at Robles Park Village with the Zion Cemetery. Commissioner Dachevall requested accelerating the replacement of RPV, as well as making this a top priority. Mr. Moore agreed, adding that phase one of an environmental assessment, which would have started next year, had already begun for the entire RPV site.

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

Although current focus for immediate relocation was on encroached buildings, meetings with residents regarding the planning process of RPV had started a year ago. Staff will be getting through designs in the next twelve months with possible relocation for the rest of the site, by August of 2020.

The COO informed the Board of several upcoming meetings regarding the Zion Cemetery that included a meeting with City Council, scheduled for the morning of August 22, 2019.

Mr. Davis addressed the Board once again to provide information regarding the opening of an endowment in the amount of \$1.5 million, Development Project Manager, Mr. David Hollis was on hand to provide additional details.

The Director of North Tampa Housing Development Corporation (NTHDC), Mr. Don Shea briefly addressed the Board with a few updates from his department. The director had good news regarding the recent receipt of final NTHDC contract extensions drafts, for both the State of Florida and the Virgin Islands. An agreement had been reached to lessen the loss of fees by a difference of \$200,000 per year, effective on the 1st of October. The decision will increase fees revenue for NTHDC.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

None to come before this forum

X. UNFINISHED BUSINESS

None to come before this forum

XI. NEW BUSINESS

None to come before this forum

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 11:02 a.m.

Approved this 18th day of September 2019,

Chairperson

Secretary



BOARD OF
COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dachevall

Billi Johnson-Griffin

Bemetra L. Simmons

Jerome D. Ryans
President/CEO

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Memo

To: THA Board of Commissioners

From: Lorenzo Bryant, Director of Asset Management

Subject: Response to Public Forum

Ref.: River Place Apartment resident rent increase

Date: September 10, 2019

After the board meeting, a meeting was held with Ms. Dianne Wyly and a THA staff member to fully understand her concerns.

Management conducted a market analysis on rental rates of comparable properties with similar bedroom sizes and amenities. The research determined that the rental rates of the current units located along the riverfront, should be raised to the current market rates. This type of analysis and rate change is a common industry practice. Management made a marketing decision on July 15, 2019, that all Non-FDIC riverfront, fully renovated units would be increased to full market value at lease renewal or new move-in. The apartment units not along the riverbank, that were not renovated, did not receive the same rate increase.

Since the increase, management has rented two units at the increased rates, given the stated exceptions:

- Unit 2204 at \$940.00
- Unit 4302 at \$900.00 (because he applied back in May before the rates went up)

Ms. Wyly lives in one of the newly renovated units along the riverfront that was identified as a potential market rate increase. Once Ms. Wyly received notice of the rate increase, she asked management if she could move into another non-renovated unit that was not on the river at a lower rate. Management agreed once a unit became available, she could relocate into a less expensive unit. Shortly thereafter, Ms. Wyly decided to move offsite into a senior independent living community. She plans to vacate the property by the end of September.

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2019- 4135

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

2. Who is making request:

- A. Entity: WRDG Mary Bethune, LP.
- B. Project: Mary Bethune comprehensive modernization
- C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

One-Dollar (\$1.00).for value consideration

Narrative:

The reconstruction of Mary Bethune Highrise will require the provision of a new gas supply line due to construction of new townhome developments scheduled to be located in that area per the Master Plan. It was also noted that TECO has decided to cap the existing gas line providing services to the Highrise to eliminate the concern of danger due to age and assure adequate service capacity for the new Emergency Generator and Mary Bethune Highrise. The existing TECO gas line could not be restored for adequate utility service, TECO made the decision to run a new service line from Oregon through the Mary Bethune Highrise alleyway.

See the attached documents for further details

Attachments (if applicable):

- 1. Grant of Non-Exclusive Easement
- 2. Exhibit “A” Legal Description
- 3. Exhibit “B” Easement location sketch
- 4. Exhibit “C “Gas line Service Easement

RESOLUTION NO. 2019-4135

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

Whereas, The Housing Authority of the City of Tampa has effectively demolished North Boulevard Homes consisting of 670 units with the exception of Mary Bethune Highrise, 150 senior housing units, located at 1515 West Union Street, to pave way to the proposed redevelopment project,

Whereas, the development was built in phases, Phase I was completed in 1940 while Phase II in 1964;

Whereas, Tampa Electric Company (TECO) capped the TECO gas lines that served Mary Bethune Highrise at the alley, behind the development;

Whereas, the existing gas line that ran across the adjacent lot, behind Mary Bethune Highrise could not be restored for use in new construction because it poses danger to the new development planned for the area,

Whereas, in view of the aforementioned concern of danger, TECO has decided to run a new gas supply line from Oregon through the alley behind Mary Bethune Highrise for the new development,

Whereas, WRDG Mary Bethune, LP, (the "Grantor") whose address is 5301 W. Cypress 1830, Tampa FL 33607, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby authorize the granting to PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, a Florida corporation (the "Grantee") whose principal address is P. O. Box 2562, Tampa, Florida 33607. I, and to its successors and assigns, a non-exclusive perpetual easement (the "Easement") for the installation, maintenance and repair of natural gas facilities (the "Facilities"), over, under and upon a portion of the parcel of land owned by the Grantor described on Exhibit "A" attached hereto (the "Grantor's Parcel");

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

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

Therefore, be it resolved that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to execute a partial demolition contract at North Boulevard Homes project as delineated in the contract document.

ADOPTED THIS 18TH DAY OF SEPTEMBER 2019

Chairperson

Secretary



MEMORANDUM

BOARD OF
COMMISSIONERS

Susan Johnson-Velez
Chair

James A. Cloar
Vice-Chair

Ben Dachevall

Billi Johnson-Griffin

Bemetra L. Simmons

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

September 9, 2019

TO: Board of Commissioners

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

FROM: David Iloanya, Director of Modernization & Construction Services

SUBJECT: Resolution No. 2019-4135 -- Authorizing the President/CEO to award a non-exclusive easement for the installation, maintenance and repair of natural gas facilities over, under and a partial of land owned by Tampa Housing Authority.

The two phases of North Boulevard Homes was completed early this year, leaving Mary Bethune Highrise as the only building not to be demolished. Mary Bethune Highrise is being heavily reconstructed by West River Development Group, LLC - A development partnership between Tampa Housing Authority and Related Urban Group.

After the demolition, Tampa Electric Company (TECO) decided to cap the existing TECO service gas line that provided services to Mary Bethune Highrise at the alleyway behind the development. The current Mary Bethune renovation project needs the service gas line restored to serve the new Emergency Electric Generator. The location of the new planned townhomes behind Mary Bethune Highrise, as delineated in the Master Plan interfered with the present location of the gas line. In addition, the existing TECO gas line that ran across the adjacent lot behind Mary Bethune could not be restored for further utility usage because it is inefficient and poses some danger to the new development planned for the area.

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

West River Development Group (WRDG), LP., Florida not for profit corporation (the "Grantor") whose address is 5301 West Cypress Street, Tampa FL 33607, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, a Florida corporation (the "Grantee") whose principal address is P. O. Box 2562, Tampa, Florida 33601, and to its successors and assigns, a non-exclusive perpetual easement (the "Easement") for the installation, maintenance and repair of natural gas facilities (the "Facilities"), over, under and upon a portion of the parcel of land owned by the Grantor described on Exhibit "A" attached hereto (the "Grantor's Parcel").

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

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

CLERK OF CIRCUIT COURT RETURN TO PREPARER:

Parcel No. A-14-29-18-B3N-000000-000002.0

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

Space Reserved for Clerk

GRANT OF NON-EXCLUSIVE UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **WRDG Mary Bethune, LP**, a Florida limited partnership (the "**Grantor**") whose address is 5301 West Cypress Street, Tampa FL 33607, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to **PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY**, a Florida corporation (the "**Grantee**") whose principal address is P. O. Box 2562, Tampa, Florida 33601, and to its successors and assigns, a non-exclusive perpetual utility easement (the "**Easement**") for the installation, maintenance and repair of natural gas facilities (the "**Facilities**"), over, under and upon a portion of the parcel of land owned by the Grantor described on Exhibit "A" attached hereto (the "**Grantor's Parcel**").

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

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

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

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

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

IN WITNESS WHEREOF, the Grantor has executed this Grant of Non-Exclusive Utility Easement this ____ day of _____, 2019.

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

WRDG Mary Bethune, LP, a Florida limited partnership

By: **MARY BETHUNE DEVELOPMENT CORP.**,
a Florida not for profit corporation, its General Partner

By: _____
Jerome D. Ryans, President

WITNESS: _____
Print Name: _____

WITNESS: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____ 2019 by Jerome D. Ryans as President of Mary Bethune Development Corp., a Florida not for profit corporation, as the General Partner of WRDG Mary Bethune, LP, a Florida limited partnership. Jerome D. Ryans is Personally Known to me or Produced Identification. The Type of Identification Produced _____.

(SEAL)

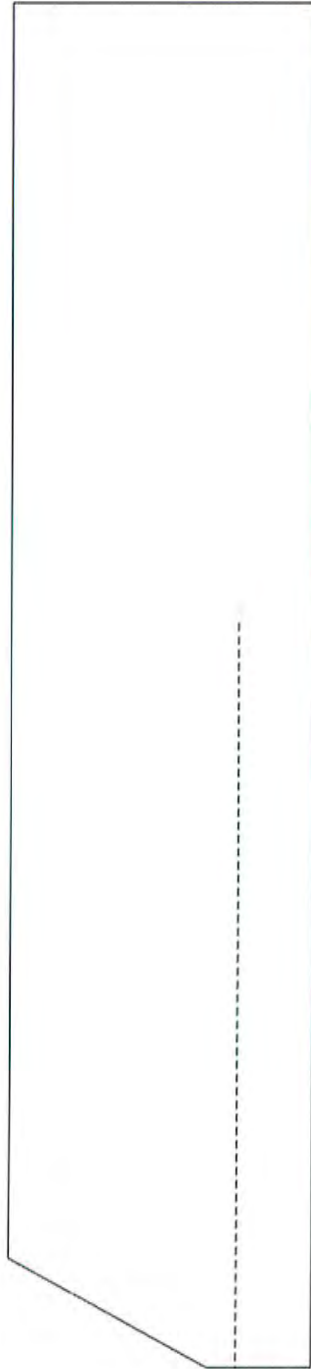
Notary Public, State of Florida

Print, Type or Stamp Name

EXHIBIT "A"


Legal Description:

Lot 2 of BETHUNE BLOCK, according to the Plat thereof as recorded in Plat Book 132, pages 293 and 294, of the Public Records of Hillsborough County, Florida.



PARCEL ID: A-14-29-18-B3N-000000-00002.0
 DASHED LINE AS SHOWN IS THE APPROXIMATE
 LOCATION OF THE 10' EASEMENT.



DATE: AUGUST 23, 2019	Peoples GAS SYSTEM, Inc. Phone 941-342-4008 8416 PALM RIVER RD TAMPA, FL 33602 Fax 813-275-3703	 PEOPLES GAS	PROJECT ADDRESS:
DRAWN BY: KJJ			1830 N OREGON AVE
PROJECT:			EASEMENT
PM:			
SCALE: NTS			
LINE PRESSURE:	EXHIBIT B		
SHEET: 1			

Document comparison by Workshare 9.5 on Wednesday, September 11, 2019
12:56:38 PM

Input:	
Document 1 ID	file://E:\TAMPHOUSWEST RIVER\MARY BETHUNE HIGHRISE\Easement agreement Gas line (002).docx
Description	Easement agreement Gas line (002)
Document 2 ID	file://E:\TAMPHOUSWEST RIVER\MARY BETHUNE HIGHRISE\Easement agreement Gas line 09.10.2019 BSS.docx
Description	Easement agreement Gas line 09.10.2019 BSS
Rendering set	Standard

Legend:	
Insertion	
Deletion	
Moved from	
Moved to	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	34
Deletions	33
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	67

BETHUNE BLOCK

A REPLAT OF BLOCK 2, AND THE 14' ALLEY WITHIN BLOCK 2, AND BLOCK 3, AND THE NORTH 7' OF THE ALLEY ABUTTING TO THE SOUTH, D.F. JACKS' ADDITION TO WEST TAMPA AS RECORDED IN PLAT BOOK 1, PAGE 74, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT ADJACENT PORTION OF WEST UNION STREET (60' RIGHT-OF-WAY) LYING BETWEEN BLOCK 2 AND BLOCK 3, D.F. JACKS' ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS VACATED PER O.R. BOOK 1266, PAGE 229; TOGETHER WITH BLOCK 2, AND THE SOUTH 7' OF THE ALLEY ABUTTING TO THE NORTH, PHILIP COLLINS' ADDITION TO WEST TAMPA AS RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; ALL LYING WITHIN SECTION 14, TOWNSHIP 29S, RANGE 18E, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 2, D.F. JACKS' ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH THE 14' ALLEY WITHIN BLOCK 2, AS VACATED PER O.R. BOOK 1266, PAGE 229.

TOGETHER WITH:

THE 60' RIGHT-OF-WAY LYING BETWEEN BLOCK 2 AND BLOCK 3, D.F. JACKS' ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AS VACATED PER O.R. BOOK 1266, PAGE 229.

TOGETHER WITH:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 3, D.F. JACKS' ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH THE NORTH 1/2 OF THE 14' ALLEY ABUTTING TO THE SOUTH, AS VACATED PER O.R. BOOK 1266, PAGE 229.

TOGETHER WITH:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 2, PHILIP COLLINS' ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH THE SOUTH 1/2 OF THE 14' ALLEY ABUTTING TO THE NORTH, AS VACATED PER O.R. BOOK 1266, PAGE 229.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID , BLOCK 3, D.F. JACKS' ADDITION TO WEST TAMPA; THENCE S89°09'18"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CHESTNUT STREET (60.00' RIGHT-OF-WAY), A DISTANCE OF 615.00 FEET TO THE WESTERLY RIGHT-OF WAY LINE OF NORTH OREGON AVENUE (60.00' RIGHT-OF-WAY); THENCE S00°50'58"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.85 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET (60.00' RIGHT-OF-WAY); THENCE N89°09'16"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 615.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ROME AVENUE (60.00' RIGHT-OF-WAY); THENCE N00°52'13"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.663 ACRES (290,223 SQUARE FEET), MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, AS OWNER OF ALL THE LANDS PLATTED AND REFERRED TO AS "BETHUNE BLOCK" AND DESCRIBED IN THE LEGAL DESCRIPTION ABOVE, DEDICATES THE FOLLOWING:

- 1. TRACT 1 (RECREATION AND OPEN SPACE) AND TRACT 2 (STORMWATER POND), INCLUDING OWNERSHIP AND MAINTENANCE OF FACILITIES LOCATED THEREIN, ARE RETAINED BY THE OWNER FOR PURPOSES IDENTIFIED HEREIN.
- 2. THE 26.00' INGRESS/EGRESS, PRIVATE DRAINAGE AND NONMUNICIPAL UTILITY EASEMENT WITHIN LOT 2 AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF TAMPA FOR GENERAL PUBLIC INGRESS/EGRESS ACCESS, FOR FIRE, POLICE, AND OTHER MUNICIPAL SERVICES IN FURTHERANCE OF ITS OFFICIAL DUTIES AS DEEMED NECESSARY BY THE CITY OF TAMPA, AND TO NONMUNICIPAL UTILITIES FOR INSTALLATION AND MAINTENANCE OF PRIVATE UTILITIES LOCATED THEREIN. THE OWNERSHIP AND MAINTENANCE OF THE EASEMENT AND FACILITIES LOCATED WITHIN THE EASEMENT RESIDES SOLELY WITH THE OWNER AND/OR NONMUNICIPAL UTILITY PROVIDERS.
- 3. THE 42.00' PUBLIC INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT WITHIN LOT 1 AND TRACT 1, AS DEPICTED HEREIN, IS DEDICATED TO THE CITY OF TAMPA FOR OWNERSHIP, MAINTENANCE AND ACCESS FOR UTILITY SERVICES AND OFFICIAL DUTIES AS DEEMED NECESSARY BY THE CITY FOR INSTALLATION AND MAINTENANCE OF PUBLIC WATER AND DRAINAGE FACILITIES LOCATED THEREIN.
- 4. THE 10'x10' UTILITY EASEMENTS AND THE 16.65'x16' UTILITY EASEMENT ARE HEREBY DEDICATED TO THE CITY OF TAMPA WATER DEPARTMENT, FOR WATER SERVICES. (LANGUAGE ACCEPTABLE BUT THE 16.65' X 16' EASEMENT IS IN THE WRONG LOCATION)
- 5. THE 32'x20" UTILITY EASEMENT IS HEREBY DEDICATED TO TAMPA ELECTRIC COMPANY, ITS SUCCESSORS, ASSIGNS AND DESIGNEES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF ELECTRICAL SERVICES. OWNERSHIP AND MAINTENANCE OF ELECTRICAL FACILITIES LOCATED THEREIN RESIDES WITH TAMPA ELECTRIC COMPANY.
- 6. THE 10.00' NONMUNICIPAL UTILITY EASEMENT OVER LOT 1 AS DEPICTED HEREIN IS A NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PRIVATE UTILITIES LOCATED THEREIN.
- 7. THE 15.00' SIDEWALK AND NONMUNICIPAL UTILITY EASEMENT OVER LOTS 1 AND 2 AND TRACT 2 (TRACT 2A DOESN'T EXIST) AS DEPICTED HEREIN IS HEREBY DEDICATED TO THE CITY OF TAMPA AS A NON-EXCLUSIVE PEDESTRIAN ACCESS EASEMENT, ALSO FOR THE PLACEMENT OF A TRAFFIC SIGNAL POLE BY THE CITY AT THE NORTHEAST CORNER OF MAIN AND ROME, AND TO NONMUNICIPAL UTILITY PROVIDERS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PRIVATE UTILITIES LOCATED THEREIN. EXCEPT WHEN ALTERED OR DAMAGED BY A PRIVATE UTILITY PROVIDER IN THE COURSE OF MAINTENANCE OF ITS PRIVATE UTILITY FACILITIES, THE MAINTENANCE OF THE SIDEWALK AND TRAFFIC SIGNAL POLE RESIDES WITH THE CITY OF TAMPA.
- 8. SHOULD THE CITY OF TAMPA DAMAGE PRIVATE PROPERTY IN THE COURSE OF MAINTENANCE OF ITS PUBLIC INFRASTRUCTURE, THE CITY SHALL RECONSTRUCT PRIVATE FACILITIES TO THE PREVAILING STANDARDS OF THE CITY OF TAMPA DEPARTMENT OF TRANSPORTATION AND STORMWATER SERVICES. RECONSTRUCTION OF ENHANCED PRIVATE FACILITIES WHICH EXCEEDS PUBLIC STANDARDS RESIDES WITH THE OWNER OF SAID FACILITIES.
- 9. THERE ARE NO PUBLIC CITY OF TAMPA WASTEWATER FACILITIES WITHIN THE SUBDIVISION.

OWNER:

HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA

AUTHORIZED SIGNATURE _____ WITNESS: _____ SIGNATURE _____ PRINT _____
JEROME D. RYANS
PRESIDENT/CEO WITNESS: _____ SIGNATURE _____ PRINT _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____,

BY _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
_____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____

PRINT: _____

BY: _____

SERIAL NUMBER: _____

MY COMMISSION EXPIRES: _____

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

REVIEWING AGENCY SURVEYORS CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: _____ DATE: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER _____
DEPARTMENT OF TRANSPORTATION AND STORM WATER SERVICES,
SURVEY SECTION, CITY OF TAMPA, FLORIDA

CITY OF TAMPA, FLORIDA:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA.

CHAIRMAN _____ RESOLUTION NUMBER _____ CITY CLERK/DEPUTY CITY CLERK _____

I HEREBY CERTIFY THAT THE MAYOR OF THE CITY OF TAMPA APPROVED THIS PLAT ON THIS ____ DAY OF _____, 20____.

CITY CLERK/DEPUTY CITY CLERK: _____

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS, IN FOR, OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: _____ CLERK OF CIRCUIT COURT BY: _____ DEPUTY CLERK

CLERK FILE NUMBER: _____ THIS ____ DAY OF _____, 20__ @ ____:____ AM/PM.


SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET ON THE 3rd DAY OF APRIL, 2018, AND LOT CORNERS HAVE BEEN SET AS SHOWN HEREON, AND THAT THIS PLAT COMPLIES WITH SECTION 177.091 OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

BY: _____ DATE: _____

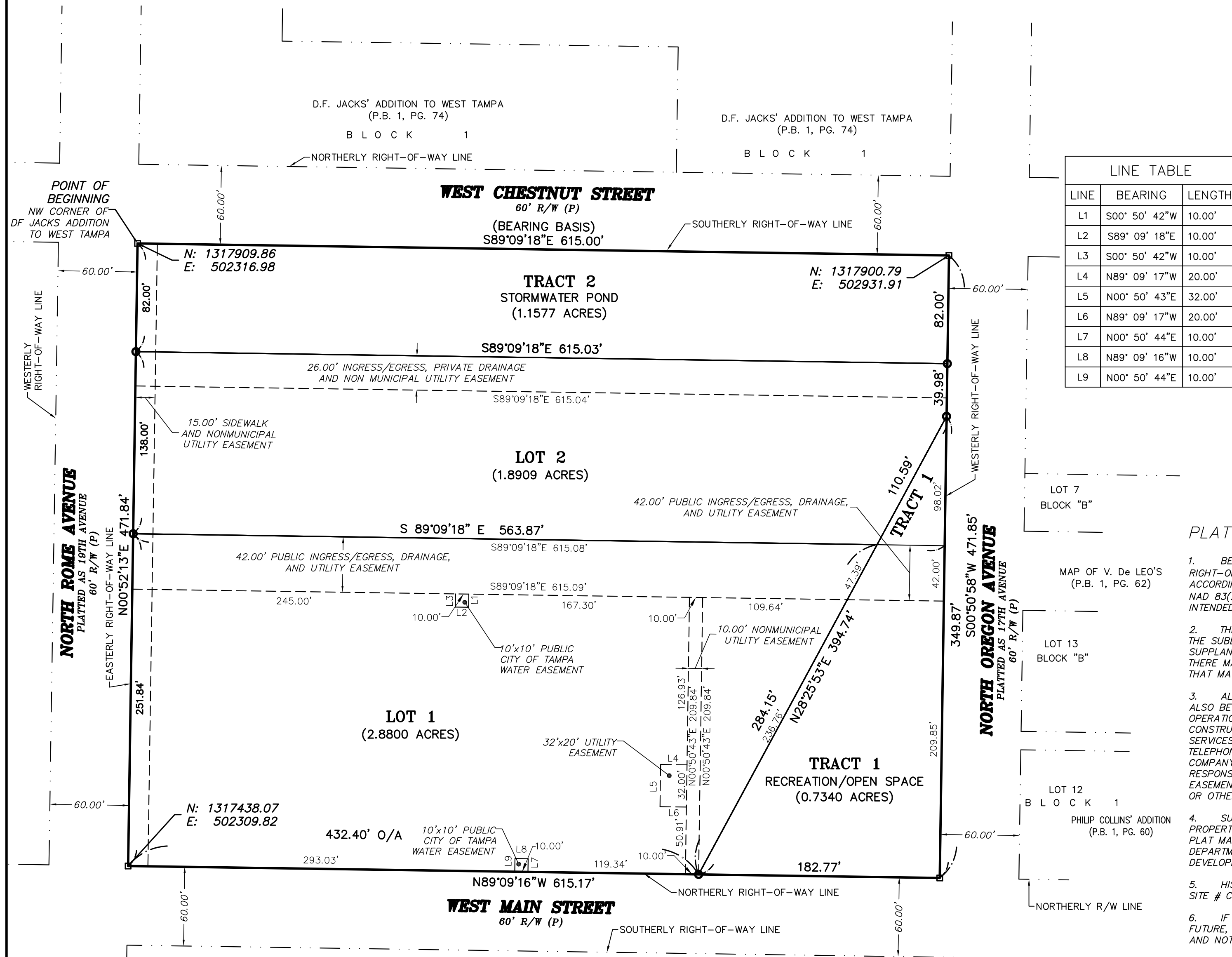
JEFFREY LAYNE KOHLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 6201

AMERICAN SURVEYING, INC. LB# 7168
4847 N FLORIDA AVENUE
TAMPA, FLORIDA 33603

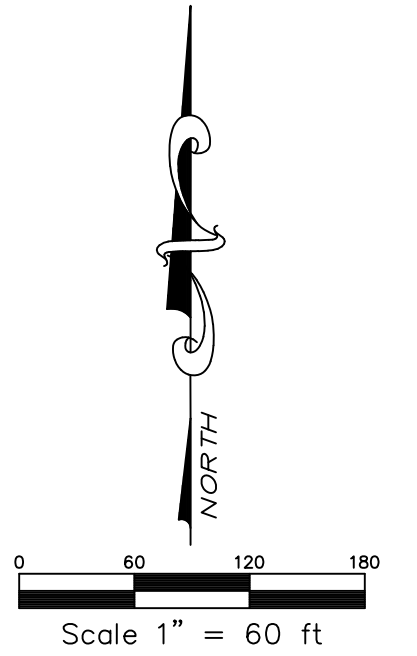
AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
PH. (813)234-0103 • FAX (813)234-0108


BETHUNE BLOCK

A REPLAT OF BLOCK 2, AND THE 14' ALLEY WITHIN BLOCK 2, AND BLOCK 3, AND THE NORTH 7' OF THE ALLEY ABUTTING TO THE SOUTH, D.F. JACKS' ADDITION TO WEST TAMPA AS RECORDED IN PLAT BOOK 1, PAGE 74, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT ADJACENT PORTION OF WEST UNION STREET (60' RIGHT-OF-WAY) LYING BETWEEN BLOCK 2 AND BLOCK 3, D.F. JACKS' ADDITION TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS VACATED PER O.R. BOOK 1266, PAGE 229; TOGETHER WITH BLOCK 2, AND THE SOUTH 7' OF THE ALLEY ABUTTING TO THE NORTH, PHILIP COLLINS' ADDITION TO WEST TAMPA AS RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; ALL LYING WITHIN SECTION 14, TOWNSHIP 29S, RANGE 18E, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



LINE	BEARING	LENGTH
L1	S00° 50' 42"W	10.00'
L2	S89° 09' 18"E	10.00'
L3	S00° 50' 42"W	10.00'
L4	N89° 09' 17"W	20.00'
L5	N00° 50' 43"E	32.00'
L6	N89° 09' 17"W	20.00'
L7	N00° 50' 44"E	10.00'
L8	N89° 09' 16"W	10.00'
L9	N00° 50' 44"E	10.00'




LEGEND

- ⊙ SET 5/8" CAPPED IRON ROD L.B. 7168
- ⊠ SET PERMANENT REFERENCE MONUMENT L.B. 7168
- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- NGS NATIONAL GEODETIC SURVEY
- O.R. OFFICIAL RECORDS
- PID PERMANENT IDENTIFIER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- O/A OVERALL

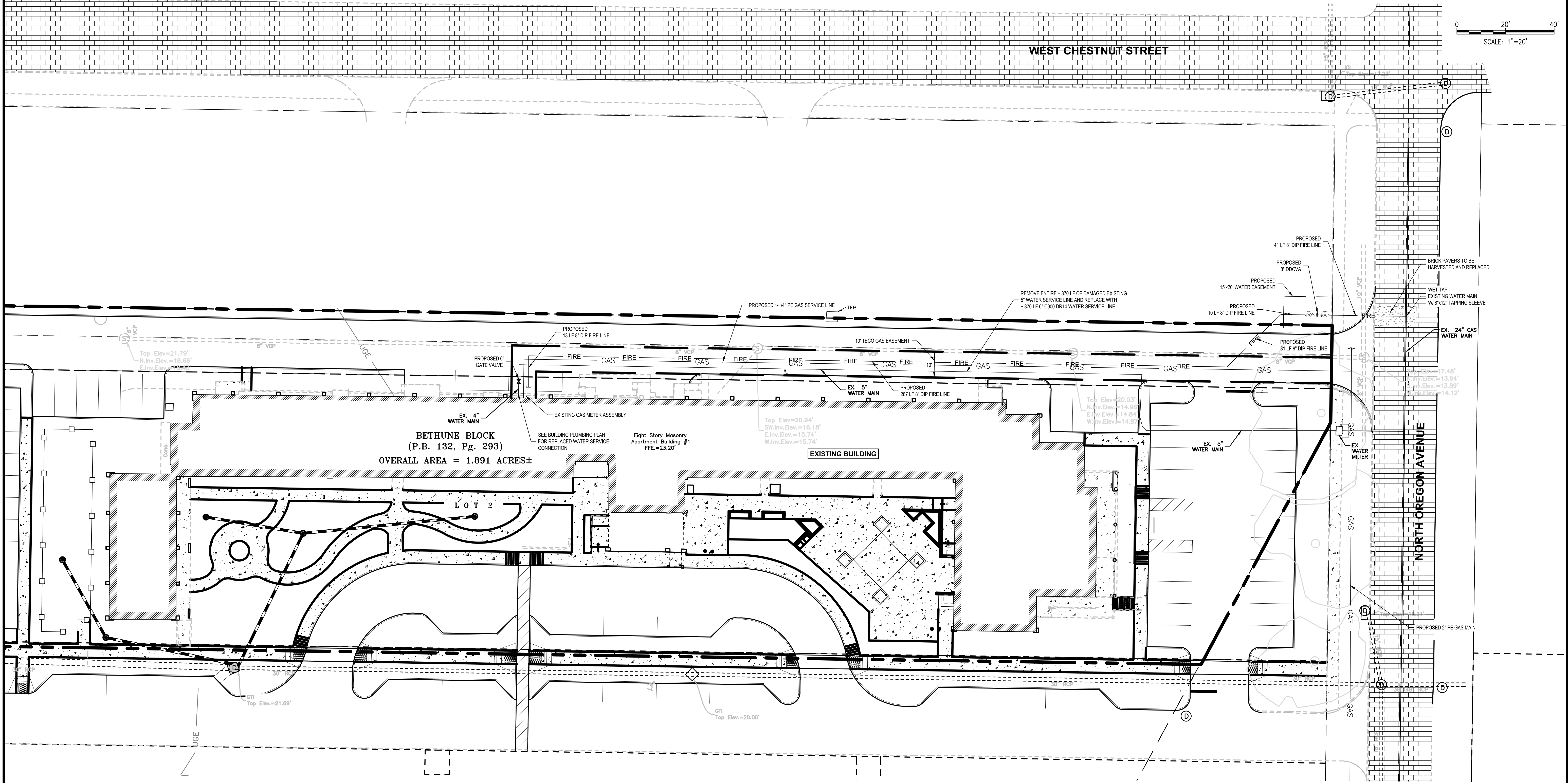
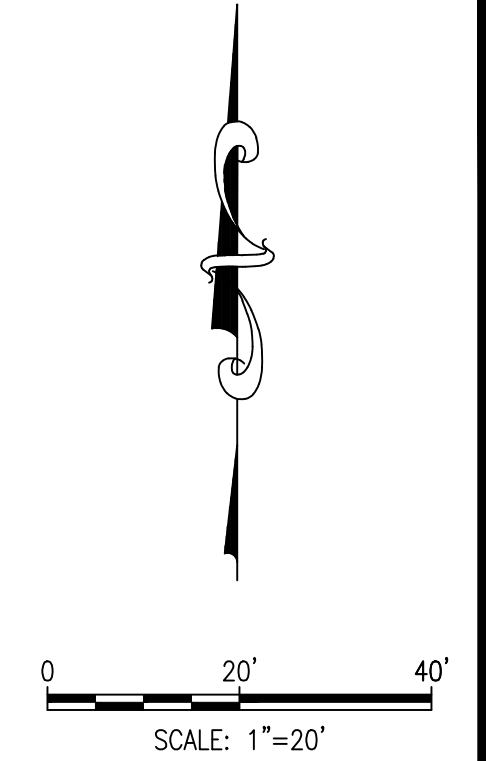
PLAT NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CHESTNUT STREET WHICH BEARS S89°09'18"E, ACCORDING LOCATION OF SECTION CORNERS BY RTK GPS SESSIONS BASED ON NGS NAD 83(2011) ADJUSTED PER THE FDOT FPRN NETWORK. THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PUBLIC UTILITY EASEMENTS MUST PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- HISTORIC ENVIRONMENTAL PLUME EXISTS ON TRACT 1, AS REFERENCED BY FDEP SITE # COM_340530.
- IF FDEP REQUIRES ADDITIONAL MONITORING WELLS TO BE INSTALLED IN THE FUTURE, THOSE MONITORING WELLS WOULD BE OWNED AND MAINTAINED BY THE OWNER AND NOT DEDICATED TO THE CITY OF TAMPA.
- FOR PURPOSES OF ZONING COMPLIANCE FOR ALL SITE DEVELOPMENT REGULATIONS, LOTS 1 AND 2 SET THE BOUNDARY WITHIN THE PLAT.

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
PH. (813)234-0103 • FAX (813)234-0108



"EXHIBIT C" GAS SERVICE EASEMENT EXHIBIT



BETHUNE BLOCK
(P.B. 132, Pg. 293)
OVERALL AREA = 1.891 ACRES±

Eight Story Masonry
Apartment Building #1
FFE = 23.20'

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE: **AS SHOWN**
DATE: **09-06-19**
DRAWN: **CED**
CHECKED: **RDF**
APPROVED: **RDF**

GAS SERVICE EASEMENT EXHIBIT
MARY BETHUNE TOWER REDEVELOPMENT
TAMPA, FLORIDA

ROBERT D. FUDGE P.E.
No. 55925

gai consultants
EB 9951
3820 NORTHDALE BLVD.
TAMPA, FLORIDA 33624
PHONE: (813) 605-7064

PROJECT NO./DASH NO.
A170727.00

SHEET
EXHIBIT

Z:\info\2017\A170727.00 - Related-MBethune-Site Remo\CAD\Drawings\A170727.00 - UT.dwg Sep 06, 2019 - 2:49pm

**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>2019-4136</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> <p>Gas: The price of natural gas is down 5% and the monthly fixed charge is also down 5%. Electricity: Tampa's electric's rates per kilowatt-hour are down 1-2%, while the monthly fixed charge is down 9%. Propane: Propane prices are down 3%.</p> <p>Water and sewer: Tampa City water and sewer rates are unchanged. Temple Terrace water and sewer rates are unchanged. Hillsborough County's water rates are up 1% except for the lowest volume users whose rate is unchanged. Sewer rates are up 1%.</p>
--

UTILITY ALLOWANCE REVISION RESOLUTION 2019-4136

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 1st, 2019.

Adopted this 18^h Day of September 2019

Chairperson

Secretary

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: Tampa, Florida (PHA FL-003)		Single Family Detached				Date: 10/1/2019	
		Monthly Dollar Allowances; Number of Bedrooms					
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$4	\$6	\$8	\$9	\$12	\$14
	b. Electric Resistance	\$4	\$6	\$7	\$10	\$14	\$16
	c. Heat Pump	\$1	\$2	\$2	\$3	\$5	\$5
	d. Propane/LPG/Bottle gas	\$17	\$24	\$31	\$38	\$48	\$55
Cooking	a. Natural Gas	\$5	\$7	\$8	\$10	\$12	\$13
	b. Electric	\$5	\$7	\$8	\$10	\$11	\$13
	c. Propane/LPG/Bottle gas	\$20	\$27	\$34	\$40	\$47	\$53
Other Electric/Lighting		\$40	\$50	\$60	\$69	\$79	\$89
Air Conditioning		\$8	\$19	\$33	\$49	\$65	\$79
Water Heating	a. Natural Gas	\$8	\$16	\$24	\$32	\$40	\$48
	b. Electric	\$6	\$13	\$21	\$28	\$35	\$42
	c. Propane/LPG/Bottle gas	\$33	\$65	\$97	\$129	\$162	\$194
Water & Sewer 1/	a. Tampa	\$22	\$34	\$57	\$93	\$137	\$181
	b. Temple Terrace	\$40	\$55	\$86	\$133	\$184	\$234
	c. Hillsboro County	\$47	\$57	\$78	\$112	\$146	\$183
Subtract for Water Only (Septic)	a. Tampa	-\$15	-\$23	-\$38	-\$60	-\$83	-\$106
	b. Temple Terrace	-\$28	-\$40	-\$64	-\$101	-\$137	-\$174
	c. Hillsboro County	-\$25	-\$31	-\$42	-\$58	-\$74	-\$91
Trash Collection		\$35	\$35	\$35	\$35	\$35	\$35
Gas Fixed Charge For <u>any</u> use of gas		\$11	\$11	\$11	\$11	\$11	\$11
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	Monthly Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water & Sewer	
	Trash Collection	
	Gas fixed charge	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	\$

Note 1/ If using septic sewer system, subtract sewer charge found below

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: Tampa, Florida (PHA FL-003)		Duplex, Attached					Date: 10/1/2019	
Utility or Service		Monthly Dollar Allowances; Number of Bedrooms						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	\$4	\$5	\$6	\$8	\$10	\$12	
	b. Electric Resistance	\$3	\$5	\$6	\$8	\$12	\$14	
	c. Heat Pump	\$1	\$2	\$2	\$2	\$4	\$4	
	d. Propane/LPG/Bottle gas	\$15	\$20	\$26	\$32	\$41	\$47	
Cooking	a. Natural Gas	\$5	\$7	\$8	\$10	\$12	\$13	
	b. Electric	\$5	\$7	\$8	\$10	\$11	\$13	
	c. Propane/LPG/Bottle gas	\$20	\$27	\$34	\$40	\$47	\$53	
Other Electric/Lighting		\$37	\$45	\$53	\$62	\$70	\$78	
Air Conditioning		\$7	\$16	\$27	\$40	\$55	\$67	
Water Heating	a. Natural Gas	\$8	\$16	\$24	\$32	\$40	\$48	
	b. Electric	\$6	\$13	\$21	\$28	\$35	\$42	
	c. Propane/LPG/Bottle gas	\$33	\$65	\$97	\$129	\$162	\$194	
Water & Sewer 1/	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129	
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175	
	c. Hillsboro County	\$42	\$49	\$64	\$89	\$115	\$140	
Subtract for Water Only (Septic)	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79	
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131	
	c. Hillsboro County	-\$22	-\$26	-\$35	-\$47	-\$59	-\$72	
Trash Collection		\$35	\$35	\$35	\$35	\$35	\$35	
Gas Fixed Charge For any use of gas		\$11	\$11	\$11	\$11	\$11	\$11	
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7	
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7	

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	Monthly Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water & Sewer	
	Trash Collection	
	Gas fixed charge	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	\$

Note 1/ If using septic sewer system, subtract sewer charge found below

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: Tampa, Florida (PHA FL-003)		Apartment With 2-4 Units; Garden Apartment				Date: 10/1/2019	
		Monthly Dollar Allowances; Number of Bedrooms					
Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$4	\$5	\$7	\$8	\$11	\$12
	b. Electric Resistance	\$4	\$5	\$7	\$8	\$11	\$14
	c. Heat Pump	\$1	\$2	\$2	\$3	\$3	\$5
	d. Propane/LPG/Bottle gas	\$15	\$22	\$28	\$34	\$43	\$49
Cooking	a. Natural Gas	\$5	\$7	\$8	\$10	\$12	\$13
	b. Electric	\$5	\$7	\$8	\$10	\$11	\$13
	c. Propane/LPG/Bottle gas	\$20	\$27	\$34	\$40	\$47	\$53
Other Electric/Lighting		\$33	\$40	\$47	\$54	\$61	\$68
Air Conditioning		\$7	\$17	\$28	\$41	\$56	\$71
Water Heating	a. Natural Gas	\$8	\$16	\$24	\$32	\$40	\$48
	b. Electric	\$6	\$13	\$21	\$28	\$35	\$42
	c. Propane/LPG/Bottle gas	\$33	\$65	\$97	\$129	\$162	\$194
Water & Sewer 1/	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175
	c. Hillsboro County	\$42	\$49	\$64	\$89	\$115	\$140
<i>Subtract for Water Only (Septic)</i>	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131
	c. Hillsboro County	-\$22	-\$26	-\$35	-\$47	-\$59	-\$72
Trash Collection		\$35	\$35	\$35	\$35	\$35	\$35
Gas Fixed Charge For <u>any</u> use of gas		\$11	\$11	\$11	\$11	\$11	\$11
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	Monthly Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water & Sewer	
	Trash Collection	
	Gas fixed charge	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	\$

Note 1/ If using septic sewer system, subtract sewer charge found below

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: Tampa, Florida (PHA FL-003)		Duplex, Attached, Apartment With 2-4 Units, Garden Apartment				Date: 10/1/2019	
Utility or Service		Monthly Dollar Allowances; Number of Bedrooms					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$4	\$5	\$7	\$8	\$10	\$12
	b. Electric Resistance	\$4	\$5	\$6	\$8	\$11	\$14
	c. Heat Pump	\$1	\$2	\$2	\$3	\$3	\$5
	d. Propane/LPG/Bottle gas	\$15	\$21	\$27	\$33	\$42	\$48
Cooking	a. Natural Gas	\$5	\$7	\$8	\$10	\$12	\$13
	b. Electric	\$5	\$7	\$8	\$10	\$11	\$13
	c. Propane/LPG/Bottle gas	\$20	\$27	\$34	\$40	\$47	\$53
Other Electric/Lighting		\$35	\$43	\$50	\$58	\$66	\$73
Air Conditioning		\$7	\$17	\$27	\$41	\$55	\$69
Water Heating	a. Natural Gas	\$8	\$16	\$24	\$32	\$40	\$48
	b. Electric	\$6	\$13	\$21	\$28	\$35	\$42
	c. Propane/LPG/Bottle gas	\$33	\$65	\$97	\$129	\$162	\$194
Water & Sewer 1/	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175
	c. Hillsboro County	\$42	\$49	\$64	\$89	\$115	\$140
Subtract for Water Only (Septic)	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131
	c. Hillsboro County	-\$22	-\$26	-\$35	-\$47	-\$59	-\$72
Trash Collection		\$35	\$35	\$35	\$35	\$35	\$35
Gas Fixed Charge For any use of gas		\$11	\$11	\$11	\$11	\$11	\$11
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	Monthly Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water & Sewer	
	Trash Collection	
	Gas fixed charge	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	\$

Note 1/ If using septic sewer system, subtract sewer charge found below

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: Tampa, Florida (PHA FL-003)		Apartment With 5 or More Units; High Rise				Date: 10/1/2019	
Utility or Service		Monthly Dollar Allowances; Number of Bedrooms					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$2	\$3	\$4	\$5	\$6	\$7
	b. Electric Resistance	\$2	\$3	\$4	\$5	\$6	\$8
	c. Heat Pump	\$1	\$1	\$1	\$1	\$2	\$3
	d. Propane/LPG/Bottle gas	\$9	\$12	\$16	\$19	\$24	\$28
Cooking	a. Natural Gas	\$5	\$7	\$8	\$10	\$12	\$13
	b. Electric	\$5	\$7	\$8	\$10	\$11	\$13
	c. Propane/LPG/Bottle gas	\$20	\$27	\$34	\$40	\$47	\$53
Other Electric/Lighting		\$33	\$40	\$47	\$54	\$61	\$68
Air Conditioning		\$6	\$13	\$21	\$31	\$43	\$55
Water Heating	a. Natural Gas	\$8	\$16	\$24	\$32	\$40	\$48
	b. Electric	\$6	\$13	\$21	\$28	\$35	\$42
	c. Propane/LPG/Bottle gas	\$33	\$65	\$97	\$129	\$162	\$194
Water & Sewer 1/	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175
	c. Hillsboro County	\$42	\$49	\$64	\$89	\$115	\$140
Subtract for Water Only (Septic)	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131
	c. Hillsboro County	-\$22	-\$26	-\$35	-\$47	-\$59	-\$72
Trash Collection		\$35	\$35	\$35	\$35	\$35	\$35
Gas Fixed Charge For any use of gas		\$11	\$11	\$11	\$11	\$11	\$11
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	Monthly Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water & Sewer	
	Trash Collection	
	Gas fixed charge	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	\$

Note 1/ If using septic sewer system, subtract sewer charge found below

Allowances for Tenant-Furnished Utilities And Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality: Tampa, Florida (PHA FL-003)		Mobile Home					Date: 10/1/2019	
Utility or Service		Monthly Dollar Allowances; Number of Bedrooms						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	\$4	\$5	\$7	\$8	\$10	\$12	
	b. Electric Resistance	\$3	\$5	\$6	\$8	\$12	\$14	
	c. Heat Pump	\$1	\$2	\$2	\$2	\$4	\$4	
	d. Propane/LPG/Bottle gas	\$15	\$21	\$26	\$32	\$41	\$47	
Cooking	a. Natural Gas	\$5	\$7	\$8	\$10	\$12	\$13	
	b. Electric	\$5	\$7	\$8	\$10	\$11	\$13	
	c. Propane/LPG/Bottle gas	\$20	\$27	\$34	\$40	\$47	\$53	
Other Electric/Lighting		\$40	\$50	\$60	\$69	\$79	\$89	
Air Conditioning		\$7	\$17	\$28	\$42	\$56	\$68	
Water Heating	a. Natural Gas	\$8	\$16	\$24	\$32	\$40	\$48	
	b. Electric	\$6	\$13	\$21	\$28	\$35	\$42	
	c. Propane/LPG/Bottle gas	\$33	\$65	\$97	\$129	\$162	\$194	
Water & Sewer 1/	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129	
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175	
	c. Hillsboro County	\$42	\$49	\$64	\$89	\$115	\$140	
Subtract for Water Only (Septic)	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79	
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131	
	c. Hillsboro County	-\$22	-\$26	-\$35	-\$47	-\$59	-\$72	
Trash Collection		\$35	\$35	\$35	\$35	\$35	\$35	
Gas Fixed Charge For any use of gas		\$11	\$11	\$11	\$11	\$11	\$11	
Range/Microwave		\$7	\$7	\$7	\$7	\$7	\$7	
Refrigerator		\$7	\$7	\$7	\$7	\$7	\$7	

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service	Monthly Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
Address of Unit	Air Conditioning	
	Water Heating	
	Water & Sewer	
	Trash Collection	
	Gas fixed charge	
Number of Bedrooms	Range/Microwave	
	Refrigerator	
	Total	\$

Note 1/ If using septic sewer system, subtract sewer charge found below

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

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

Re: FY2019-4137

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 receive a donation of funds from North Tampa Housing Development Corporation (NTHDC) for use in making the acquisition payment to Bank of America CDC (BACDC) as required by the partnership operating agreement.

2. Requestor:

- A. **Department:** North Tampa Housing Development Corporation (NTHDC)
- B. **Project:** Tempo at Encore
- C. **Originator:** Leroy Moore

3. Cost Estimate (if applicable):

Price: \$1, 250,000

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to receive a donation of funds from North Tampa Housing Development Corporation (NTHDC) for use in making the acquisition payment to Bank of America CDC (BACDC) as required by the partnership operating agreement.

Attachments (if applicable):

Resolution Summary Sheet
Memorandum
Resolution
Attachments:

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M E M O R A N D U M

Date: September 18, 2019

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **RESOLUTION NO. FY2019-4137**
A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO RECEIVE A DONATION OF FUNDS FROM NORTH TAMPA HOUSING DEVELOPMENT CORPORATION (NTHDC) FOR USE IN MAKING THE ACQUISITION PAYMENT TO BANK OF AMERICA CDC (BACDC) AS REQUIRED BY THE PARTNERSHIP OPERATING AGREEMENT

This Resolution is necessary to authorize the receipt of a donation from NTHDC and the use of that donated funding to make the required acquisition fee payment to Bank of America CDC in regards to the Tempo at Encore.

Under the terms of the partnership agreement with Bank of America CDC and THA, the partners agreed to share in the developer fee paid as part of the Tempo at Encore development. The partnership agreement also included a requirement for paying BACDC an acquisition fee at the point when BACDC exits the developer partnership at conversion to permanent financing. Because the Tempo at Encore incurred significant additional financing guaranteed by BACDC in order to complete the building, the partners mutually agreed to reduce its developer fee to zero in order to cover additional costs incurred in completing the project. As a result of the partners not receiving any developer fee, funds are not available in partnership proceeds to pay the required acquisition fee due to BACDC at the point of conversion to permanent financing. Therefore THA is receiving a donation of funding from NTHDC in order to pay the acquisition fee.

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. FY2019-4137

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO RECEIVE A DONATION OF FUNDS FROM NORTH TAMPA HOUSING DEVELOPMENT CORPORATION (NTHDC) FOR USE IN MAKING THE ACQUISITION PAYMENT TO BANK OF AMERICA CDC (BACDC) AS REQUIRED BY THE PARTNERSHIP OPERATING AGREEMENT

WHEREAS, the Housing Authority of the City of Tampa (THA) is in a partnership with Bank of America CDC for the development of Tempo at Encore, a 203 unit mixed income (70% affordable, 30% market rate) 7 story building located on 1102 Ray Charles Boulevard, Tampa, Florida;

WHEREAS, Tempo at Encore has reached stabilized occupancy and is now scheduled for conversion to permanent financing by the end of September 2019;

WHEREAS, in section 6.8 of the Partnership Operating Agreement for Tempo at Encore sets for the requirements for conversion to permanent financing to include the exit of Bank of America CDC from the development entity and the payment of \$1,250,000 in a combination of developer fees or acquisition payment;

WHEREAS, the partners in Tempo at Encore mutually agreed to reduce its developer fee to zero as part of completing the project;

WHEREAS, the acquisition payment is therefore due and payable at conversion to permanent financing in the full amount of \$1,250,000; and,

WHEREAS, North Tampa Housing Development Corporation will be making a donation to the Housing Authority of the City of Tampa to aid in making the Acquisition Payment required by the Tempo at Encore Operating Agreement;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to receive the donation of funding from North Tampa Housing Development Corporation and to use such donated funds for making the Acquisition Payment to Bank of America CDC as required by the Tempo at Encore Operating Agreement.

Adopted this 18th day of September 2019.

Chairperson

Secretary

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT
OF
CPDG2, LLC**

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT (the "Agreement") OF CPDG2, LLC is entered into by BANC OF AMERICA COMMUNITY DEVELOPMENT CORPORATION, a North Carolina corporation ("BACDC"), and HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a body corporate and politic organized under Chapter 421 of the Florida Statutes (the "Authority") (BACDC and the Authority hereinafter collectively the "Members" and individually a "Member"), dated as of April 10, 2013 (the "Effective Date").

RECITALS

WHEREAS, the Authority formed CPDG2, LLC, a limited liability company (the "Company"), under the Florida Limited Liability Company Act for the purposes set forth herein, by filing the Articles of Organization of CPDG2, LLC with the Secretary of State of the State of Florida on April 3, 2012, which Articles of Organization are being amended and restated by those certain Amended & Restated Articles of Organization dated as of April 10, 2013.

WHEREAS, the Members and the Company desire to enter into this Operating Agreement in order to set forth the terms and conditions of the business and affairs of the Company and to determine the rights and obligations of its Members.

NOW, THEREFORE, the Members, intending to be legally bound by this Operating Agreement, hereby agree that the limited liability company operating agreement of the Company shall be as follows:

ARTICLE I

DEFINITIONS

When used in this Agreement, the following terms shall have the meanings set forth below.

1.1 Acquisition Payment. Acquisition Payment has the same meaning as set forth in Section 6.8 herein.

1.2 Act. Act means the Florida Limited Liability Company Act as amended, Chapter 608, et seq., (or the corresponding provision(s) of any succeeding law).

1.3 Agreement. Agreement means this Limited Liability Company Operating Agreement as amended from time to time pursuant to the terms of this agreement.

1.4 Articles of Organization. Articles of Organization means the Articles of Organization of the Company, as amended from time to time, filed with the Secretary of State of the State of Florida.

1.5 Authority. Authority means the Housing Authority of the City of Tampa, Florida, a body corporate and politic organized under Chapter 421 of the Florida Statutes.

1.6 Available Cash. Available Cash means all cash funds of the Company on hand from time to time (other than cash funds obtained as contributions to the capital of the Company by the Members and cash funds obtained from loans to the Company) after (i) payment of all operating expenses of the Company as of such time including payments due under the Development Agreement, (ii) provision for payment of all outstanding and unpaid current obligations of the Company as of such time including the BACDC Loan and, (iii) provision for operating, replacement, transition, and liability reserves as determined by the Manager or required as a financing condition.

1.7 BACDC. BACDC means Banc of America Community Development Corporation, a North Carolina corporation.

1.8 Capital Account. Capital Account means the capital account of a Member maintained in accordance with Section 5.5 herein.

1.9 Capital Contribution. Capital Contribution means, with respect to any Member, the aggregate amount contributed by such Member to the capital of the Company pursuant to the terms of this Agreement.

1.10 Class B Limited Partner Planned Withdrawal Date. Class B Limited Partner Planned Withdrawal Date has the same meanings as defined in the Owner's Partnership Agreement.

1.11 Code. Code means the Internal Revenue Code of 1986, as amended from time to time, or the corresponding provision(s) of any succeeding law.

1.12 Company. Company means CPDG2, LLC, a limited liability company organized under the Act.

1.13 Designated Person. Designated Person has the same meaning as set forth in Section 15.9 herein.

1.14 Development Advances. Development Advances has the same meaning as defined in the Development Agreement.

1.15 Development Agreement. Development Agreement has the same meaning as set forth in Section 6.8 herein.

1.16 Development Budget. Development Budget means the budget for the Project unanimously approved in writing by the Members, which includes major milestones that need to be reached to receive the Development Fee, and any material modifications thereto approved pursuant to Section 6.3(c) herein, and any immaterial modifications thereto made by the Manager and provided to the Members.

1.17 Development Deficit Loan. Development Deficit Loan has the same meaning as defined in the Owner's Partnership Agreement.

1.18 Development Fee. Development Fee has the same meaning as set forth in Section 6.8 herein.

1.19 Development Plan. Development Plan means the plan for the Project unanimously approved in writing by the Members, which includes a detailed description of the projected vertical development of the Project, and any material modifications thereto approved pursuant to Section 6.3(c) herein, and any immaterial modifications thereto made by the Manager and provided to the Members.

1.20 Development Schedule. Development Schedule means the schedule for the Project unanimously approved in writing by the Members, which includes major milestones, and any material modifications thereto approved pursuant to Section 6.3(c) herein, and any immaterial modifications thereto made by the Manager and provided to the Members.

1.21 Distributions. Distributions mean cash or property distributed to the Members other than payments to the Members for services or as repayment of loans.

1.22 General Contractor. General Contractor means the person serving as the general contractor for the Project.

1.23 HUD. HUD means the U.S. Department of Housing and Urban Development.

1.24 Indemnified Party. Indemnified Party has the same meaning as set forth in Section 11.2 herein.

1.25 Initial Development Fee. Initial Development Fee has the same meaning as set forth in Section 6.8 herein.

1.26 Interest. Interest means the entire ownership interest of a Member in the Company at any particular time expressed as a percentage of all Interests in the Company (viz. 100%), including, without limitation, the right of such Member to any and all benefits, allocations and Distributions to which a Member may be entitled as provided in this Agreement and in the Act, together with the obligations of such Member to comply with all of the terms and provisions of this Agreement and of the Act. The initial Interest of each Member shall be as set forth in Schedule B attached hereto.

1.27 Majority of the Members or Majority-In-Interest of Members. Majority of the Members or Majority-In-Interest of Members means the vote or other consent of a majority of the Interests owned by all of the Members; provided, however, that if the vote or consent is taken at a duly called meeting of the Members at which a quorum is present, Majority of the Members or Majority-In-Interests of Members means the vote or other consent of a majority of the Interests owned by the Members present at such meeting.

1.28 Manager. Manager means BACDC, which has been designated to manage the affairs of the Company pursuant to the terms of this Agreement.

1.29 Member. Member means BACDC or the Authority or the permitted assignee or transferee of either such Member pursuant to this Operating Agreement.

1.30 Minority Business Enterprise. Minority Business Enterprise means a business that is owned or controlled by one or more socially or economically disadvantaged person(s), including African-Americans, Puerto Ricans, Spanish-Speaking Americans, Native Americans, Eskimos, Aleuts, Hasidic Jewish persons, Asian Pacific Americans, and Asian Indians, or a for-profit business or nonprofit organization controlled by such person(s), who possess(es) at least fifty-one percent (51%) of the ownership of the business and control management and daily business operations of the business.

1.31 New Hires. New Hires means full-time employees for permanent, temporary or seasonal employment opportunities hired after the date of submission of a bid or proposal.

1.32 Owner. Owner means The Tempo at Encore, LP, a Florida limited partnership.

1.33 Owner's Partnership Agreement. Owner's Partnership Agreement means the Owner's Amended and Restated Agreement of Limited Partnership, as amended from time to time.

1.34 Permitted Party or Permitted Parties. Permitted Party or Permitted Parties has the same meaning as set forth in Section 12.1 herein.

1.35 Person. Person means any individual, partnership, firm, corporation, limited liability company, joint-stock company, trust or other entity.

1.36 Policy and Procedures. Policy and Procedures means the policy and procedures unanimously approved in writing by the Members that the General Contractor will enforce, and any material modifications thereto approved pursuant to Section 6.3(c) herein, and any immaterial modifications thereto made by the Manager and provided to the Members.

1.37 Project. Project has the same meaning as set forth in Article III herein.

1.38 Section 3. Section 3 has the same meaning as set forth in Section 6.11(b) herein.

1.39 Section 3 Business Concern. Section 3 Business Concern means a business concern: (1) that is fifty-one percent (51%) or more owned by Section 3 Residents; or (2) whose permanent, full-time employees include persons, at least thirty percent (30%) of whom are currently Section 3 Residents, or within three years of the date of first employment with the business concern were Section 3 Residents; or (3) that provides evidence of a commitment to subcontract in excess of twenty-five percent (25%) of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in subsections (1) or (2) above.

1.40 Section 3 Resident. Section 3 Resident means: (1) a public housing resident; or (2) an individual who resides in the metropolitan area or non-metropolitan county in which the Section 3 covered assistance is expended, and who is: (i) a *low-income person*, as this term is defined in section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)). Section 3(b)(2) of the 1937

Act defines this term to mean families (including single persons) whose incomes do not exceed eighty percent (80%) of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than eighty percent (80%) of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families; or (ii) a *very low-income person*, as this term is defined in section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)). Section 3(b)(2) of the 1937 Act (42 U.S.C. 1437a(b)(2)) defines this term to mean families (including single persons) whose incomes do not exceed fifty percent (50%) of the median family income for the area, as determined by the Secretary with adjustments made for smaller or larger families, except that the Secretary may establish income ceilings higher or lower than fifty percent (50%) of the median for the area on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes; a person seeking the training and employment preference provided by Section 3 bears the responsibility of providing evidence (if requested) that the person is eligible for the preference.

1.41 Tax Matters Partner. Tax Matters Partner has the same meaning as set forth in Section 5.6 herein.

1.42 Transfer. Transfer has the same meaning as set forth in Section 8.1 herein.

1.43 Treasury Regulations. Treasury Regulations means the Treasury Regulations, including temporary regulations, promulgated under the Code by the Internal Revenue Service.

1.44 Unreturned Capital Contribution. Unreturned Capital Contribution means, on any day, with respect to each Member, an amount equal to (a) the sum of such Member's aggregate prior Capital Contributions to the Company less (b) the aggregate of all prior distributions to such Member under Section 5.1(c) herein as of such date. In the event any Member transfers all or any portion of its Interest in accordance with the terms of this Agreement, its transferee shall succeed to the Unreturned Capital Contribution of the transferor to the extent it related to the transferred Interest.

ARTICLE II

FORMATION

2.1 Organization. The Members have organized the Company as a Florida limited liability company pursuant to the provisions of the Act.

2.2 Agreement. The Members, by executing this Agreement, hereby agree to the terms and conditions of the Agreement, as it may from time to time be amended. To the extent any provision of the Agreement is prohibited or ineffective under the Act, the Agreement shall be deemed to be amended to the least extent necessary in order to make the Agreement effective under the Act. In the event the Act is subsequently amended or interpreted in such a way to make any provision of the Agreement that was formerly invalid, valid, such provision shall be considered to be valid from the effective date of such interpretation or amendment.

2.3 Name. The name of the Company is CPDG2, LLC, and all business of the Company shall be conducted under that name or, if an assumed or fictitious name certificate is properly filed, under any other name selected by the Manager.

2.4 Term. The Company came into being on the date the Articles of Organization of the Company were filed with the Florida Department of State. The duration of the Company shall be perpetual, unless the Company shall be sooner dissolved and its affairs wound up in accordance with the Act or this Agreement.

2.5 Registered Agent and Office. The name and address of the registered agent for the service of process shall be as set forth in the Articles of Organization, as amended from time to time. In the event the registered agent ceases to act as such for any reason or the registered office shall change, the Manager shall promptly designate a replacement registered agent or file a notice of change of address, as the case may be.

2.6 Principal Office. The principal mailing address of the Company shall be at such location or address as the Manager may determine from time to time.

ARTICLE III

PURPOSE; NATURE OF BUSINESS

3.1 Purpose; Nature of Business. The purpose of the Company shall be to engage in community development activities, including without limitation the development, rehabilitation, management, leasing, operation and sale of a mixed-income housing project, as more particularly described in the Development Plan, on that certain parcel of real property located in Tampa, Florida and more particularly described on Schedule A and commonly known as The Tempo at Encore (the "Project"), and any lawful business that may be engaged in by a limited liability company organized under the Act, as such business activities may be determined by the Members from time to time. The Company shall have the authority to do all things necessary or convenient to accomplish its purpose and operate its business as described in this Article. The Company shall have all powers of a limited liability company under the Act and the power to do all things necessary or convenient to accomplish its purpose and operate its business as described in this Article.

ARTICLE IV

MEMBERS AND CAPITAL AND LOANS

4.1 Member. The name, address and Interest of each Member are set forth on Schedule B attached hereto and incorporated herein by reference.

4.2 Capital Contributions. The Capital Contribution of each Member as of the Effective Date is set forth on Schedule B attached hereto and incorporated herein by reference.

4.3 Additional Capital Contributions/Loan. In the event that at any time (or from time to time) the Company needs, or will in the immediate future in the reasonable judgment of

the Manager need, additional funds for the development and rehabilitation of the Project or the ongoing ownership, leasing, management, operation or sale of the Project, the Manager may (but shall not be obligated to) (i) if both Members agree, request each Member to contribute as an additional Capital Contribution, its pro rata share, based on its Interest, of the amount equal to such actual or anticipated deficit or (ii) if both Members agree, obtain a loan on behalf of the Company from a Member or its affiliate or a third party lender for an amount equal to such actual or anticipated deficit. With respect to any loans between the Company and a Member or its affiliate, the lender will not receive any interest or other financing charges or fees in excess of the amounts which would be charged a similarly situated borrower.

4.4 Member Loans.

(a) Pre-Development Loans. In order to fund and facilitate certain predevelopment financing of the Project, BACDC shall make loans to the Company (individually, a "Predevelopment Member Loan" and collectively, the "Predevelopment Member Loans"), at twelve percent (12%) interest per annum commencing on the date such Predevelopment Member Loan is funded, in such amounts as are necessary for the Company to fund the Company's predevelopment obligations relating to the Project up to a maximum amount of One Million Two Hundred Twenty Five Thousand Dollars (\$1,225,000). Each Predevelopment Member Loan shall (i) be evidenced by a promissory note; (ii) become due and payable upon the occurrence of the closing on the financing for the Project (the "Closing") and payable from the Project's sources; and (iii) be nonrecourse as to the other Member. Notwithstanding anything herein to the contrary, as of the Effective Date, BACDC has only made two (2) Predevelopment Member Loans to the Company, one on November 17, 2010 in the amount of One Hundred Forty One Thousand Three Hundred Forty Eight and 02/100 Dollars (\$141,348.02) (the "First Predevelopment Member Loan") and the other one on March 29, 2013 in the amount of Eighty Three Thousand Six Hundred Fifty One and 98/100 Dollars (\$83,651.98) (the "Second Predevelopment Member Loan"). The First Predevelopment Member Loan was originally made to CP Development Group 2, LLC, a Florida limited liability company, n/k/a CP Development Group 4, LLC (the "Reed Developer") and is being assumed by the Company under that certain Assumption Agreement dated of even date herewith between the Company and the Reed Developer.

(b) Post Closing Loans. In order to fund and facilitate certain financing of the Project, BACDC, after the Closing, shall make loans to the Company of up to the Maximum Reimbursable Amount, as such term is defined in the Development Agreement (individually, a "Member Loan" and collectively, the "Member Loans"), at zero percent (0%) interest, in such amounts as are necessary for the Company to fund its obligation to provide Development Advances under Section 2 of the Development Agreement and which amounts shall be delivered to the Owner as a Development Deficit Loan. Each Member Loan shall (i) be evidenced by a promissory note; (ii) become due and payable on the Class B Limited Partner Planned Withdrawal Date to the extent that the Company has received funds from the Owner for repayment of any Development Advances and/or Development Deficit Loans; and (iii) be nonrecourse as to the other Member. Any funds delivered to the Company by the Owner in repayment of any Development Advances and/or Development Deficit Loans shall immediately be delivered to BACDC in repayment of its related Member Loan. The amount of the outstanding Member Loans hereunder shall be reduced on the Class B Limited Partner Planned

Withdrawal Date by the amount, if any, of the Class B Development Deficit Loan Note (as such term is defined in the Owner's Partnership Agreement).

4.5 Withdrawal of Capital. Except as otherwise expressly otherwise provided herein, the Members shall have no right to withdraw their Capital Contributions or any part thereof. The Members shall not be entitled to interest on their Capital Contributions.

4.6 Return of Capital Contributions. Except as otherwise provided in this Operating Agreement, no Member shall be entitled to demand the return of such Member's Capital Account or Capital Contributions at any particular time, except upon dissolution of the Company. Except as otherwise provided in this Operating Agreement, no Member shall be entitled at any time to demand or receive assets or property other than cash. Unless otherwise provided by law, no Member shall be personally liable for the return or repayment of all or any part of any other Member's Capital Account or Capital Contributions, it being expressly agreed that any such return of capital pursuant to this Operating Agreement shall be made solely from the assets (which shall not include any right of contribution from a Member) of the Company.

ARTICLE V

DISTRIBUTIONS AND ALLOCATIONS OF PROFITS AND LOSSES

5.1 Distributions. To the extent of Available Cash and subject to Section 6.8 herein, the Manager may from time to time cause the Company to make Distributions to the Members in the following order of priority:

(a) First, to the Members until each has received aggregate Distributions of cash or assets under this Subsection equal to the amount of their respective Unreturned Capital Contribution; provided, however, that if the cash or other assets to be distributed shall be insufficient to pay the aggregate amount required under this Subsection, then to the Members in proportion with each Member's Unreturned Capital Contribution; and

(b) Thereafter, to the Members in proportion to their respective Interests in the Company.

5.2 Limitation on Distributions. Notwithstanding any provision to the contrary contained herein, the Company shall not make a Distribution to the Members if such Distribution would violate Section 608.426 of the Act or other applicable law.

5.3 Profits and Losses. After giving effect to the special allocations set forth in Section 5.4 herein, Profits and Losses shall be allocated among the Members in proportion to their respective Interests.

5.4 Special Allocations. Capitalized terms used in this Section and not otherwise defined herein shall have the meaning set forth in Section 1.704-2 of the Treasury Regulations.

(a) Minimum Gain Chargeback. Except as otherwise provided in Section 1.704-2(f) of the Treasury Regulations, notwithstanding any other provision of this Article, if there is a net decrease in Company Minimum Gain during any fiscal year, each Member shall be specially allocated items of Company income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to such Member's share of the net decrease in Company Minimum Gain, determined in accordance with Treasury Regulations Section 1.704-2(g). Allocations pursuant to the previous sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with Sections 1.704-2(f)(6) and 1.704-2(j)(2) of the Treasury Regulations. This Subsection is intended to comply with the minimum gain chargeback requirement in Section 1.704-2(f) of the Treasury Regulations and shall be interpreted consistently therewith.

(b) Member Minimum Gain Chargeback. Except as otherwise provided in Section 1.704-2(i)(4) of the Treasury Regulations, notwithstanding any other provision of this Article, if there is a net decrease in Member Nonrecourse Debt Minimum Gain attributable to a Member Nonrecourse Debt during any fiscal year, each Member who has a share of the Member Nonrecourse Debt Minimum Gain attributable to such Member Nonrecourse Debt, determined in accordance with Section 1.704-2(i)(5) of the Treasury Regulations, shall be specially allocated items of Company income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to such Member's share of the net decrease in Member Nonrecourse Debt Minimum Gain attributable to such Member Nonrecourse Debt, determined in accordance with Treasury Regulations Section 1.704-2(i)(4). Allocations pursuant to the previous sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with Sections 1.704-2(i)(4) and 1.704-2(j)(2) of the Treasury Regulations. This Subsection is intended to comply with minimum gain chargeback requirement in Section 1.704-2(i)(4) of the Treasury Regulations and shall be interpreted consistently therewith.

(c) Qualified Income Offset. In the event any Member unexpectedly receives any adjustments, allocations, or distributions described in Section 1.704-1(b)(2)(ii)(d)(4), Section 1.704-1(b)(2)(ii)(d)(5), or Section 1.704-1(b)(2)(ii)(d)(6) of the Treasury Regulations, items of Company income and gain shall be specially allocated to each such Member in an amount and manner sufficient to eliminate, to the extent required by the Treasury Regulations, the Adjusted Capital Account Deficit of such Member as quickly as possible, provided that an allocation pursuant to this Subsection shall be made only if and to the extent that such Member would have an Adjusted Capital Account Deficit after all other allocations provided for in this Article have been tentatively made as if this Subsection were not in the Agreement.

(d) Gross Income Allocation. In the event any Member has a deficit Capital Account at the end of any fiscal year which is in excess of the sum of (a) the amount such Member is obligated to restore pursuant to any provision of this Agreement, and (b) the amount such Member is deemed to be obligated to restore pursuant to the penultimate sentences of Sections 1.704-2(g)(1) and 1.704-2(i)(5) of the Treasury Regulations, each such Member shall be specially allocated items of Company income and gain in the amount of such excess as quickly as possible, provided that an allocation pursuant to this Subsection shall be made only if and to the extent that such Member would have a deficit Capital Account in excess of such sum after all

other allocations provided for in this Article have been made as if Section 5.4(c) herein and this Subsection were not in the Agreement.

(e) Member Nonrecourse Deductions. Any Member Nonrecourse Deductions shall be specially allocated to the Members who bear the economic risk of loss with respect to the Member Nonrecourse Debt to which such Member Nonrecourse Deductions are attributable in accordance with Treasury Regulations Section 1.704-2(i)(1).

(f) Nonrecourse Deductions. Nonrecourse Deductions shall be specially allocated among the Members in proportion to their Interests.

(g) Section 754 Adjustments. To the extent an adjustment to the adjusted tax basis of any Company asset pursuant to Code Section 734(b) or Code Section 743(b) is required pursuant to Treasury Regulations Section 1.704-1(b)(2)(iv)(m)(2) or Treasury Regulations Section 1.704-1(b)(2)(iv)(m)(4) to be taken into account in determining Capital Accounts as the result of a distribution to a Member in complete liquidation of its Interest, the amount of such adjustment to Capital Accounts shall be treated as an item of gain (if the adjustment increases the basis of the asset) or loss (if the adjustment decreases such basis) and such gain or loss shall be specially allocated to the Members in accordance with their interests in the Company in the event Treasury Regulations Section 1.704-1(b)(2)(iv)(m)(2) applies, or to the Member to whom such distribution was made in the event Treasury Regulations Section 1.704-1(b)(2)(iv)(m)(4) applies.

(h) Losses. Losses allocated to any Member pursuant to Section 5.3(b) herein shall not exceed the maximum amount of losses that can be so allocated without causing the Capital Account of such Member to have a deficit Capital Account balance which is in excess of the amount such Member is deemed to be obligated to restore pursuant to the penultimate sentences of Sections 1.704-2(g)(1) and 1.704-2(i)(5) of the Treasury Regulations.

(i) Curative Allocations. The allocation method set forth in this Article is intended to allocate profits, losses, income, gain, deduction and credit to the Members for federal income tax purposes in accordance with their economic interests in the Company while complying with the principles of Sections 704(b), 704(c) and 752 of the Code and the Treasury Regulations promulgated thereunder. If in the reasonable opinion of the Manager the allocation of profits, losses, income, gain, deduction and credit pursuant to the provisions of this Article shall not (i) satisfy the requirements of Sections 704(b), 704(c) and/or 752 of the Code or the Treasury Regulations promulgated thereunder, (ii) comply with any other provisions of the Code or Treasury Regulations, or (iii) properly take into account any expenditure made by the Company or any transfer of an Interest, then, notwithstanding anything to the contrary contained in the preceding provisions of this Article, profits, losses, income, gain, deduction and credit shall be allocated in such manner as the Manager shall reasonably determine to be required so as to reflect properly (i), (ii) or (iii), as the case may be, and the Member shall amend this Operating Agreement without any further action on the part of the other Members to reflect any such change in the method of allocating profits, losses, income, gain, deduction and credit; provided, however, that any change in the method of allocating profits, losses, income, gain, deduction and credit shall not materially alter the economic agreement between the Members.

5.5 Capital Accounts.

(a) Computation of Capital Account. Each Member's Capital Account in the Company shall initially be equal to its Initial Capital Contributions to the Company, with each Member's Capital Account to be increased by:

(i) The amount of such Member's Additional Capital Contributions (if any) to the Company; and

(ii) The amount of any Profit, income and gain allocated to such Member pursuant to the provisions hereof;

and with each Member's Capital Account to be decreased by:

(iii) The amount of any Losses, deductions and costs allocated to such Member pursuant to the provisions hereof; and

(iv) The amount of all Distributions (excluding any Distributions treated as a guaranteed payment pursuant to Section 707(c) of the Code) to such Member including the fair market value of assets distributed (net of liabilities securing such distributed assets that such Member is considered to assume or take subject to).

If assets other than cash are distributed to the Members, Capital Accounts of the Members shall be adjusted to reflect the manner in which the unrealized profit or loss inherent in such asset would be allocated among the Members if there were a taxable disposition of such asset for the fair market value of such asset on the date of disposition.

(b) Successor to Capital Account. If all or a portion of a Member's Interest is transferred in accordance with the terms of this Agreement, the transferee shall succeed to the Capital Account of the transferor to the extent it relates to the transferred Membership Interest.

(c) Administration of Capital Accounts. This Section and other provisions of this Agreement relating to the maintenance of Capital Accounts are intended to comply with Treasury Regulations Section 1.704-1(b), and shall be interpreted and applied in a manner consistent with such Treasury Regulations. If the Manager determines that it is prudent to modify the manner in which the Capital Accounts, or any charges or credits thereto (including charges or credits relating to liabilities which are secured by contributions or distributed property or which are assumed by the Company or by Members), are computed in order to comply with such Treasury Regulations, the Managers may make such modification but only if it is not likely to have a material effect on the amounts to Distributions to any Member pursuant to Section 5.1 herein or pursuant to Section 9.2 herein upon the dissolution of the Company. The Manager also shall (i) make any adjustments that may be necessary or appropriate to maintain equality between the Capital Accounts of the Members and the amount of capital reflected on the Company's balance sheet, as computed for book purposes, in accordance with, Treasury Regulations Section 1.704-1(b)(2)(iv), and (ii) make any appropriate modifications in the event unanticipated events might otherwise cause these Treasury Regulations not to comply with Treasury Regulations Section 1.704-1(b).

(d) Repayment of Capital Accounts. Notwithstanding any other provision of this Operating Agreement or applicable law to the contrary, no Member shall be required or obligated to repay to the Company, any Member or any creditor of the Company any portion or all of any deficit balance in such Member's Capital Account.

5.6 Tax Matters Partner. BACDC shall be the “tax matters partner” of the Company pursuant to Section 6231(a)(7) of the Code (the “Tax Matters Partner”). The Tax Matters Partner shall be authorized and required to represent the Company (at the expense of the Company) in connection with all examinations of the affairs of the Company by any federal, state or local tax authorities, including any resulting administrative and judicial proceedings, and to expend funds of the Company for professional services and costs associated therewith. The Tax Matters Partner shall take all actions necessary to preserve the rights of the Members with respect to audits and shall provide all Members with notices of all such proceedings and other information as required by law. The Tax Matters Partner shall obtain the prior written consent of each Member before settling, compromising or otherwise altering the defense of any proceeding before Internal Revenue Service if such Member or any of its constituent partners or members could be affected thereby. The Tax Matters Partner shall keep the Members timely informed of his or her activities under this Section. The Tax Matters Partner may prepare and file protests or other appropriate responses to such audits. The Tax Matters Partner shall select counsel to represent the Company in connection with any audit conducted by the Internal Revenue Service or by any state or local authority. All costs incurred in connection with the foregoing activities, including legal and accounting costs, shall be borne by the Company. Any additional expenses with respect to judicial review of adverse determinations in connection with any such tax audits or the defense of any Member against any claim asserted by the Internal Revenue Service or state or local tax authority of additional tax liability arising out of the Member's ownership of its Interest shall only be incurred by the Member(s) who have authorized the Tax Matters Partner, in writing, to proceed with such judicial review or defense. Each Member agrees to cooperate with the Tax Matters Partner in connection with the conduct of all such proceedings.

5.7 Election to be Taxed as Partnership. The Company shall be treated as a partnership for federal and state income tax purposes. No Member shall cause the Company to elect to be treated as a corporation for federal or state income tax purposes, unless such election is approved in writing by all Members.

ARTICLE VI

MANAGEMENT

6.1 Management of the Company. The Company shall be a “manager-managed” limited liability company as such term is defined in the Act. Unless otherwise required by the Act or other provisions of this Agreement or the Articles of Organization, the Manager shall have the right to manage the Company, and its decisions shall be binding upon the Members.

6.2 Individual Member Authority. Except as authorized by this Agreement, no Member has the power in its capacity as a member to bind the Company. Each Member, other than the Manager acting within the scope of authority granted in this Agreement, shall indemnify the Company for any costs or damages incurred by the Company as a result of any action by

such Member to act for, or to undertake or assume, any obligation, debt, duty or responsibility on behalf of, any other Member or the Company.

6.3 Powers of the Manager.

(a) General. Subject to the provisions of this Agreement, the management and control of the business affairs of the Company shall rest with the Manager, who shall have all the rights and powers which may be possessed by a Manager pursuant to the Act and such additional rights and powers as are otherwise conferred by law or are necessary or advisable in the discharge of the duties of the Manager under this Agreement. The Manager shall manage and control the business affairs of the Company to the best of its ability and shall use its best efforts to carry out the business of the Company. The Manager shall be responsible for maintaining the accounting books and records of the Company.

(b) Powers. Subject to limitations set forth in this Agreement, the Articles of Organization or the Act, the Manager may, on behalf of and at the cost, expense and risk of the Company, exercise all of the rights and powers set forth in Section 6.3(a) herein, including the following:

(i) Spend the capital and net income of the Company in the exercise of any rights or powers possessed by the Manager hereunder;

(ii) Enter into any contracts; provided that all contracts to be executed by the Company shall include a provision allowing such contract to be terminated for the convenience of the Company;

(iii) Purchase from or through others, contracts of liability, casualty and other insurance which the Manager deem advisable for the protection of the Company or for any purpose convenient or beneficial to the company;

(iv) Establish bank accounts in the name and on behalf of the Company;

(v) Delegate all or any of its duties hereunder and, in furtherance of any such delegation, appoint, employ or contract with any person for the transaction of the business of the Company, which persons may, under the supervision of the Manager, act as consultants, accountants, attorneys, brokers, escrow agents, or in any other capacity deemed by the Manager necessary or desirable and pay appropriate fees to any of such persons;

(vi) Manage and control the day-to-day operations of the Company including oversight of the services to be performed under the Development Agreement; and

(vii) Perform other duties prescribed by this Agreement or prescribed under the Act.

(c) Limited Powers. Notwithstanding anything contained herein to the contrary, the Manager shall not have the authority hereunder to cause the Company to take the following actions without first obtaining the affirmative vote or written consent of all of the Members:

- (i) Approve any material amendment to the Development Plan;
- (ii) Approve any material amendment to the Development Budget which reflects a cost increase;
- (iii) Approve any material amendment to the Development Schedule, which reflects an extension thereto;
- (iv) Approve any material amendment to the Policy and Procedures;
- (v) Admit new or substitute Members to the Company; and
- (vi) Amend this Agreement.

6.4 Borrowing. The Manager shall execute and deliver, on behalf of the Company, any and all promissory notes, security agreements, deeds of trust and other documents and instruments required by the lender in connection therewith.

6.5 Election, Withdrawal and Removal of Manager. The Manager may, at any time and upon thirty (30) days prior written notice to the Members, resign as a Manager, but such resignation shall not affect its status, if any, as a Member. Upon the resignation of the Manager, the Members shall immediately vote by the Majority-In-Interests of the Members to appoint a successor Manager.

6.6 Dealing With Affiliates. The Company may acquire property or services from, and have other transactions with, a Member or any Affiliate of a Member, subject to the following limitations:

(a) The funds of the Company shall not be commingled with that of a Member or an Affiliate.

(b) With respect to any loans between the Company, a Member or an Affiliate, the lender will not receive any interest or other financing charges or fees in excess of the amounts which would be charged a similarly situated borrower.

(c) All transactions between the Company and a Member or an Affiliate shall be evidenced in writing, shall be approved by a vote of a Majority of the Members, and shall provide for compensation at a rate commensurate with that which could be obtained in the case of a similar transaction with independent persons.

(d) The Members hereby approve the loans set forth in Section 4.4 herein and acknowledge they satisfy the requirements of this Section.

6.7 Participation by Members. The Members shall provide such services set forth in the Development Plan, the Development Schedule and the Development Agreement in order to assure that the Company carries out its stated purpose in an effective and efficient manner. In addition, the Authority shall provide, or arrange for the provision of, at no cost to the Company or the residents of the Project, various services consistent with carrying out the Company's stated purpose as may be mutually and reasonably agreed upon by the Manager and the Authority. Each Member acknowledges that its active participation under the terms provided herein is essential to the Company's achievement of its stated purpose and, accordingly, each Member shall devote such time to the Company's affairs as is necessary to discharge its responsibilities hereunder.

6.8 Development Agreement. The Company shall enter into a development agreement (the "Development Agreement") with the Owner to provide development services in connection with the development of the Project. The Development Agreement shall provide that in consideration of the services to be provided pursuant to the Development Agreement, and subject to Section 6.7 and Section 8.2 herein, BACDC and the Authority shall receive a development fee currently estimated to be Two Million Dollars (\$2,000,000) (the "Development Fee") which Development Fee may be reduced pursuant to Section 5 of the Development Agreement. The portion of the Development Fee received from the Owner by the Company on or prior to the Class B Limited Partner Planned Withdrawal Date (the "Initial Development Fee") shall be paid 75% to BACDC and 25% to the Authority. The portion of the Development Fee received from the Owner by the Company after the Class B Limited Partner Planned Withdrawal Date shall be paid 100% to the Authority unless the total amount of the Acquisition Payment has not been paid to BACDC then such portion of the Development Fee will be paid to BACDC up to the amount of the then outstanding Acquisition Payment. Payment of the Development Fee shall not be considered a Distribution or return of Capital Contribution. The Members agree that on the Class B Limited Partner Planned Withdrawal Date the Authority shall pay to BACDC an amount equal to One Million Two Hundred and Fifty Thousand (\$1,250,000) less BACDC's portion of the Initial Development Fee (the "Acquisition Payment"). Upon BACDC's receipt of the Acquisition Payment, BACDC shall automatically transfer its Interest to the Authority, without any further action, and the Authority shall assume the role of the Managing Member of the Company and assume all of BACDC's obligations relating to the Project and BACDC shall be released from any and all obligations. Notwithstanding any other language contained herein to the contrary, on the Class B Limited Partner Planned Withdrawal Date and thereafter, BACDC may elect to (i) remain the Managing Member of the Company until such time that the full Acquisition Payment has been received by BACDC; or (ii) if any portion of the Acquisition Payment remains unpaid, withdraw from the Company upon written notice to the Company and the Authority and the Authority shall remain liable to BACDC for the unpaid portion of the Acquisition Payment.

6.9 Policy and Procedure. The Manager shall cause the General Contractor to enforce the Policy and Procedures.

6.10 Davis-Bacon. The Company shall, when required, comply with the requirements of Davis-Bacon wage rates.

6.11 MBE and Section 3.

(a) Minority Business Enterprise participation shall be required at all levels of the Project. The Company's Policy and Procedures shall foster the utilization of Minority Business Enterprise. A goal shall be established committing "to the greatest extent feasible" that not less than twenty percent (20%) of contract awards shall be directed toward Minority Business Enterprise or contractors/suppliers with twenty percent (20%) Minority Business Enterprise participation. Contract language shall be consistent with the Authority Minority Business Enterprise policy (if applicable).

(b) If applicable, the Company shall comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, and the implementing regulations at 24 C.F.R. part 135 ("Section 3"). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance shall be, to the greatest extent feasible, directed to low and very low-income Persons, particularly those who receive HUD assistance for housing. If applicable, employment and contract opportunities shall be directed to Section 3 applicants and Section 3 Business Concerns at all levels and throughout the Project. If applicable, a Section 3 employment goal of not less than thirty percent (30%) of all New Hires shall be established. If applicable, a Section 3 business participation goal of not less than three percent (3%) shall be established for the purpose of awarding professional service contracts and twenty percent (20%) for general and construction-related contracts to Section 3 Business Concerns. Contract language shall be consistent with the Authority and HUD Section 3 policy (if applicable).

(c) The Company shall formulate plans for MBE participation and Section 3 Hiring on terms unanimously approved in writing by the Members, such approval not to be unreasonably withheld, delayed or conditioned.

(d) The Company shall make affirmative outreach efforts to publicize training, employment and subcontracting opportunities. Notice shall be put in local newspapers and flyers shall be distributed as appropriate. Local unions, elected officials and training organizations shall also be notified. The Company's efforts under Section 3 shall be documented quarterly, and as evidenced by the execution of this Agreement, the Company certifies that it is under no contractual or other impediment that would prevent compliance with 24 CFR Part 135.

6.12 Role of HUD. The Members acknowledge that because some of the rental units in the Project pursuant to the Development Plan will be public housing units, the consummation of the transactions contemplated by this Agreement and the books and records related thereto maybe subject to the review and/or approval by HUD. The Company and the Members agree to cooperate in good faith with HUD, including obtaining all necessary approvals from HUD as expeditiously as possible, and acknowledge that, to the extent applicable, approvals from HUD must be obtained as a condition precedent to certain obligations contained herein. Any submission to HUD of any Project documents in draft or final form shall first be unanimously approved by the Members, and shall be submitted to HUD by the Authority.

6.13 HUD Reports. The Authority shall be responsible for the preparation of all HUD reports. Upon timely request by the Authority, the Manager and the General Contractor shall provide to the Authority's Designated Person information for the Authority to prepare any reports required by HUD, in the format specified by HUD, no later than twenty (20) business days before the Authority must submit such reports to HUD. However, the Manager and the

General Contractor shall be responsible for providing only such information for such reports which relates to facts, information, or activities for which the Manager or the General Contractor are directly responsible.

6.14 Treatment of Public Housing Funds. Any transfer of public housing funds pursuant to this Agreement shall not be deemed an assignment of such funds. Nothing contained in this Agreement shall be construed to create any relationship of third party beneficiary or otherwise with HUD.

6.15 Information to be made available by the Manager.

(a) Notwithstanding Article X hereof, the Manager shall make the following information available to the Members:

(i) Information highlighting all material budget, schedule, financing, compliance, approval, marketing, partnership or other Project management issues;

(ii) Information reflecting compliance with the Policy and Procedures;

(iii) Updates of the Development Schedule;

(iv) Information reflecting expenditures against the Development Budget;

(v) Any work product prepared by the Manager or the General Contractor in connection with the Project pursuant to this Agreement;

(vi) Information reflecting MBE/WBE activities;

(vii) Documentation of compliance with Section 3;

(viii) Information from the General Contractor regarding payroll reporting requirements.

(ix) All plans, drawings, reports and manuals prepared or obtained by the Company or its agents and the General Contractor in connection with the planning, design, construction, and operation of the Project;

(b) Within ten (10) days after receipt, the Manager shall provide the Members with copies of any material correspondence, notices or orders of any government agency concerning the Project;

(d) Within ten (10) days after receipt, the Manager shall provide the Members with copies of any complaints, or any actions or arbitration or investigatory proceedings to which the Company is a party or which may affect the Project or the performance by any Member hereunder or under the Development Schedule or the Development Agreement; and

(e) Within ten (10) days, or on the occurrence of the event, the Manager shall provide the Members with notice of any default or of any circumstance which with the giving of

notice or passage of time would constitute a default under any loan agreement or other contract associated with the Project to which the Company is a party.

ARTICLE VII

MEMBERS

7.1 General. Actions and decisions requiring the approval of the Members pursuant to any provision of this Agreement (except an action which specifically imposes a greater vote requirement) may be authorized or made by a Majority-In-Interests of the Members taken at a meeting of the Members, or by written consent, signed by all of the Members, without a meeting. Withdrawing Members shall not be entitled to receive notices, vote, call meetings, or act as proxies, and their consent shall not be required for any purpose under this Agreement. The Interests held by such Members shall be excluded for purposes of determining the Interest required for decisions or actions to be taken hereunder. Each of the Members shall vote its Interest in its individual capacity and without regard to any fiduciary responsibility that it might owe to any other Member under this or any other instrument or the Act.

7.2 Meetings. Any Member may call a meeting to consider approval of an action or decision under any provision of this Agreement by delivering to each other Member notice of the time and purpose of such meeting at least five (5) business days before the day of such meeting. A Member may waive the requirement of notice of a meeting either by attending such meeting or executing a written waiver before or after such meeting. Any action permitted or required by the Act, the Articles or this Agreement to be taken at a meeting of the Members may be taken at a meeting conducted by telephone or other means permitting all participants to simultaneously hear each other. A Member participating in a meeting by this means is deemed to be present in person at the meeting.

7.3 Records. The Company shall maintain permanent records of all actions taken by the Members pursuant to any provision of this Agreement, including minutes of all Company meetings, copies of all actions taken by consent of the Members, and copies of all proxies pursuant to which one Member votes or executes a consent on behalf of another.

ARTICLE VIII

TRANSFER OF INTERESTS; ADMISSION OF ADDITIONAL MEMBERS

8.1 Restrictions on Transfer. Except as provided in Section 6.8 herein and Section 8.2 herein, no direct or indirect sale, assignment, transfer, encumbrance, hypothecation or other disposition (by operation of law or otherwise) (each, a "Transfer") shall be made by a Member of the whole or any part of its Interest in the Company (including, but not limited to, his interest in the capital or profits of or distributions by the Company) to a Person, without the prior mutual written consent of the Members, which shall not be unreasonably withheld. Any Transfer of any Interest or portion thereof not in compliance with this Article shall be null and void and the Company shall not give any effect to such attempted Transfer.

ARTICLE IX

DISSOLUTION AND WINDING UP

9.1 Events of Dissolution. The Company shall be dissolved upon the first to occur of
(a) the decision of the Manager with the consent of the Majority-In-Interest of the Members, or
(b) the entry of a decree of judicial dissolution under the Act.

9.2 Winding Up.

(a) Manner of Winding Up. In the event of the dissolution of the Company for any reason, the Manager shall commence to wind up the affairs of the Company and to liquidate its investments. The Manager shall prepare a plan, method or procedure for the orderly winding up of the Company. Any proceeds from liquidation, together with any assets which the Manager determines to distribute in kind, shall be applied in the following order:

(i) First, the expenses of liquidation and the debts of the Company, including the debts and expenses of the Company to any Member or its affiliate as permitted by this Operating Agreement. Any reserves shall be established or continued which the Manager deems reasonably necessary for any contingent or unforeseen liabilities or obligations of the Company arising out of or in connection with the Company or its liquidation. Such reserves shall be held by the Company for the purpose of disbursement in payment of any of the aforementioned contingencies and, at the expiration of such period as the Manager deems advisable, the Company shall distribute the balance thereafter remaining in the manner provided in the following subdivisions of this Section 9.2(a); and

(ii) Second, in accordance with Section 5.1 herein.

(b) Administration of Winding Up. This Section 9.2 is intended to comply with the provisions of Section 704(b) of the Code and the Treasury Regulations promulgated thereunder, and shall be interpreted and applied in a manner consistent with such provisions. Any assets of the Company to be distributed in kind shall be distributed on the basis of the fair market value thereof and may be distributed to any Member entitled to any interest in such assets as a tenant-in-common with all other Members so entitled.

9.3 Termination and Cancellation. Upon the completion of the liquidation of the Company and the distribution of all Company funds, the Company shall terminate and the Manager shall have the authority to execute and deliver Articles of Dissolution of the Company as well as any and all other documents required to effectuate the dissolution and termination of the Company.

ARTICLE X

BOOKS, RECORDS AND TAX MATTERS

10.1 Books and Records. The Manager shall keep, or cause to be kept, at the principal place of business of the Company true and correct books of account, in which shall be entered fully and accurately each and every transaction of the Company. Each Member or its designated agent shall have access at reasonable times on business days at the Company's office to inspect the Company's books of account and all other information concerning the Company required by the Act to be made available to Members, and may make copies thereof at such Member's expense. A Member must give the Company written notice of its desire to exercise rights under the preceding sentence at least two (2) business days in advance. The Company's books of account shall be kept in accordance with generally accepted accounting principles, consistently applied, and for a fiscal period which is the calendar year.

10.2 Banking. All funds of the Company shall be deposited in its name in such federally-insured commercial bank or invested in such federally-insured savings and loan account or accounts, in such U. S. Treasury obligations, or in such bank certificates of deposit, as the Manager may decide. All funds of the Company shall only be used for Company purposes as provided in this Operating Agreement and in accordance with the terms of this Operating Agreement.

10.3 Reporting Requirements. The Manager shall cause to be prepared and distributed to each Member (a) information necessary to complete such Member's federal income tax return and (b) the Company's annual financial information, in each case, as soon as available, but in any event within ninety (90) days after the end of each fiscal year. Such annual financial information of the company shall include a balance sheet of the Company, as of the last day of the fiscal year, and statements of income, retained earnings, and cash flow, for such fiscal year, each prepared in accordance with generally accepted accounting principles consistently applied.

10.4 Accounting Decisions: Tax Elections. All decisions as to accounting matters and tax elections, except as specifically provided to the contrary in this Operating Agreement, shall be made by the Manager. The Manager may rely upon the advice of the Company's accountants and professional advisors in making such decisions.

ARTICLE XI

LIMITATION OF LIABILITY

11.1 Limited Liability. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Members and the Manager shall not be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a member of the Company. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Operating Agreement or the Act shall not be grounds for imposing personal liability on the Members or the Manager for any debts, liabilities or obligations of the Company. Except as otherwise expressly required by law, each Member, in such Member's capacity as such, shall have no liability in excess of (a) the amount of such Member's net Capital Contributions, (b) such Member's share of any assets and undistributed profits of the Company and (c) the amount of any distributions required to be returned pursuant to Section 608.428 of the Act.

11.2 Indemnification. The Company (including any receiver or trustee of the Company) shall, to the fullest extent provided or allowed by law, indemnify, save harmless and pay all judgments and claims against a Member and the Manager and each of any Member's and the Manager's officers, directors, agents, affiliates, heirs, legal or personal representatives, successors and assigns (each, an "Indemnified Party") from, against and in respect of any and all liability, loss, damage and expense incurred or sustained by the Indemnified Party in connection with the business of the Company or by reason of any act performed or omitted to be performed in connection with the activities of the Company or in dealing with third parties on behalf of the Company, including, without limitation, costs and attorneys' fees before and at trial and at all appellate levels, whether or not suit is instituted (which attorneys' fees may be paid as incurred), and any amounts expended in the settlement of any claims of liability, loss or damage, *provided* that the act or omission of the Indemnified Party does not constitute gross malfeasance or the commission of a crime in the performance of duties under this Agreement, fraud or willful misconduct by such Indemnified Party.

11.3 Insurance. The Company shall not pay for any insurance covering liability of an Indemnified Party for actions or omissions for which indemnification is not permitted under this Operating Agreement; *provided, however,* that nothing contained herein shall preclude the Company from purchasing and paying for such types of insurance, including, without limitation, extended coverage liability and casualty and worker's compensation, as would be customary for any Person owning, managing and/or operating comparable assets and property and engaged in a similar business or from naming a Member and each of any Member's agents, affiliates, heirs, legal or personal representatives, successors or assigns or any Indemnified Party as additional insured parties thereunder.

11.4 Non-Exclusive Right. The provisions of this Article shall be in addition to and not in limitation of any other rights of indemnification and reimbursement or limitations of liability to which an Indemnified Party may be entitled under the Act, common law or otherwise. Notwithstanding any repeal of this Article or other amendment hereof, its provisions shall be binding upon the Company (subject only to the exceptions above set forth) as to any claim, loss, expense, liability, action or damage due to or arising out of matters which occur during or relate to the period prior to any such repeal or amendment of this Article.

ARTICLE XII

CONFLICT OF INTEREST

12.1 Company Interests. The Members of the Company (collectively, the "Permitted Parties" and individually a "Permitted Party") shall be entitled to enter into transactions that may be considered to be competitive with the Company, it being expressly understood that any Permitted Party may enter into transactions that are similar to the transactions into which the Company may enter.

12.2 Interested Transaction. A Permitted Party does not violate a duty or obligation to the Company merely because such Permitted Party's conduct furthers such Permitted Party's own interest. A Permitted Party may lend money to and transact other business with the Company. The rights and obligations of a Permitted Party who lends money to or transacts business with the Company are the same as those of a person who is not a Permitted Party, subject to other

applicable law. No transaction with the Company shall be voidable solely because a Permitted Party has a direct or indirect interest in the transaction.

ARTICLE XIII

AMENDMENT

13.1 Amendment. Except as otherwise provided herein, this Agreement may not be altered or modified except by a writing signed by all of the Members.

ARTICLE XIV

ARTICLES OF ORGANIZATION

14.1 Articles of Organization. The affairs of the Company and its relationship to the Members shall be further governed by the terms and conditions of the Articles of Organization, as amended by the Members from time to time. In case of a conflict between the provisions of this Agreement and those of the Articles of Organization, the latter shall govern.

ARTICLE XV

MISCELLANEOUS

15.1 Binding Effect. Except as herein otherwise provided to the contrary, this Operating Agreement shall be binding upon and inure to the benefit of the undersigned, their legal or personal representatives, heirs, successors and assigns.

15.2 Applicable Laws. This Operating Agreement and the rights and duties of the Members hereunder shall be governed by, and interpreted and construed in accordance with, the laws of the State of Florida.

15.3 Counterparts. This Operating Agreement may be executed in several counterparts, and all so executed shall constitute one Operating Agreement binding on all of the Members hereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart.

15.4 Provisions Severable. In the event any sentence, paragraph, provision, word, section or article of this Operating Agreement is declared by a court of competent jurisdiction to be void, such sentence, paragraph, provision, word, section or article shall be deemed severed from the remainder of this Operating Agreement and the balance of this Operating Agreement shall remain in effect.

15.5 Waiver. Any waiver by any party hereto of any of its rights or remedies under this Operating Agreement or of any breach or violation of or default under this Operating Agreement must be in writing and signed by the party to be charged thereunder and shall not constitute a waiver of any of its other rights or remedies or of any other or future breach, violation or default hereunder.

15.6 Prevailing Party. In any suit or other proceeding by any Member against the Member(s) or the Company to enforce or interpret the terms and provisions of this Operating Agreement, the prevailing party shall be entitled to all reasonable costs and expenses incurred by it in connection therewith (including, without limitation, reasonable attorneys' fees and costs incurred before and at any trial and at all appellate levels), as well as all other relief granted or awarded in such suit or other proceeding.

15.7 Additional Members. As a condition precedent to any Person being admitted as a substitute, additional or successor Member of the Company, the Person must execute a counterpart to this Operating Agreement (as amended) in form acceptable to the Manager and agree to be bound by all of the terms and provisions hereof.

15.8 Notice. All approvals, consents, notices, requests, demands and other communications under this Operating Agreement shall be in writing and shall be deemed to have been duly received (a) upon receipt if delivered by hand delivery, (b) on the day confirmation is received of the recipient's facsimile number if delivered by facsimile, (c) on the first business day after delivery to a nationally recognized overnight courier service for next business day delivery or (d) on the third business day after depositing into the U. S. mail if sent by certified mail, return receipt requested, postage prepaid, in each case, to the addresses or facsimile numbers of the Members set forth on Schedule B attached hereto or to such other address or facsimile number as may be hereafter notified by the respective parties hereto in accordance with this Section.

15.9 Designated Persons. For purposes of facilitating the terms and provisions of this Agreement, each Member which is not a natural person hereby designates as the respective designated person on its behalf for all purposes pursuant to this Agreement the individuals hereinafter set forth (each being hereinafter referred to as a "Designated Person"). The Designated Person is specifically authorized to the extent of the Member's authority under this Agreement to execute and deliver all documents on behalf of such Member, and such documents when executed by the Designated Person shall be legally binding upon the applicable Member and any third party shall have the absolute right to rely upon any document executed by such Designated Person in connection with this Agreement as being binding upon such Member. BACDC hereby designates either Senior Vice President or Vice President as the Designated Person for BACDC. The Authority hereby designates either its CEO or his designee, the Senior Vice President Chief Development Officer, as the Designated Person for the Authority. Each Member may, at any time, and from time to time, change its respective Designated Persons by delivering a notice, in writing, to the other Members.

15.10 Headings. The article and section headings in this Operating Agreement are inserted as a matter of convenience and are for reference only and shall not be construed to define, limit, extend or describe the scope of this Operating Agreement or the intent of any provision.

15.11 Number and Gender. Whenever required by the context hereof, the singular shall include the plural, and vice versa and the masculine gender shall include the feminine and neuter genders, and vice versa.

15.12 Legal Counsel. Each Member has been advised that it is opposed to the interests of the other Member and has further been advised to retain separate legal counsel in connection with the negotiation preparation and execution of this Agreement.

15.13 Further Action. Each Member agrees to perform all further acts and execute, acknowledge and deliver any documents which the Manager believes in its reasonable judgment may be reasonably necessary, appropriate or desirable to carry out the purposes of this Agreement.

15.14 Anti-Bribery/Anti-Corruption Representations and Warranties. The Authority is aware of the U.S. Foreign Corrupt Practices Act of 1977, as amended (“FCPA”), the UK Bribery Act or any other relevant international or local laws and or regulations, and understands its relevance in the transaction to BACDC. BACDC is committed to strict compliance to all requirements both in the letter and spirit of all relevant laws. The Authority therefore makes the following representations and warranties in connection with the transaction or activity:

A. Familiarity and Compliance with Bribery & Corruption Prohibitions. The Authority represents and warrants that it is familiar with the FCPA and/or other relevant bribery and/or corruption laws or regulations and its purposes, including its prohibition against taking corrupt or improper actions in furtherance of an offer, payment, promise to pay or authorization of the payment of anything of value, including but not limited to cash, checks, wire transfers, tangible and intangible gifts, favors, services, and those entertainment, travel expenses or any other financial advantage that goes beyond what is legal, reasonable and customary and of modest value, to:

(i) an executive, official, employee or agent of a governmental department, agency or instrumentality;

(ii) a director, officer, employee or agent of a wholly or partially government-owned or government-controlled entity;

(iii) a political party or official thereof, or candidate for political office;

(iv) an executive, official, employee or agent of a public international organization (e.g., the International Monetary Fund or the World Bank); or

(v) any other person, entity or party, while knowing or having a reasonable belief that all or some portion of the financial or other advantage will be used for the purpose of:

(a) influencing any act, decision or failure to act by a person in his or her private or official capacity;

(b) inducing a person to use his or her influence or instrumentality to affect any act or decision; or

(c) offering, requesting or securing an improper or illegal advantage; in order to obtain, retain, direct business or any other advantage.

B. Subsequently Identified Bribery and Corruption Laws or Regulatory Concerns. The parties will meet promptly, as appropriate, in light of a potential bribery or corruption concern being identified, discovered, or disclosed. If, after consultation by all parties to the transaction, any such bribery or corruption concern cannot be resolved in the good faith and reasonable judgment of BACDC, then BACDC, on written notice to the Authority, may withdraw from or terminate this Agreement without penalty.

C. Non Government Employees. The Authority represents that none of its officers, directors, senior managers, partners, owners, or principals are Government Employees other than as employees of a Public Housing Authority.

Under BACDC policy, a Government Employee includes:

- Any officers and employees, regardless of rank, of a branch of government, whether national, state, provincial or local/municipal;
- Governmental departments, ministries and agencies;
- Judiciary;
- Public Hospitals;
- Central Bank officials and employees;
- Pension funds or systems;
- Sovereign Wealth Funds and employees;
- Customs Officials;
- Officers and employees of a wholly or partially Government-owned or Government-controlled entity;
- Officers and employees of a public international organization;
- Officers and employees of Self-Regulatory Organizations (SROs);
- Political parties and their officers or employees;
- Individuals acting in an official capacity or on behalf of any government or public international organization (e.g., an official advisor to the government);
- Candidates for political office and the official campaign staff of such candidates;
- Members of a ruling monarchical or royal family;
- Close family members or close associates (e.g. key advisors) of Government Employees as defined above.

The Authority agrees that if any of its officers, directors, senior managers, partners, owners, or principals becomes a Government Employee (prior to the completion of this transaction or during the relationship) other than as employees of a Public Housing Authority, then the Authority will promptly notify BACDC in writing. On receipt of a written notice, the Members will consult together to address possible concerns under the FCPA and or other relevant bribery and corruption laws and regulations and determine whether those concerns can be satisfactorily resolved. If, after consultation, any such concerns cannot be resolved in the good faith and reasonable judgment of BACDC, then BACDC, on written notice to the Authority, may withdraw from or terminate this Agreement without penalty.

D. Previous or Pending Violations. The Authority warrants that it has not breached any local or international bribery and corruption requirements, unless these have been fully disclosed to the BACDC, and that it has no reason to suspect any investigation is (or is about) to take place by any regulator or law enforcement authority in relation to its (or its officers, agents

or otherwise) activities in any jurisdiction in relation to bribery and or corruption violations unless these have been fully disclosed to the BACDC.

E. Role of Government Employee. The Authority represents and warrants that no Government Employee who is an officer, director, senior manager, partner, owner, principal or investor of the Authority other than as employees of a Public Housing Authority has been involved on behalf of a Government in decisions as to whether the Authority or BACDC would be awarded business or that otherwise could benefit the Authority or BACDC, or in the appointment, promotion, or compensation of persons who will make such decisions. The Authority further represents and warrants that no such Government Employee other than as employees of a Public Housing Authority will use their Government positions to influence acts or decisions of a Government for the benefit of the Authority or BACDC or any other linked person(s). The Authority further represents and warrants that such Government Employees other than as employees of a Public Housing Authority will not meet or communicate with Government Employees on behalf of the Authority or BACDC without advising the Authority in writing in advance of such meeting or communication, and the Authority will promptly provide such writing to BACDC.

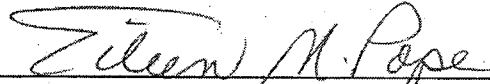
F. Updates Concerning Roles of Government Employees. The Authority further represents and warrants that it will promptly notify BACDC in writing of any changes in the nature of the government position or responsibilities of any Government Employee who is an officer, director, senior manager, partner, owner, principal or investor of the Authority. On receipt of a written notice, as appropriate, the Parties will consult together to determine whether an individual's new position or responsibilities create concerns under the FCPA or any other relevant bribery and corruption law or regulation locally applicable and, if so, whether those concerns can be resolved satisfactorily by consultation between BACDC and the Authority. If, after consultation, any such concerns cannot be resolved in the good faith and reasonable judgment of BACDC, then BACDC, on written notice to the Authority, may withdraw from or terminate the transaction without penalty.

[SIGNATURES SET FORTH ON NEXT PAGE]

IN WITNESS WHEREOF, this Agreement has been made and executed effective as of the Effective Date.

MEMBERS:

BANC OF AMERICA COMMUNITY
DEVELOPMENT CORPORATION, a North
Carolina corporation.

By: 
Eileen M. Pope, Senior Vice President

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

By: _____
Jerome D. Ryans, President/CEO

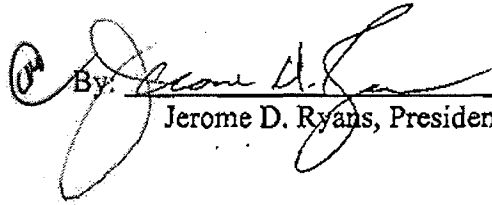
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organized under Chapter 421 of the Florida Statutes

By:  _____
Jerome D. Ryans, President/CEO

SCHEDULES

Schedule A - Legal Description

Schedule B - Names, Addresses, Capital Contributions and Interest of Members

SCHEDULE A

LEGAL DESCRIPTION

As a point of reference commence at the Northeast corner of Lot 4, Block 2, CARRUTH AND SPENCER'S SUBDIVISION as recorded in Plat Book 1, Page 42, Public Records of Hillsborough County, Florida, which point is 25.00 feet West and 1174.00 feet South of the Northeast corner of Government Lot 6, Section 13, Township 29 South, Range 18 East, thence N 89°53'26" W, along the South right of way line of Scott Street, a distance of 857.37 feet; thence S 00°06'34" W, a distance of 3.22 feet to the POINT OF BEGINNING, said point being on a curve concave Southwesterly, having a radius of 23.00 feet and a chord bearing and distance of S 44°52'05" E, a distance of 32.54 feet; thence along the arc of said curve to the right, a distance of 36.15 feet to a point of tangency; thence S 00°09'11" W, a distance of 231.89 feet to the point of curvature of a curve concave Northwesterly, having a radius of 10.00 feet and a chord bearing and distance of S 45°09'11" W, a distance of 14.14 feet; thence along the arc of said curve to the right, a distance of 15.71 feet to a point of tangency; thence N 89°50'49" W, a distance of 305.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 10.00 feet and a chord bearing and distance of N 44°50'49" W, a distance of 14.14 feet; thence along the arc of said curve to the right, a distance of 15.71 feet to a point of tangency; thence N 00°09'11" E, a distance of 241.68 feet to the point of curvature of a curve concave Southeasterly, having a radius of 13.00 feet and a chord bearing and distance of N 45°07'55" E, a distance of 18.38 feet; thence along the arc of said curve to the right, a distance of 20.41 feet to a point of tangency; thence S 89°53'21" E, a distance of 288.99 feet to the POINT OF BEGINNING. The above parcel containing 1.97 acres, more or less.

SCHEDULE B

NAMES, ADDRESSES
CAPITAL CONTRIBUTIONS AND INTEREST OF MEMBERS

<u>Name of Member</u>	<u>Address of Member</u>	<u>Initial Capital Contribution</u>	<u>Interest</u>
Banc of America Community Development Corporation	100 N. Tryon Street, 11 th Floor NC1-007-11-25 Charlotte, NC 28255-0001 Telephone: 908.387.2727 Facsimile: 908.386.6662	\$75	75%
Housing Authority of the City of Tampa, Florida	5301 W. Cypress Street Tampa, FL 33607 Telephone: (813) 253-0551 x 128 Facsimile: (813) 251-4522	\$25	25%
Total		\$100	100%

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

Regular Full-Time Employees	184
Temporary Full-Time Employees	26
Temporary Part-Time Employees	8
Total Employees	218

GENDER

Male	86
Female	132
Total Employees	218

ETHNIC ORIGIN

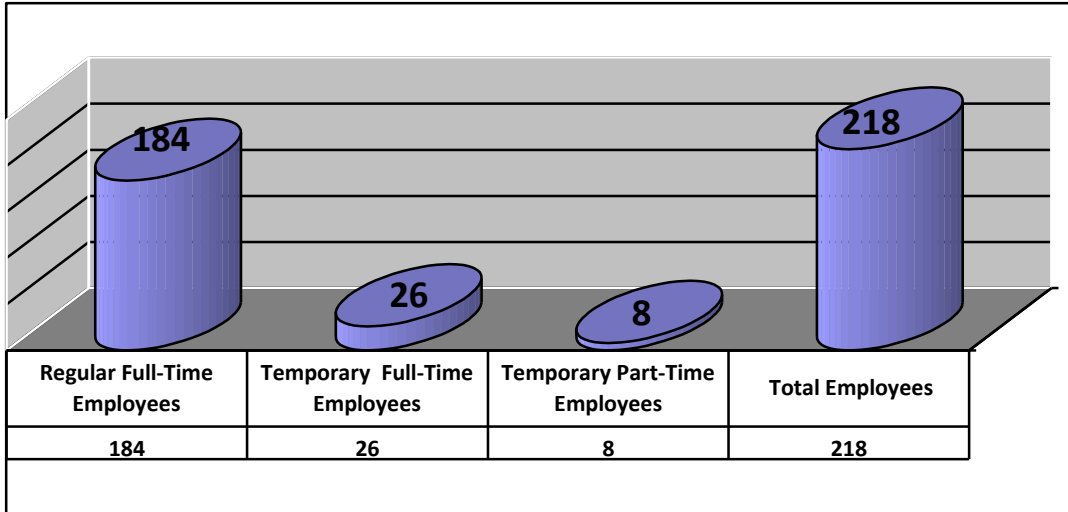
African American	119
Caucasian	29
Hispanic	63
Other	7
Total Employees	218
Residents Employment	(12) = 5.5%

	August	FY19
NEW HIRES	0	15
PROMOTIONS	2	5
TERMINATIONS	0	2
RESIGNATIONS	6	12
RETIREMENTS	0	0

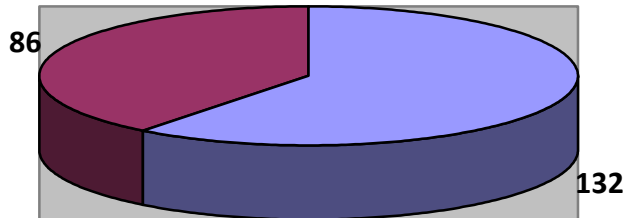
DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE

<i>DEPARTMENT</i>	<i>PROPERTY</i>	<i>TITLE</i>	<i>D-O-H</i>
<u>Assisted Housing</u>			
	Section 8	Homeownership Counselor	12/2/13
	Section 8	Customer Care Representative	10/2/17
	Shimberg	Support Specialist	6/25/12
	Section 8	Support Specialist	6/19/17
<u>Program & Property Svcs.</u>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	C. Blythe Andrews	Sustainability Ambassador Coach	7/29/19
<u>Asset Management</u>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS			12

TOTAL STAFFING



GENDER

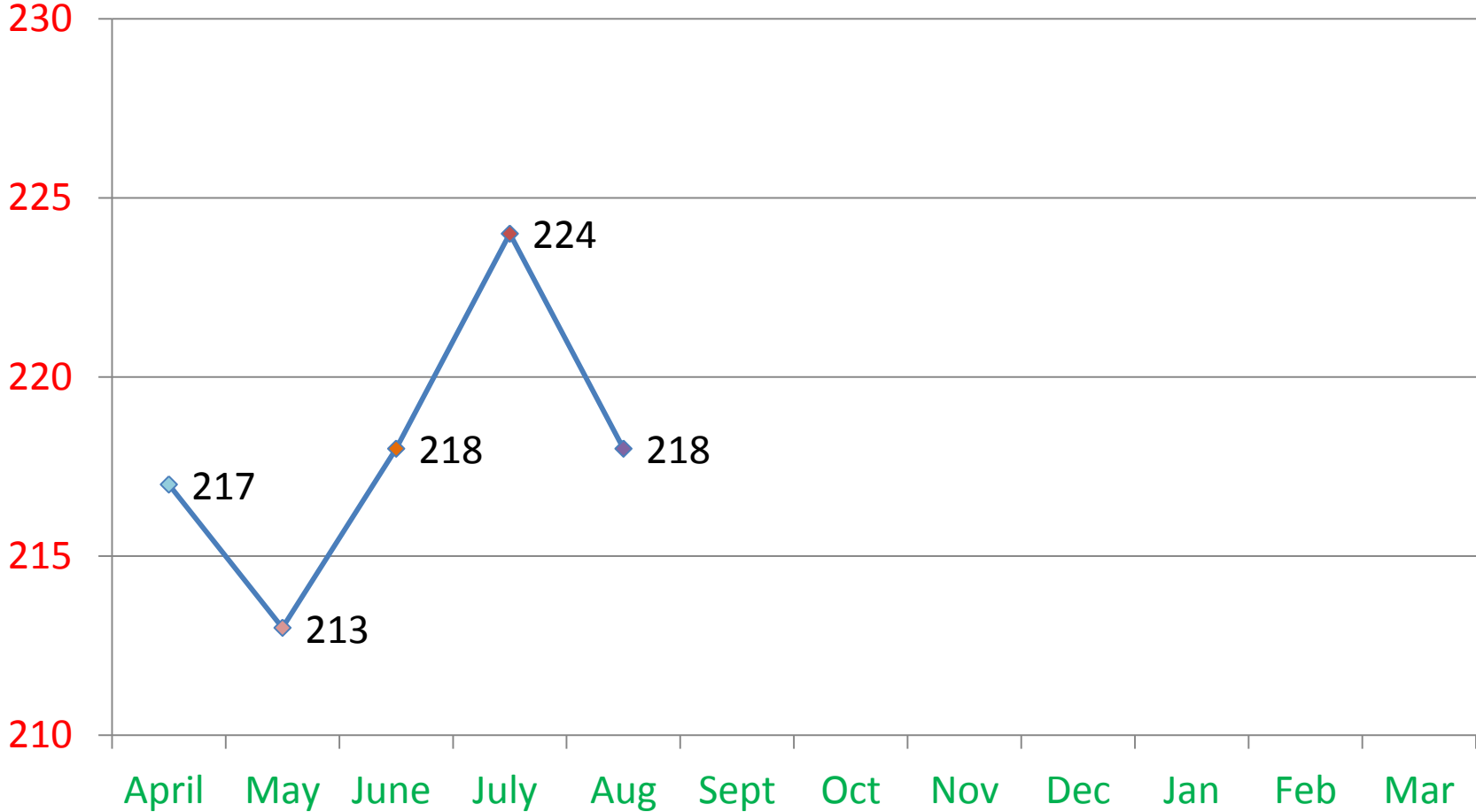


Female Male

Total Employees at Tampa Housing Fiscal Year 2020

Total
Employees

Total Employees Fiscal Year 2020



SEPTEMBER EMPLOYEE OF THE MONTH

ADMINISTRATION: ASSISTED HOUSING



Sharon Spyke

Sharon Spyke is a Support Specialist in the Assisted Housing Department, her contribution to the department is tremendous. She started working with THA in 2014 in Public Housing as a Central Intake Specialist and Outreach Worker who assisted clients in the waiting list and relocation plan for North Boulevard Homes and Mary Bethune. She helped hundreds of families during the transition.

In 2016 Sharon was hired by the Assisted Housing department as a Support Specialist. She has been very reliable as a team player when the department was short staffed, transitioning from her regular duties to many different roles and always willing to take on more responsibility. She understands team-player mode well and does it with the heart to help others. She has mentioned that she enjoys doing customer service the most.

Sharon does not just execute different tasks well she is inquisitive and gives feedback to increase overall performance. Her inputs were well delivered and proved to be very valuable in increasing performance for the department. Sharon trains new team members that join our department and is commended by her colleagues for her patience and helpfulness.

Sharon also collects plastic bottle caps for her church to fund cancer patients in Mexico to receive free chemo treatment. Our department supports her effort as we continue to join hands for this great cause. Sharon is a hard worker, kind-hearted person and such a valuable asset to the agency.

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

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

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

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

Program	Award Amount	% Complete
ROSS Service Coordinator	\$682,560	83%
Elderly Services	N/A	N/A
Choice Neighborhood Initiative (CNI)	\$30,000,000	N/A
YouthBuild (YB)	\$1,075,472	7%
YouthBuild-USA Mentoring	\$19,500	85%
Citi Foundation	\$50,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	68%
Village Link-Up	\$143,774	76%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,377	72%
Prodigy	\$60,000	48%
Jobs Plus Initiative (JPI)	\$2,500,000	36%
City of Tampa Housing Counseling	\$61,567.50	52%
Johnson Controls	\$50,000	37%

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

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

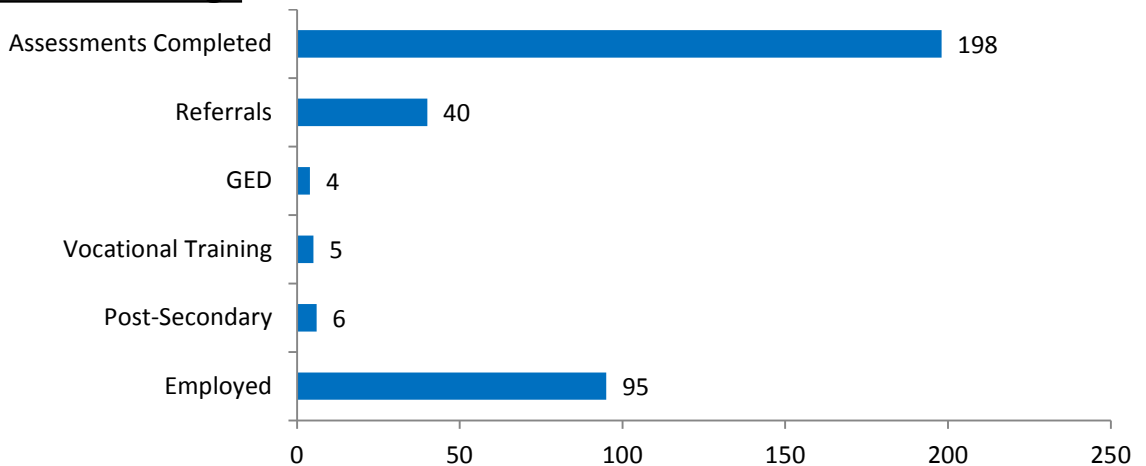
Grant Period: March 24th, 2016 – March 31st, 2020

Grant Amount: \$682,560.00

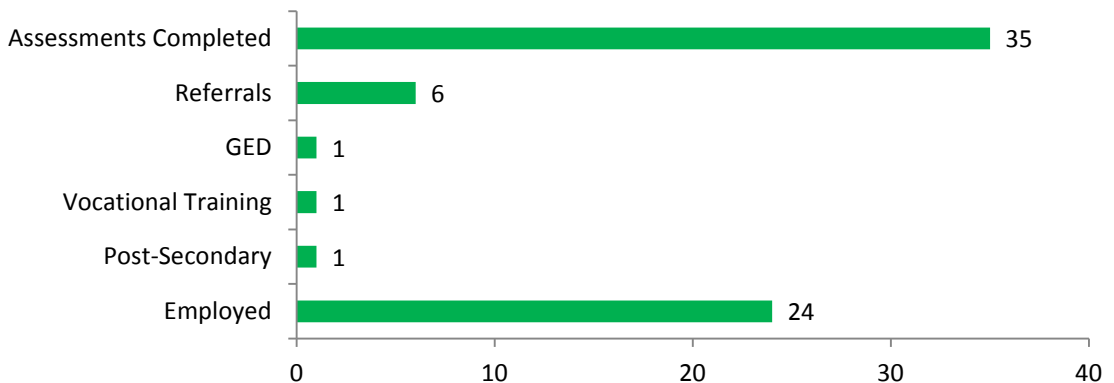
Completion Rate: 83%

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

Robles Park Village

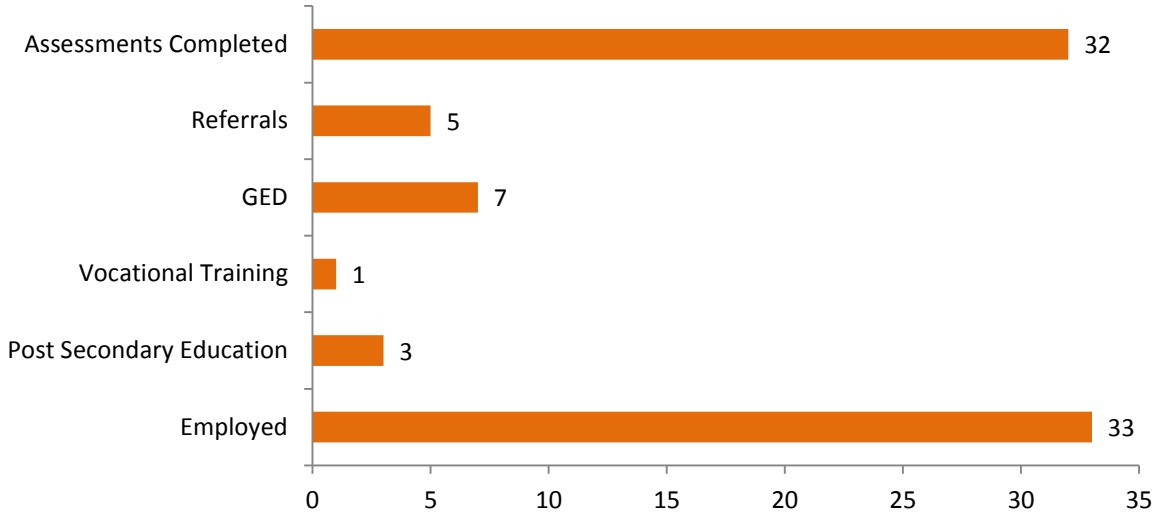


Arbors at Padgett Estates

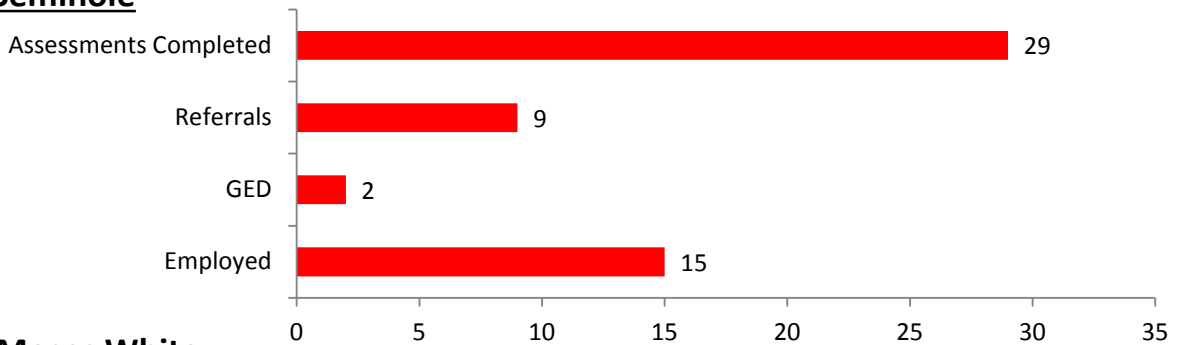


**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)
SERVICE COORDINATORS (SC)
AUGUST 2019**

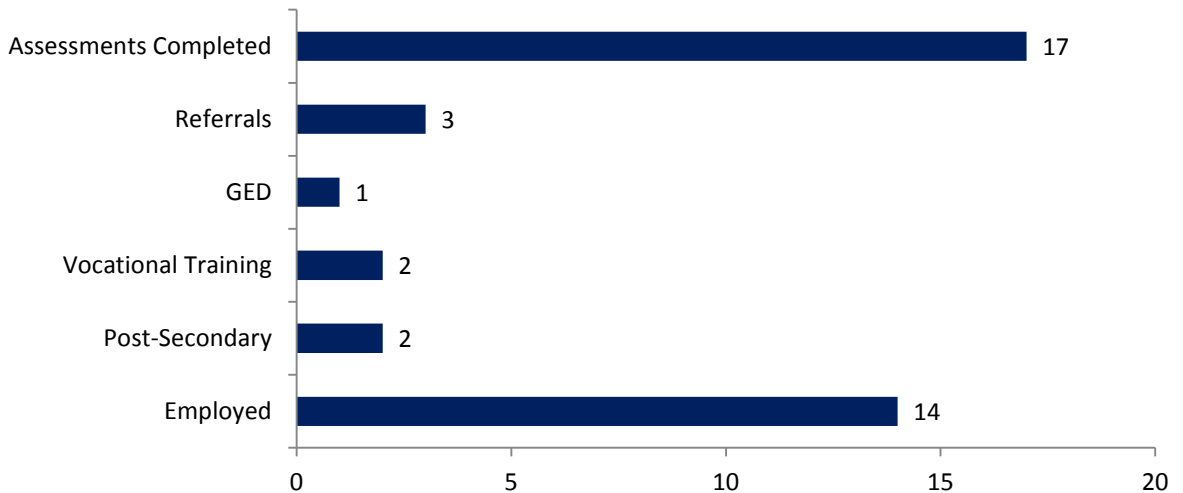
C. Blythe Andrews



Seminole



Moses White

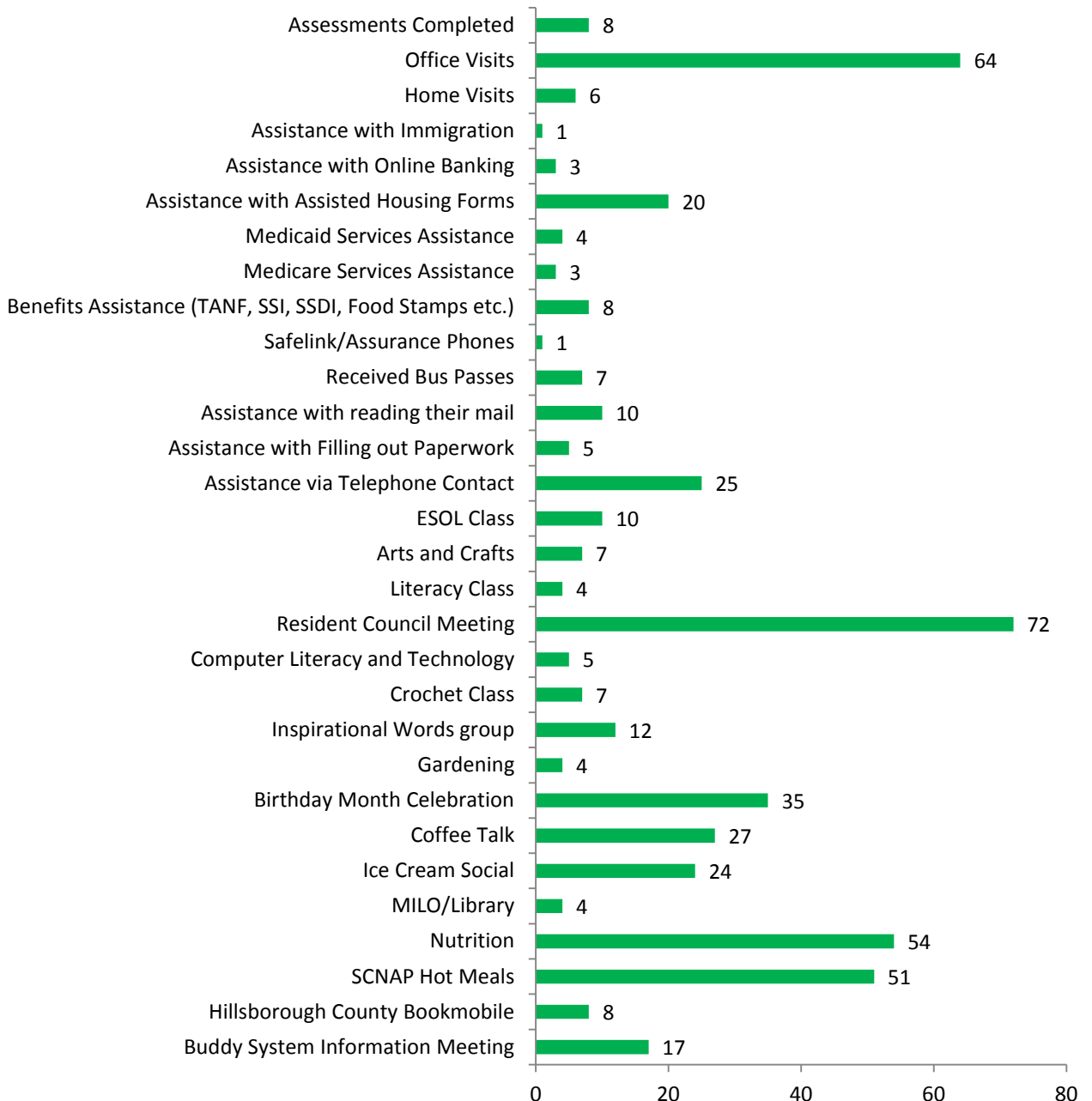


ELDERLY SERVICES AUGUST 2019

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

Monthly Activities and Resident Participation

JL Young - 463 Residents



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM AUGUST 2019

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

Choice Neighborhood Initiative (CNI)

Participant Enrollment

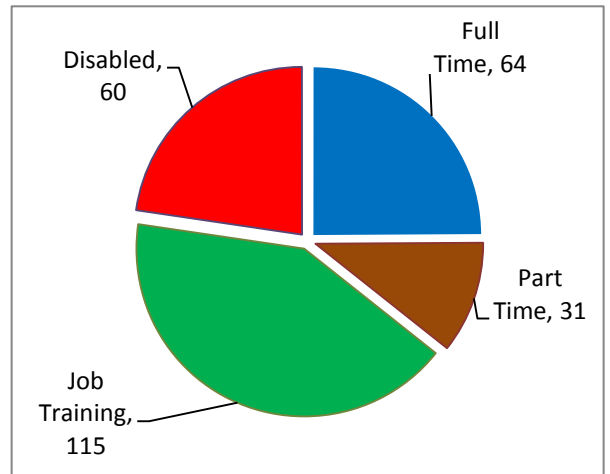
633 Participants Enrolled

174 Active Families

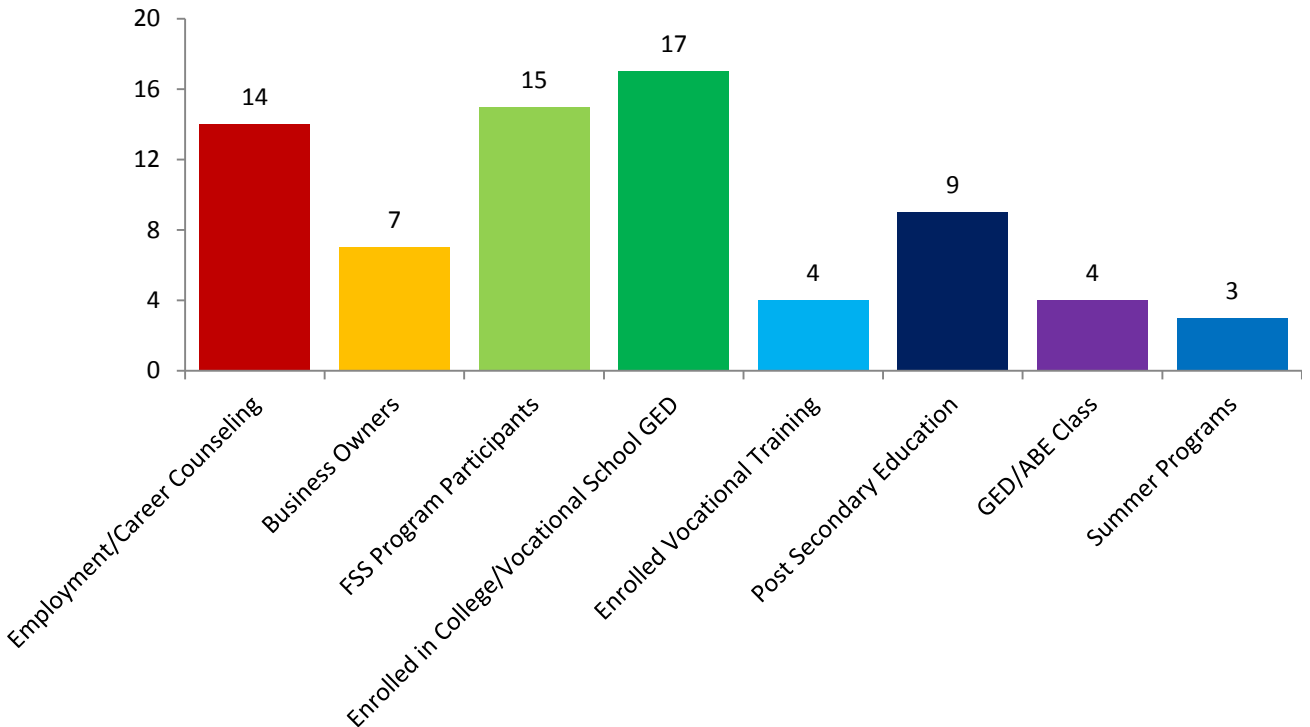
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (877)

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



Participant Services

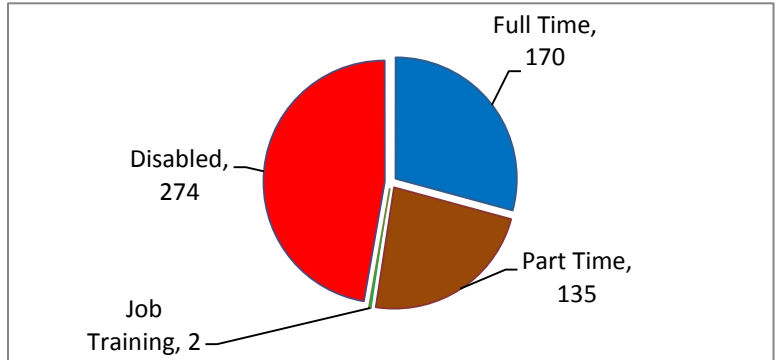


COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM AUGUST 2019

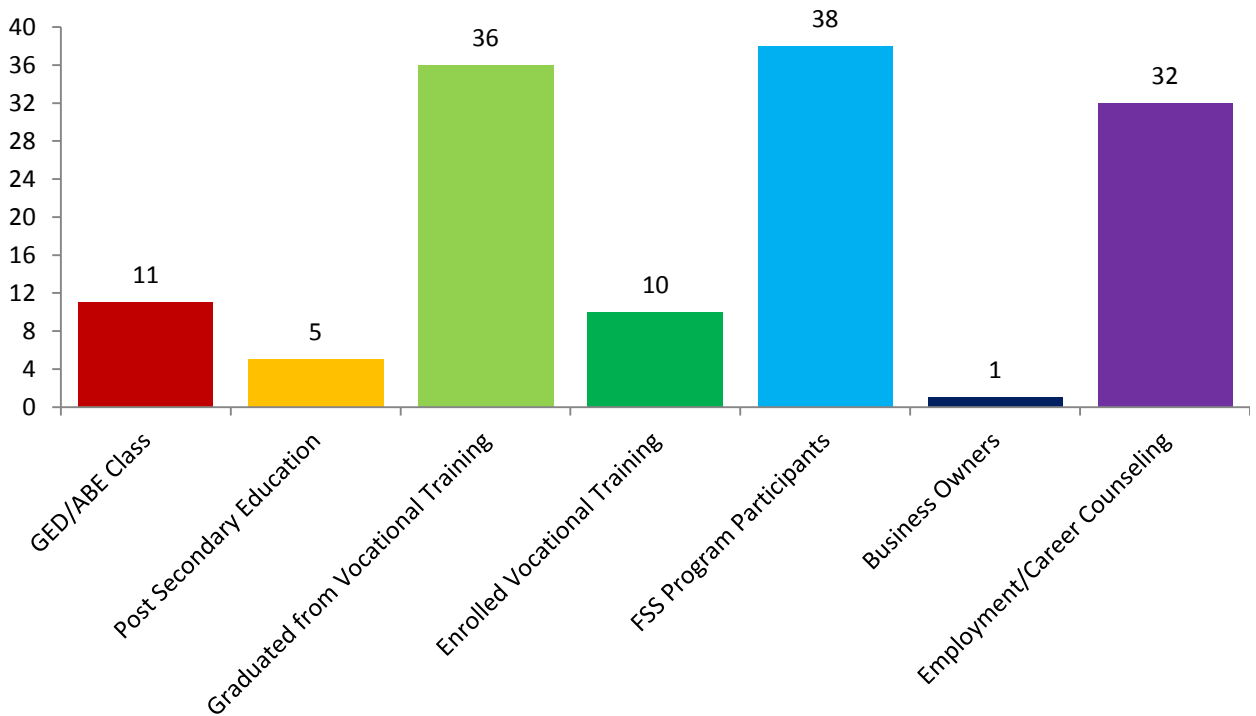
West River Initiative

Participant Enrollment

1678 Participants Enrolled
664 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

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

YOUTHBUILD AUGUST 2019

Grant Period: February 1, 2019 – May 31, 2022
Grant Amount: \$1,075,472
Completion Rate: 7%

Program Description:

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

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

Monthly Highlights:

- Nine THA YouthBuild Students completed their OSHA 10 hour Certification
- THA YB Students began building a coffee table for the Lobby
- YB Student Coby earned employment with Busch Gardens
- YB Program Coordinator attended the AmeriCorps Training August 14th
- YB Program Coordinator attended the Peer to Peer in Chicago August 26th.
- 5 YouthBuild Students Began C.N.A Technical School
- 6 YouthBuild Students completed their NCCER
- THA YB received the CSET (Career Pathways) Grant \$5,000

Upcoming Events:

- Sept. 6th - DPR construction will conduct a day of construction at their site
- Planning a college tour for the new cohort to take place in the fall

Location: Hillsborough County

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

Grant Amount: \$191,724

Completion Rate: 68%

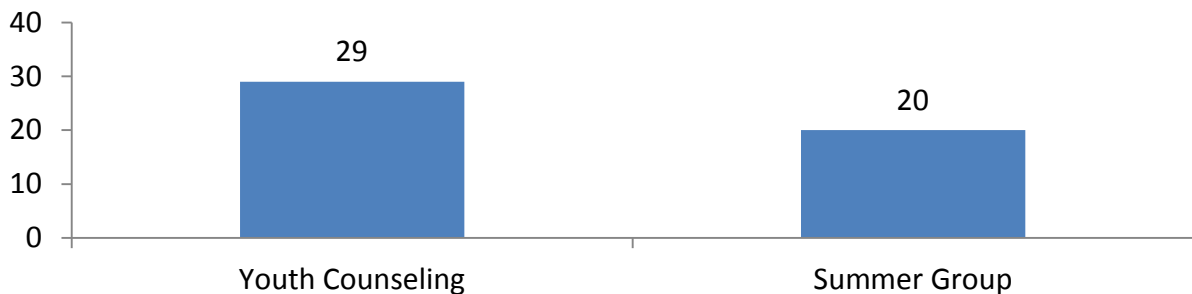
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

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

Accomplishments:

- Forty-seven (49) active cases in 2019-2020 Fiscal Year.



Monthly Highlights:

- August 6th - Final summer group session @ C. Blythe Andrews
- August 7th - Final summer group session @ Robles Park Village
- August 7th - 9th - Quality Improvement Committee - Fort Myers, FL
- August 16th - Facilitated YouthBuild Anger Management group
- August 30th - Facilitated YouthBuild Anger Management group

Upcoming Events:

- September 18th – 20th - Executive Advisory Roundtable

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

Grant Amount: \$143,774

Completion Rate: 76%

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 (49 of 50 Completed)

At least **80%** of a minimum of 50 families have improved family wellbeing (2 of 2 Completed)At least **85%** of a minimum of 50 families have increased social supports (1 of 2 Completed)At least **85%** of a minimum of 50 families have increased concrete supports (18 of 18 Completed)At least **85%** of a minimum of 50 parents /caregivers are involved with their child's development, education and/or school (24 of 24 Completed)**Monthly Highlights:**

- August 21st – “Within Your Reach” Parent Workshop facilitated by Free 4 Ever International, Inc.
- August 22nd – Program Presentation at Children's Board Regular Meeting
- August 28th – ASO Supervisor's Meeting at Children's Board
- August 28th – “Within Your Reach” Parent Workshop facilitated by Free 4 Ever International, Inc.

Upcoming Events:

- September 11th – Parent Workshop facilitated by Free 4 Ever International, Inc.
- September 12th - Parent Workshop facilitated by Free 4 Ever International, Inc.
- September 25th – Parent Workshop facilitated by Free 4 Ever International, Inc.
- September 26th - End-of-Year Celebration – RPV Internet Café
- October 1st – New Fiscal Year

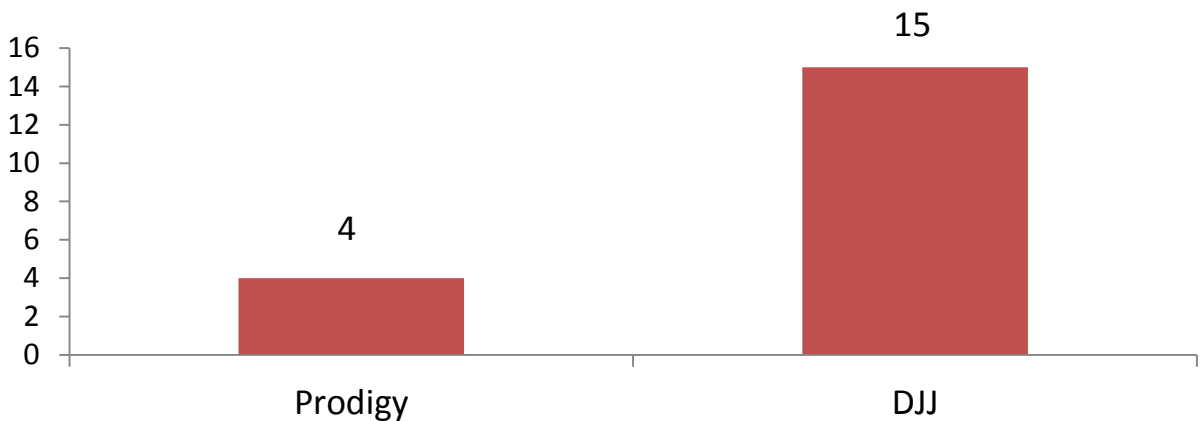
**OAKS AT RIVERVIEW COMMUNITY CENTER
AUGUST 2019**

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

Oaks at Riverview Community Center Participation

Average Daily Participation - 67
Elementary – 51
Middle/High School - 16

After School Programs - 19



**All Afterschool Enrichment Programs will resume after
Labor Day September 2nd**

Summer/After School Services Program AUGUST 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,377

Completion Rate: 72%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



AUGUST 2019

Location: Oaks at Riverview Community Center

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

Grant Amount: \$60,000

Completion Rate: 48%

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

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

Classes Offered – (Provided for 6 weeks):

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

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



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

August Monthly Participation

	Property	# Registered Scouts	# Attended
Pack 803	Trio	26	6
Crew 803	Trio	9	0
Pack 804	Robles	73	39
Troop 804	Robles	50	8
Troop 804G	Robles	8	8
Pack 805	North Blvd	39	5
Troop 805	North Blvd	6	0
Pack 806	C. Blythe Andrews	10	2
Troop 806	C. Blythe Andrews	18	2
Pack 807	ORCC	12	3
Troop 807	ORCC	9	2
Troop 807G	ORCC	7	6
Total		267	81

Trips

- September - Recruitment at the properties
- September 21st - Scouts BSA – Coastal Cleanup
- October 19th - Spook-O-Ree

Looking Forward

- We are dividing the Cub Scouts into Older and Younger Programs
- We are giving the Scouts BSA a more rigorous program with the goal of First Class within 18 months of joining.

JOBS PLUS INITIATIVE AUGUST 2019

Location: Robles Park Village

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

Grant Amount: \$2,500,000

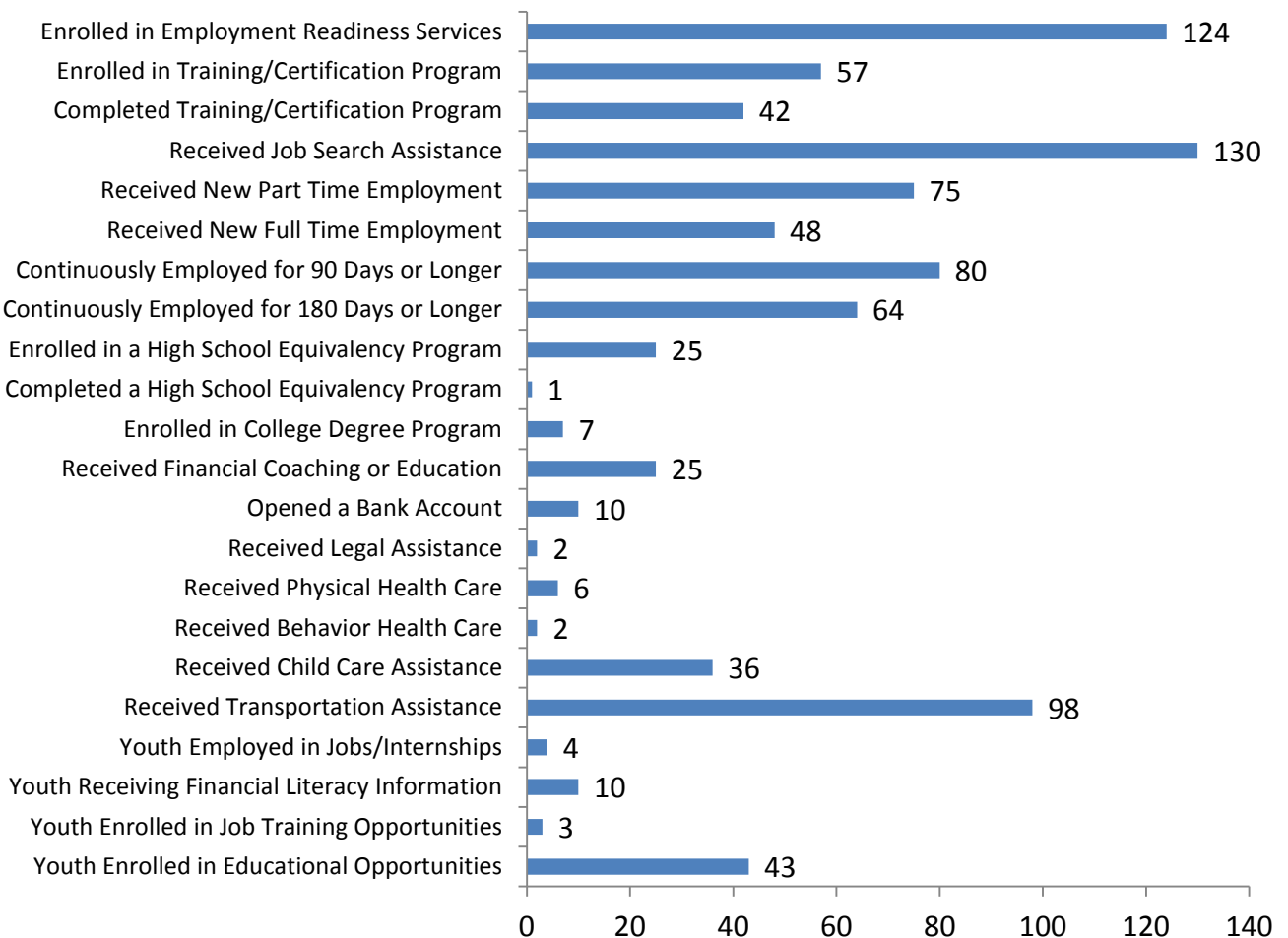
Completion Rate: 36%

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

Participant Enrollment

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

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) AUGUST 2019

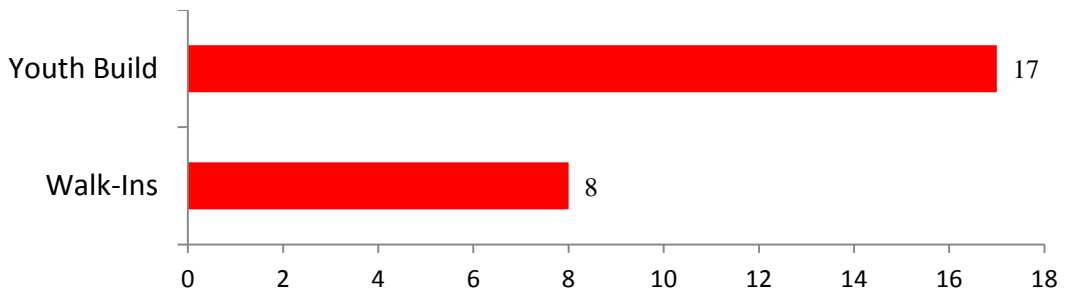
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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

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

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

Job Development Workshop Attendance



Monthly Highlights:

- Hosted JPI Job Development Workshops on Mondays
- Hosted workshops for Youth Build
- Hosted a Wawa Job Training/Fair
- Met with Maximus about job fair
- Met with The Census Bureau about job fair
- Contacting companies for the Open Forum
- Met with Misen en Plus

Upcoming Trainings for September:

- Every Monday Job Development Workshops
- Every Tuesday we will transport to a job fair
- Will host a Job Fair for The Census Bureau
- Will host a Job Fair for Maximus
- Will host the Open Forum workshop

CENTER FOR AFFORDABLE HOMEOWNERSHIP (CFAH)

AUGUST 2019

Homebuyer Education

For the month of August, the CFAH had fourteen (14) complete Homebuyer Education class.

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

Pre-Purchase, Credit and Budget Counseling

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

For the month of August, Twenty-Seven (27) people received pre-purchase counseling.

Foreclosure Intervention and Default Counseling

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

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

2018	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
FTHB* Registrants	27	14	19	19	28	20	20	14					161
FTHB* Graduates	21	7	14	19	26	14	13	10					124
FTHB* Counseling	16	16	21	25	22	25	25	27					161
Foreclosure Counseling	0	0	0	0	0	0	0	0					0
Total Clients Served	16	16	21	25	22	25	25	27					161
FTHB New Clients	16	16	21	25	22	25	25	27					161
Foreclosure New Clients	0	0	0	0	0	0	0	0					0
Total New Clients	16	16	21	25	22	25	25	27					161
Non-Section 8 Purchased Home	2	0	0	0	0	0	0	3					6
Public Housing FTHB Attendees	0	0	0	1	2	2	0	1					6
Section 8 FTHB Attendees	2	0	0	2	2	1	2	1					10
Outreach and Distribution	30	36	45	56	60	70	47	56					398



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2019
Grant Amount: \$50,000
Completion Rate: 37%
August 2019

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

Staff: Part-Time Sustainability Ambassador Coach

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

August Highlights

- Sustainability Ambassadors Coach held meetings at two RAD properties in the month of August with Ambassadors
- Meeting at JL Young provided five new ambassadors to go out into their communities with three new sites
- Meeting held at Robles Park with maintenance supervisor demonstrating how to perform an audit in the unit
- 30 Energy Action Patrol Audits were completed in the month



Geraldine Barnes Award Winner: Emmanuel Milord

Personal Development

Mr. Milord is a relocation resident from North Boulevard Homes as well as a Haitian immigrant who is a single father of three boys. Mr. Milord came to live in North Boulevard in 2014 and set goals for himself while he utilized the opportunity of subsidized housing.

Mr. Milord came to the U.S. with not having much understanding and ability to speak the English language but knew that coming to the U.S would create a better opportunity for him and his family. He currently holds a degree in medicine from the University of Santo Domingo, however he has been unable to practice medicine in the states. Mr. Milord set a goal of acquiring more education that will allow him to make a living to become a medical doctor in the U.S. as well as to learn the English language.

On August 2nd, 2019 Mr. Milord accomplished his goal of graduating from HCC in Diagnostic Medical Sonography with a G.P.A of 3.7 and all three of his state boards passed. Mr. Milord has begun looking for employment and is eager to begin his new journey in life where he has more goals to complete as he his ultimate goal is to practice medicine again.

Nominators Name: Ashley McKenzie
Occupation: Case Manager

Tampa Housing Authority Back to School Bash August 2nd, 2019



Memorandum



TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: September 9, 2019
RE: Financial Reporting for the Month of August 2019

Financial Highlights

August 30, 2019

Due to a recent cyber-attack on the Tampa Housing Authority, access to many of our files and systems are temporarily restricted. Based on this limitation we have been unable to appropriately post all salary expenses for the second half of August, which would have skewed financial data presented for the month. Therefore, we have only provided financial statements and related information for our third-party managed properties. We do not anticipate any issues with appropriately posting all expenses once access is restored. Financial reports have been provided for the following:

Business Activities

Palm Terrace ALF (PALM)

For the Four Months Ended July 31, 2019

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was (\$21,269).
- Operating Cash Balance was \$106,336.
- Replacement Reserves Cash Balance was \$92,486.

Blended Components

Meridian River Development Corporation (MRDC)

For the Seven Months Ended July 31, 2019

- MRDC's communities operate 280 Market Rate units at Meridian River, 120 Market Rate units at River Place and 300 Market Rate units at River Pines Apartments; consisting of 280 Market Rate units. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. MRDC was 99.1% occupied.
- The Net Income for the fiscal YTD after debt service was \$1,033,698.
- Operating Cash Balance was \$4,546,537.
- Replacement Reserves Cash Balance was \$378,726.

Related Entities

The Ella at Encore (ELLA)

For the Seven Months Ended July 31, 2019

- The Ella at Encore operates 32 Public Housing units, 64 Project Based Section 8 units and 64 Affordable Housing units and was 98.1% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$102,862.
- Operating Cash Balance was \$173,374.
- Replacement Reserve Cash Balance was \$313,147.

The Trio at Encore (TRIO)

For the Seven Months Ended July 31, 2019

- The Trio at Encore operates 32 Public Housing units, 67 Project Based Section 8 units and 42 Market Rate units and was 94.3% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$95,120.
- Operating Cash Balance was \$344,689.
- Replacement Reserve Cash Balance was \$210,047.

The Reed at Encore (REED)

For the Seven Months Ended July 31, 2019

- The Reed at Encore operates 14 Public Housing units, 144 Project Based Section 8 units and was 97.5% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$190,577.
- Operating Cash Balance was \$964,264.
- Replacement Reserve Cash Balance was \$184,556.

The Tempo at Encore (Tempo)

For the Seven Months Ended July 31, 2019

- The Tempo at Encore operates 20 Public Housing units, 122 Project Based Section 8 units and 61 Market Rate units and was 97.5% occupied.
- The Net Income for the fiscal YTD before depreciation/amortization was \$236,637.
- Operating Cash Balance was \$627,426.
- Replacement Reserve Cash Balance has not yet been established.

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

The Gardens at South Bay (GSB)

For the Seven Months Ended July 31, 2019

- The Gardens at South Bay, LTD operates 25 Public Housing units, 121 Low Income Housing units, 16 Market Rate units, 54 Project Based Section 8 units and was 96.3% occupied.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(144,330).
- A total of \$2,449,286 has been collected related to a construction defect settlement fiscal year to date of which \$1,486,856 has been used to perform repairs on the property.
- Operating Cash Balance was \$1,972,748.
- Replacement Reserves Cash Balance was \$381,911.



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

Tampa Housing Authority

Palm Terrace Assisted Living Facility

For The One and Four Months Ended July 31, 2019

Occupancy Percentage: 93.2%

	Current Month			Fiscal YTD			Annual Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019-2020	
Revenues								
Long term Care	47,563	46,500	1,063	208,160	186,000	22,160	596,400	951
Adult Daycare Services	7,449	6,814	636	26,370	26,070	300	77,859	120
Rental Income	22,411	22,000	411	92,019	88,000	4,019	252,000	420
Operating Income	52,293	49,700	2,593	208,004	198,800	9,204	570,000	950
Section 8 HAP	35,438	36,000	(562)	136,903	144,000	(7,097)	432,000	625
Personal Needs Allowances	(3,590)	(4,000)	410	(14,409)	(16,000)	1,591	(39,800)	(66)
Vacancy Loss	-	(5,000)	5,000	-	(20,000)	20,000	(60,000)	0
Total Tenant Revenues	161,564	152,014	9,550	657,048	606,870	30,178	1,828,459	\$ 2,771
Other Non-Rental Income	757	675	82	3,488	2,700	788	-	16
Total Income	162,321	152,689	9,632	660,536	609,570	30,966	1,828,459	\$ 2,783
Expenses								
Salaries Expense	78,780	79,459	679	369,247	344,215	(25,032)	1,024,640	1,686
Administration	3,772	4,828	1,056	14,441	14,197	(244)	37,976	66
Utilities	13,781	14,548	768	51,105	58,644	7,539	177,508	233
Maintenance	10,751	12,062	1,311	40,712	44,700	3,988	136,483	186
Advertising & Marketing	-	1,000	1,000	2,705	4,000	1,295	15,000	12
Management Fee	8,613	7,590	(1,023)	32,793	30,464	(2,329)	91,411	150
Asset Management Fee	1,863	1,863	-	7,453	7,453	-	22,360	34
Audit/Accounting Fees	3,158	3,159	1	27,133	12,636	(14,497)	37,900	124
Legal Fees	-	150	150	-	600	600	1,800	0
Insurance	7,435	4,210	(3,225)	28,731	16,840	(11,891)	50,520	131
Food Service	9,923	10,839	917	40,250	42,716	2,467	109,828	184
Adult Day Care	64	854	790	1,442	2,456	1,013	6,311	7
Residential Programs	3,979	4,127	148	16,560	16,570	10	52,293	76
Bad Debt	2,100	1,000	(1,100)	40,633	4,000	(36,633)	12,000	186
Total Expenses	144,219	145,691	1,472	673,205	599,490	(73,715)	1,776,031	\$ 3,074
Net Operating Income (Loss)	18,102	6,998	8,160	(12,669)	10,080	22,749	52,428	\$ (58)
Reserve for Replacement	2,150	2,150	-	8,600	8,600	-	25,800	39
Total Non Operating Expenses	2,150	2,150	-	8,600	8,600	-	25,800	39
Total Expenses	146,369	147,841	1,472	681,805	608,090	(73,715)	1,801,831	\$ 3,113
Net Income (Loss)	15,952	4,848	11,104	(21,269)	1,480	(22,749)	26,628	\$ (97)

Tampa Housing Authority

Meridian River Development Corporation - Consolidated
For the Seven Months Ended July 31, 2019

Occupancy Percentage: 99.3%

	Current Month			Fiscal YTD			Annual Budget 2019	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues:								
Gross Potential Rent	\$464,307	\$457,840	\$6,467	\$3,200,550	\$3,168,520	\$32,030	5,481,720	\$656
(Loss) Gain to Lease	179	-	179	2,828	-	2,828	-	1
Vacancy	(10,383)	(24,468)	14,085	(75,088)	(169,591)	94,503	(293,128)	(15)
Bad Debt	(1,027)	(3,650)	2,623	(9,277)	(25,550)	16,273	(43,800)	(2)
Concessions	-	-	-	(334)	-	(334)	-	(0)
Other Income	16,776	9,790	6,986	107,259	73,190	34,069	123,315	22
Total Revenues	\$469,852	\$439,512	\$30,340	\$3,225,938	\$3,046,569	\$179,369	\$5,268,107	\$661
Expenses:								
Administrative Salaries	35,658	42,583	6,925	228,668	298,081	69,413	510,996	47
Advertising & Promotion	4,188	7,666	3,478	34,670	50,587	15,917	86,142	7
Maintenance	63,164	83,306	20,142	482,245	586,632	104,387	989,136	99
Turnover Expense	28,898	36,493	7,595	170,733	187,461	16,728	367,755	35
Administrative	10,268	9,682	(586)	69,360	74,314	4,954	125,149	14
Utilities	25,212	37,625	12,413	184,171	262,475	78,304	446,200	38
Management Fees	31,593	30,440	(1,153)	218,238	213,080	(5,158)	365,280	45
Professional Fees	1,013	16,341	15,328	70,203	114,387	44,184	196,092	14
Insurance and Taxes	36,116	39,006	2,890	252,812	273,042	20,230	468,072	52
Total Expenses	\$236,110	\$303,142	\$67,032	\$1,711,100	\$2,060,059	\$348,959	\$3,554,822	\$351
Net Operating Income	\$233,742	\$136,370	\$97,372	\$1,514,838	\$986,510	\$528,328	\$1,713,285	\$310
Debt Services	68,734	68,744	10	481,140	481,205	65	824,925	99
Income After Debt Services	\$165,008	\$67,626	\$97,382	\$1,033,698	\$505,305	\$528,393	\$888,360	\$212

Tampa Housing Authority

Meridian River Development Corporation - River Pines

For the Seven Months Ended July 31, 2019

Occupancy Percentage: 99.3%

	Current Month			Fiscal YTD			Annual Budget 2019
	Actual	Budget	Variance	Actual	Budget	Variance	
Revenues:							
Gross Potential Rent	\$158,186	\$155,690	\$2,496	\$1,096,128	\$1,079,855	\$16,273	1,865,430
(Loss) Gain to Lease	-	-	\$0	324	-	324	-
Vacancy	(2,545)	(8,425)	\$5,880	(26,418)	(58,474)	32,056	(100,953)
Bad Debt	(390)	(2,500)	\$2,110	(3,556)	(17,500)	13,944	(30,000)
Concessions	-	-	\$0	(334)	-	(334)	-
Other Income	2,638	3,210	(\$572)	19,011	22,470	(3,459)	38,520
Total Revenues	\$157,889	\$147,975	\$9,914	\$1,085,155	\$1,026,351	\$58,804	\$1,772,997
Expenses:							
Administrative Salaries	13,346	14,857	1,511	75,989	103,999	28,010	178,284
Advertising & Promotion	1,957	2,711	754	13,053	17,377	4,324	29,332
Maintenance	23,640	26,722	3,082	151,014	190,968	39,954	320,742
Turnover Expense	11,832	21,768	9,936	86,495	84,861	(1,634)	192,280
Administrative	2,489	2,776	287	17,580	22,372	4,792	36,027
Utilities	16,363	21,275	4,912	112,132	148,925	36,793	255,300
Management Fees	12,236	11,885	(351)	84,682	83,195	(1,487)	142,620
Professional Fees	466	7,783	7,317	23,753	54,481	30,728	93,396
Insurance and Taxes	8,370	8,413	43	58,590	58,891	301	100,956
Total Expenses	\$90,699	\$118,190	27,491	\$623,288	\$765,069	\$141,781	\$1,348,937
Net Operating Income	\$67,190	\$29,785	\$37,405	\$461,867	\$261,282	\$200,585	\$424,060
Debt Services	11,472	11,474	2	80,302	80,318	16	137,688
Income After Debt Services	\$55,718	\$18,311	\$37,407	\$381,565	\$180,964	\$200,601	\$286,372

Tampa Housing Authority

Meridian River Development Corporation - Meridian

For the Seven Months Ended July 31, 2019

Occupancy Percentage: 98.6%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$218,745	\$215,513	\$3,232	\$1,501,487	\$1,490,006	\$11,481	2,580,846
(Loss) Gain to Lease	301	-	301	2,407	-	2,407	-
Vacancy	(4,165)	(11,711)	7,546	(28,381)	(81,045)	52,664	(140,263)
Bad Debt	(637)	(900)	263	(5,761)	(6,300)	539	(10,800)
Concessions	-	-	-	-	-	-	-
Other Income	12,780	5,100	7,680	66,455	35,550	30,905	60,900
Total Revenues	\$227,024	\$208,002	\$19,022	\$1,536,207	\$1,438,211	\$97,996	\$2,490,683
Expenses:							
Administrative Salaries	11,069	15,819	4,750	77,701	110,733	33,032	189,828
Advertising & Promotion	1,616	2,830	1,214	13,521	18,610	5,089	31,560
Maintenance	26,641	36,970	10,329	224,841	273,046	48,205	462,016
Turnover Expense	10,337	12,500	2,163	63,748	87,200	23,452	149,700
Administrative	5,232	4,028	(1,204)	34,008	30,976	(3,032)	53,766
Utilities	4,968	11,500	6,532	50,176	83,900	33,724	141,400
Management Fees	13,715	13,049	(666)	94,555	91,343	(3,212)	156,588
Professional Fees	466	4,245	3,779	23,901	29,715	5,814	50,940
Insurance and Taxes	18,021	16,999	(1,022)	126,147	118,993	(7,154)	203,988
Total Expenses	\$92,065	\$117,940	\$25,875	\$708,598	\$844,516	\$135,918	\$1,439,786
Net Operating Income	\$134,959	\$90,062	\$44,897	\$827,608	\$593,695	\$233,913	\$1,050,897
Debt Services	48,103	48,109	6	336,723	336,760	37	577,305
Income After Debt Services	\$86,856	\$41,953	\$44,903	\$490,885	\$256,935	\$233,950	\$473,592

Tampa Housing Authority

Meridian River Development Corporation - River Place

For the Seven Months Ended July 31, 2019

Occupancy Percentage: 100%

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2019
Revenues:							
Gross Potential Rent	\$87,376	\$86,637	\$739	\$602,935	\$598,659	\$4,276	1,035,444
(Loss) Gain to Lease	(122)	-	(122)	97	-	97	-
Vacancy	(3,673)	(4,332)	659	(20,289)	(30,072)	9,783	(51,912)
Bad Debt	-	(250)	250	40	(1,750)	1,790	(3,000)
Concessions	-	-	-	-	-	-	-
Other Income	1,358	1,480	(122)	21,793	15,170	6,623	23,895
Total Revenues	\$84,939	\$83,535	\$1,404	\$604,576	\$582,007	\$22,569	\$1,004,427
Expenses:							
Administrative Salaries	11,243	11,907	664	74,978	83,349	8,371	142,884
Advertising & Promotion	615	2,125	1,510	8,096	14,600	6,504	25,250
Maintenance	12,883	19,614	6,731	106,390	122,618	16,228	206,378
Turnover Expense	6,729	2,225	(4,504)	20,490	15,400	(5,090)	25,775
Administrative	2,547	2,878	331	17,772	20,966	3,194	35,356
Utilities	3,881	4,850	969	21,862	29,650	7,788	49,500
Management Fees	5,642	5,506	(136)	39,001	38,542	(459)	66,072
Professional Fees	81	4,313	4,232	22,549	30,191	7,642	51,756
Insurance and Taxes	9,725	13,594	3,869	68,075	95,158	27,083	163,128
Total Expenses	\$53,346	\$67,012	\$13,666	\$379,213	\$450,474	\$71,261	\$766,099
Net Operating Income	\$31,593	\$16,523	\$15,070	\$225,363	\$131,533	\$93,830	\$238,328
Debt Services	9,159	9,161	2	64,115	64,127	12	109,932
Income After Debt Services	\$22,434	\$7,362	\$15,072	\$161,248	\$67,406	\$93,842	\$128,396

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

Ella at Encore Monthly Executive Summary

Physical Occupancy **98.13%**
 Ending Cash **\$173,374** Payables **\$0**
 Accruals **\$12,615**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$64,340.00	\$60,093.00	\$4,247	7%	\$411,906.00	\$424,086.00	(\$12,180)	3%
Rent Rev - Tenant Subsidy Payment	\$67,932.00	\$60,976.00	\$6,956	11%	\$464,230.00	\$422,373.00	\$41,857	10%
TOTAL MARKET RENT	\$132,272.00	\$121,069.00	\$11,203	9%	\$876,136.00	\$846,459.00	\$29,677	4%
Rent Rev - Foregone (Lost) Rent	(\$8,213.00)	(\$5,849.00)	(\$2,364)	40%	(\$50,882.00)	(\$44,378.00)	(\$6,504)	15%
Rent Rev - Excess Income	\$2,284.00	\$3,532.00	(\$1,248)	35%	\$23,837.40	\$24,724.00	(\$887)	4%
GROSS POSSIBLE	\$126,343.00	\$118,752.00	\$7,591	6%	\$849,091.40	\$826,805.00	\$22,286	3%
Vacancy - Apartments	(\$4,649.00)	(\$3,457.00)	(\$1,192)	34%	(\$15,041.00)	(\$24,064.00)	\$9,023	37%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$4,649.00)	(\$3,457.00)	(\$1,192)	34%	(\$15,041.00)	(\$24,064.00)	\$9,023	37%
2 NET RENTAL INCOME	\$121,694.00	\$115,295.00	\$6,399	6%	\$834,050.40	\$802,741.00	\$31,309	4%
Laundry & Vending Rev	\$465.36	\$483.00	(\$18)	4%	\$3,038.11	\$3,441.00	(\$403)	12%
Tenant Charges	\$225.00	\$250.00	(\$25)	10%	(\$4,189.27)	\$2,790.00	(\$6,979)	250%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$77.00	\$0.00	\$77	100%	\$1,608.81	\$0.00	\$1,609	100%
Misc Rev	\$265.57	\$355.00	(\$89)	25%	\$4,219.22	\$1,285.00	\$2,934	228%
TOTAL OTHER REVENUE	\$1,032.93	\$1,088.00	(\$55)	5%	\$4,676.87	\$7,516.00	(\$2,839)	38%
3 TOTAL REVENUE	\$122,726.93	\$116,383.00	\$6,344	5%	\$838,727.27	\$810,257.00	\$28,470	4%
4 Administrative Exp	\$12,030.02	\$12,166.00	\$136	1%	\$89,630.46	\$96,814.00	\$7,184	7%
5 Payroll Exp	\$27,211.56	\$28,881.00	\$1,669	6%	\$177,186.49	\$202,758.00	\$25,572	13%
6 Utilities Exp	\$31,680.30	\$30,343.00	(\$1,337)	4%	\$169,080.02	\$164,612.00	(\$4,468)	3%
7 Supplies & Repairs	\$2,833.10	\$3,315.00	\$482	15%	\$15,790.87	\$18,552.00	\$2,761	15%
8 Contract Services	\$2,573.00	\$3,146.00	\$573	18%	\$42,379.40	\$51,012.00	\$8,633	17%
9 Turnkey/Lease Exp	\$1,565.24	\$995.00	(\$570)	57%	\$3,930.93	\$6,760.00	\$2,829	42%
10 Other Operating Exp	\$4,600.01	\$2,394.00	(\$2,206)	92%	\$34,203.80	\$13,542.00	(\$20,662)	153%
11 Taxes & Insurance	\$8,686.53	\$9,383.00	\$696	7%	\$59,462.04	\$61,981.00	\$2,519	4%
12 COST OF OPERATIONS	\$91,179.76	\$90,623.00	(\$557)	1%	\$591,664.01	\$616,031.00	\$24,367	4%
13 PROFIT/LOSS FROM OPERATIONS	\$31,547.17	\$25,760.00	\$5,787	22%	\$247,063.26	\$194,226.00	\$52,837	27%
14 Financial Expenses	\$19,541.42	\$20,102.00	\$561	3%	\$137,177.96	\$139,576.00	\$2,398	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$7,023.78	\$7,000.00	(\$24)	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$11,005.75	\$4,658.00	\$6,348	136%	\$102,861.52	\$47,650.00	\$55,212	116%
18 Depreciation/Amortization	\$58,328.20	\$58,328.00	(\$0)	0%	\$408,297.40	\$408,296.00	(\$1)	0%
19 NET PROFIT OR LOSS	(\$47,322.45)	(\$53,670.00)	\$6,348	12%	(\$305,435.88)	(\$360,646.00)	\$55,210	15%
20 Reserves	\$381.13	(\$723.00)	(\$1,104)	153%	\$1,734.01	(\$3,769.00)	(\$5,503)	146%
21 NET CASH SURPLUS	(\$47,703.58)	(\$52,947.00)	\$5,243	10%	(\$307,169.89)	(\$356,877.00)	\$49,707	14%
22 Capital Expenditure	\$17,215.34	\$5,000.00	(\$12,215)	244%	\$30,961.89	\$46,191.00	\$15,229	33%

ECONOMIC OCCUPANCY

104.69%

103.19%

Tampa Housing Authority

Ella at Encore

Water Fall

July 31, 2019

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$	425,000
Cash Available as of July 31, 2019		173,374
Additional Cash Needed to Pay off Deferred Developer Fee	\$	(251,626)

Cash Flow

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

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

1. To pay special limited partner for priority distributions	\$	-
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii)	\$	-
3. To pay any deferred developer fees.	\$	425,000
4. To pay any development deficit loans or operating expense loans outstanding.	\$	154,591
5. To repay the the subordinate loans in the following order of priority:		
(a) The THA Equity Loan	\$	824,023
(b) The THA Land Loan	\$	1,600,000
(c) The THA RHF loan	\$	4,946,229
(d) The THA Capital Loan	\$	2,563,806
(e) The THA NSP2 loan	\$	1,000,000
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$	3,500,000
6. To pay partnership management fees	\$	30,000
7. To replenish the section 8 reserve up to initial balance.	\$	-
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$	-

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

Trio at Encore Monthly Executive Summary

Physical Occupancy **94.30%**
 Ending Cash **\$344,689** Payables **\$2,057**
 Accruals **\$8,577**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$87,688.00	\$80,004.00	\$7,684	10%	\$607,847.98	\$573,645.00	\$34,203	6%
Rent Rev - Tenant Subsidy Payment	\$58,889.00	\$67,296.00	(\$8,407)	12%	\$417,999.02	\$457,455.00	(\$39,456)	9%
TOTAL MARKET RENT	\$146,577.00	\$147,300.00	(\$723)	0%	\$1,025,847.00	\$1,031,100.00	(\$5,253)	1%
Rent Rev - Foregone (Lost) Rent	(\$4,103.00)	(\$5,819.00)	\$1,716	29%	(\$44,630.15)	(\$56,830.00)	\$12,200	21%
Rent Rev - Excess Income	\$1,397.00	\$0.00	\$1,397	100%	\$1,999.00	\$0.00	\$1,999	100%
GROSS POSSIBLE	\$143,871.00	\$141,481.00	\$2,390	2%	\$983,215.85	\$974,270.00	\$8,946	1%
Vacancy - Apartments	(\$8,671.00)	(\$7,074.00)	(\$1,597)	23%	(\$45,710.41)	(\$48,713.00)	\$3,003	6%
Admin Rent Free Unit	(\$625.00)	(\$625.00)	\$0	0%	(\$4,375.00)	(\$4,375.00)	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
TOTAL VACANCIES	(\$9,296.00)	(\$7,699.00)	(\$1,597)	21%	(\$50,085.41)	(\$53,088.00)	\$3,003	6%
2 NET RENTAL INCOME	\$134,575.00	\$133,782.00	\$793	1%	\$933,130.44	\$921,182.00	\$11,948	1%
Laundry & Vending Rev	\$190.00	\$350.00	(\$160)	46%	\$1,015.00	\$2,510.00	(\$1,495)	60%
Tenant Charges	\$600.00	\$2,290.00	(\$1,690)	74%	\$6,360.00	\$13,914.00	(\$7,554)	54%
Tenant Charges - Water Sewer Reimb	\$12,650.49	\$10,395.00	\$2,255	22%	\$57,693.71	\$69,889.00	(\$12,195)	17%
Damages & Cleaning	\$100.00	\$350.00	(\$250)	71%	\$4,062.07	\$2,450.00	\$1,612	66%
Forfeited Deposits	\$100.00	\$0.00	\$100	100%	\$592.87	\$0.00	\$593	100%
Misc Rev	\$540.98	\$450.00	\$91	20%	\$6,041.82	\$1,950.00	\$4,092	210%
TOTAL OTHER REVENUE	\$14,181.47	\$13,835.00	\$346	3%	\$75,765.47	\$90,713.00	(\$14,948)	16%
3 TOTAL REVENUE	\$148,756.47	\$147,617.00	\$1,139	1%	\$1,008,895.91	\$1,011,895.00	(\$2,999)	0%
4 Administrative Exp	\$12,912.54	\$15,305.00	\$2,392	16%	\$99,397.76	\$105,928.00	\$6,530	6%
5 Payroll Exp	\$26,704.62	\$32,514.00	\$5,809	18%	\$183,706.24	\$212,978.00	\$29,272	14%
6 Utilities Exp	\$21,169.16	\$21,889.00	\$720	3%	\$155,083.37	\$147,715.00	(\$7,368)	5%
7 Supplies & Repairs	\$2,047.34	\$1,795.00	(\$252)	14%	\$16,249.93	\$17,810.00	\$1,560	9%
8 Contract Services	\$13,847.38	\$11,793.00	(\$2,054)	17%	\$56,316.04	\$48,033.00	(\$8,283)	17%
9 Turnkey/Lease Exp	\$1,051.46	\$1,580.00	\$529	33%	\$16,635.85	\$6,895.00	(\$9,741)	141%
10 Other Operating Exp	\$1,482.65	\$450.00	(\$1,033)	229%	\$8,096.26	\$5,340.00	(\$2,756)	52%
11 Taxes & Insurance	\$14,697.73	\$15,955.00	\$1,257	8%	\$107,821.10	\$113,003.00	\$5,182	5%
12 COST OF OPERATIONS	\$93,912.88	\$101,281.00	\$7,368	7%	\$643,306.55	\$657,702.00	\$14,395	2%
13 PROFIT/LOSS FROM OPERATIONS	\$54,843.59	\$46,336.00	\$8,508	18%	\$365,589.36	\$354,193.00	\$11,396	3%
14 Financial Expenses	\$37,086.69	\$39,455.00	\$2,368	6%	\$261,302.23	\$273,621.00	\$12,319	5%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$7,000.00	\$7,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$2,167.18	\$0.00	(\$2,167)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$16,756.90	\$5,881.00	\$10,876	185%	\$95,119.95	\$73,572.00	\$21,548	29%
18 Depreciation/Amortization	\$57,189.00	\$53,000.00	(\$4,189)	8%	\$400,323.00	\$371,000.00	(\$29,323)	8%
19 NET PROFIT OR LOSS	(\$40,432.10)	(\$47,119.00)	\$6,687	14%	(\$305,203.05)	(\$297,428.00)	(\$7,775)	3%
20 Reserves	(\$49.15)	(\$15,908.00)	(\$15,859)	100%	(\$30,182.56)	(\$108,792.00)	(\$78,609)	72%
21 NET CASH SURPLUS	(\$40,382.95)	(\$31,211.00)	(\$9,172)	29%	(\$275,020.49)	(\$188,636.00)	(\$86,384)	46%
22 Capital Expenditure	\$0.00	\$8,333.00	\$8,333	100%	(\$13,910.00)	\$104,831.00	\$118,741	113%

ECONOMIC OCCUPANCY

101.88%

104.34%

Tampa Housing Authority Trio at Encore

Water Fall
July 31, 2019

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$	552,234
Cash Available as of July 31, 2019		344,689
Additional Cash Needed to Pay off Deferred Developer Fee	\$	<u>(207,545)</u>

Cash Flow

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

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

1. To pay special limited partner for priority distributions.	\$	-
2. To pay the investor limited partner an amount equal to any contribution by the Investor limited partner under section 6.4P(iii).	\$	-
3. To pay any deferred developer fees.	\$	552,234
4. To pay any development deficit loans or operating expense loans outstanding.	\$	-
5. To repay the the subordinate loans in the following order of priority:		
(a) The THA Equity Loan	\$	2,885,890
(b) The THA Land Loan	\$	1,425,000
(c) The THA RHF loan	\$	2,836,374
(d) The THA Capital Loan	\$	2,500,000
(e) The THA NSP2 loan	\$	3,885,000
(f) The City Home Loan shall be be made toward interest and then principal City of Tampa Home Loan.	\$	2,000,000
6. To pay partnership management fees.	\$	10,000
7. To replenish the section 8 reserve up to initial balance.	\$	-
8. Any balance shall be distributed 0.005% to the general partner, 0.005% to the Class B limited partner and 99.99% to the limited partner from and after the Class B limited partner withdrawal date, any balance shall be distributed 0.01% to the general partner and 99.99% to the investor limited partner.	\$	-

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

Reed at Encore Monthly Executive Summary

Physical Occupancy **97.50%**
 Ending Cash **\$964,264** Payables **\$4,502**
 Accruals **\$7,715**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE	\$0.00	\$0.00						
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$46,893.00	\$42,904.00	\$3,989	9%	\$335,740.64	\$330,333.00	\$5,408	2%
Rent Rev - Tenant Subsidy Payment	\$101,139.00	\$105,628.00	(\$4,489)	4%	\$700,693.00	\$709,391.00	(\$8,698)	1%
TOTAL MARKET RENT	\$148,032.00	\$148,532.00	(\$500)	0%	\$1,036,433.64	\$1,039,724.00	(\$3,290)	0%
Rent Rev - Foregone (Lost) Rent	(\$10,715.00)	(\$11,094.00)	\$379	3%	(\$101,650.68)	(\$107,663.00)	\$6,012	6%
Rent Rev - Excess Income	\$425.00	\$0.00	\$425	100%	\$903.00	\$0.00	\$903	100%
GROSS POSSIBLE	\$137,742.00	\$137,438.00	\$304	0%	\$935,685.96	\$932,061.00	\$3,625	0%
Vacancy - Apartments	(\$5,841.00)	(\$4,123.00)	(\$1,718)	42%	(\$14,947.99)	(\$27,962.00)	\$13,014	47%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$27.94)	\$0.00	(\$28)	100%
TOTAL VACANCIES	(\$5,841.00)	(\$4,123.00)	(\$1,718)	42%	(\$14,975.93)	(\$27,962.00)	\$12,986	46%
2 NET RENTAL INCOME	\$131,901.00	\$133,315.00	(\$1,414)	1%	\$920,710.03	\$904,099.00	\$16,611	2%
Laundry & Vending Rev	\$446.00	\$446.00	\$0	0%	\$2,937.00	\$3,182.00	(\$245)	8%
Tenant Charges	(\$65.00)	\$165.00	(\$230)	139%	\$800.00	\$1,930.00	(\$1,130)	59%
Tenant Charges - Water Sewer Reimb	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Damages & Cleaning	\$795.00	\$0.00	\$795	100%	\$1,160.50	\$0.00	\$1,161	100%
Misc Rev	\$769.68	\$722.00	\$48	7%	\$4,659.10	\$3,054.00	\$1,605	53%
TOTAL OTHER REVENUE	\$1,945.68	\$1,333.00	\$613	46%	\$9,556.60	\$8,166.00	\$1,391	17%
3 TOTAL REVENUE	\$133,846.68	\$134,648.00	(\$801)	1%	\$930,266.63	\$912,265.00	\$18,002	2%
4 Administrative Exp	\$10,995.57	\$11,229.00	\$233	2%	\$79,983.06	\$89,765.00	\$9,782	11%
5 Payroll Exp	\$22,082.67	\$27,754.00	\$5,671	20%	\$157,348.11	\$193,602.00	\$36,254	19%
6 Utilities Exp	\$23,318.33	\$22,525.00	(\$793)	4%	\$158,631.14	\$134,846.00	(\$23,785)	18%
7 Supplies & Repairs	\$1,714.11	\$1,485.00	(\$229)	15%	\$7,988.76	\$17,635.00	\$9,646	55%
8 Contract Services	\$8,052.19	\$10,172.00	\$2,120	21%	\$44,803.51	\$50,629.00	\$5,825	12%
9 Turnkey/Lease Exp	\$1,449.52	\$1,035.00	(\$415)	40%	\$3,076.04	\$4,235.00	\$1,159	27%
10 Other Operating Exp	\$750.00	\$400.00	(\$350)	88%	\$8,207.69	\$5,459.00	(\$2,749)	50%
11 Taxes & Insurance	\$9,820.24	\$9,722.00	(\$98)	1%	\$69,235.25	\$68,322.00	(\$913)	1%
12 COST OF OPERATIONS	\$78,182.63	\$84,322.00	\$6,139	7%	\$529,273.56	\$564,493.00	\$35,219	6%
13 PROFIT/LOSS FROM OPERATIONS	\$55,664.05	\$50,326.00	\$5,338	11%	\$400,993.07	\$347,772.00	\$53,221	15%
14 Financial Expenses	\$28,832.56	\$55,173.00	\$26,340	48%	\$203,416.13	\$382,573.00	\$179,157	47%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$7,000.00	\$7,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
17 INCOME OR LOSS AFTER FINANCIALS	\$25,831.49	(\$5,847.00)	\$31,678	542%	\$190,576.94	(\$41,801.00)	\$232,378	556%
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%	\$462,378.00	\$462,378.00	\$0	0%
19 NET PROFIT OR LOSS	(\$40,222.51)	(\$71,901.00)	\$31,678	44%	(\$271,801.06)	(\$504,179.00)	\$232,378	46%
20 Reserves	(\$1,472.19)	\$35,199.00	\$36,671	104%	(\$12,214.41)	\$243,303.00	\$255,517	105%
21 NET CASH SURPLUS	(\$38,750.32)	(\$107,100.00)	\$68,350	64%	(\$259,586.65)	(\$747,482.00)	\$487,895	65%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$4,570.93	\$15,600.00	\$11,029	71%

ECONOMIC OCCUPANCY

107.47%

110.77%

Tampa Housing Authority

Reed at Encore

Water Fall

July 31, 2019

First Item on Water Fall Schedule to be Paid Back - Deferred Developer Fee	\$	493,485
Cash Available as of July 31, 2019		964,264
Additional Cash Needed to Pay off Deferred Developer Fee	\$	(470,779)

Cash Flow

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

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

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

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

Tempo at Encore Monthly Executive Summary

Physical Occupancy **97.53%**
 Ending Cash **\$627,426** Payables **\$20,908**
 Accruals **\$7,142**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
1 RENT REVENUE								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$110,418.50	\$197,824.00	(\$87,406)	44%	\$1,011,561.78	\$1,384,768.00	(\$373,206)	27%
Rent Rev - Tenant Subsidy Payment	\$87,745.50	\$0.00	\$87,746	100%	\$375,586.22	\$0.00	\$375,586	100%
TOTAL MARKET RENT	\$198,164.00	\$197,824.00	\$340	0%	\$1,387,148.00	\$1,384,768.00	\$2,380	0%
Rent Rev - Foregone (Lost) Rent	(\$1,359.09)	(\$685.00)	(\$674)	98%	(\$9,810.23)	(\$4,795.00)	(\$5,015)	105%
Rent Rev - Excess Income	\$3,331.15	\$0.00	\$3,331	100%	\$16,274.80	\$0.00	\$16,275	100%
GROSS POSSIBLE	\$200,136.06	\$197,139.00	\$2,997	2%	\$1,393,612.57	\$1,379,973.00	\$13,640	1%
Vacancy - Apartments	(\$7,559.62)	(\$9,857.00)	\$2,297	23%	(\$476,007.83)	(\$383,238.00)	(\$92,770)	24%
Admin Rent Free Unit	\$0.00	(\$1,300.00)	\$1,300	100%	\$0.00	(\$9,100.00)	\$9,100	100%
Rental Concessions	\$0.00	\$0.00	\$0	0%	(\$18,693.88)	(\$6,350.00)	(\$12,344)	194%
TOTAL VACANCIES	(\$7,559.62)	(\$11,157.00)	\$3,597	32%	(\$494,701.71)	(\$398,688.00)	(\$96,014)	24%
2 NET RENTAL INCOME	\$192,576.44	\$185,982.00	\$6,594	4%	\$898,910.86	\$981,285.00	(\$82,374)	8%
Laundry & Vending Rev	\$400.00	\$0.00	\$400	100%	(\$200.00)	\$0.00	(\$200)	100%
Tenant Charges	\$1,305.00	\$1,355.00	(\$50)	4%	\$13,880.00	\$12,470.00	\$1,410	11%
Tenant Charges - Water Sewer Reimb	\$18,942.02	\$10,658.00	\$8,284	78%	\$27,010.09	\$66,232.00	(\$39,222)	59%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%	\$72.00	\$0.00	\$72	100%
Misc Rev	\$1,094.45	\$0.00	\$1,094	100%	\$4,602.46	\$0.00	\$4,602	100%
TOTAL OTHER REVENUE	\$21,741.47	\$12,013.00	\$9,728	81%	\$45,364.55	\$78,702.00	(\$33,337)	42%
3 TOTAL REVENUE	\$214,317.91	\$197,995.00	\$16,323	8%	\$944,275.41	\$1,059,987.00	(\$115,712)	11%
4 Administrative Exp	\$27,083.14	\$14,413.00	(\$12,670)	88%	\$115,104.98	\$111,681.00	(\$3,424)	3%
5 Payroll Exp	\$26,420.33	\$30,723.00	\$4,303	14%	\$216,234.80	\$232,026.00	\$15,791	7%
6 Utilities Exp	\$23,321.13	\$28,286.00	\$4,965	18%	\$126,287.08	\$192,712.00	\$66,425	34%
7 Supplies & Repairs	\$261.76	\$735.00	\$473	64%	\$10,229.31	\$9,245.00	(\$984)	11%
8 Contract Services	\$3,175.09	\$3,339.00	\$164	5%	\$20,981.92	\$25,872.00	\$4,890	19%
9 Turnkey/Lease Exp	\$776.85	\$535.00	(\$242)	45%	\$3,044.58	\$2,365.00	(\$680)	29%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%	\$902.10	\$0.00	(\$902)	100%
11 Taxes & Insurance	\$28,900.00	\$28,525.00	(\$375)	1%	\$182,874.03	\$200,523.00	\$17,649	9%
12 COST OF OPERATIONS	\$109,938.30	\$106,556.00	(\$3,382)	3%	\$675,658.80	\$774,424.00	\$98,765	13%
13 PROFIT/LOSS FROM OPERATIONS	\$104,379.61	\$91,439.00	\$12,941	14%	\$268,616.61	\$285,563.00	(\$16,946)	6%
14 Financial Expenses	\$0.00	\$56,831.00	\$56,831	100%	\$0.00	\$56,831.00	\$56,831	100%
15 Corp/Partnership Rev	\$7,057.98	\$0.00	(\$7,058)	100%	(\$15,984.68)	\$60,000.00	\$75,985	127%
16 Insurable Losses	\$47,174.28	\$0.00	(\$47,174)	100%	\$47,964.69	\$0.00	(\$47,965)	100%
17 INCOME OR LOSS AFTER FINANCIALS	\$50,147.35	\$34,608.00	\$15,539	45%	\$236,636.60	\$168,732.00	\$67,905	40%
18 Depreciation/Amortization	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
19 NET PROFIT OR LOSS	\$50,147.35	\$34,608.00	\$15,539	45%	\$236,636.60	\$168,732.00	\$67,905	40%
20 Reserves	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
21 NET CASH SURPLUS	\$50,147.35	\$34,608.00	\$15,539	45%	\$236,636.60	\$168,732.00	\$67,905	40%
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$298,045.72	\$0.00	(\$298,046)	100%
ECONOMIC OCCUPANCY	99.01%				99.54%			

Tampa Housing Authority
The Gardens at Southbay
For the Seven Months Ended July 31, 2019

Occupancy Percentage: 96.3%

	Current Month			Fiscal YTD			Budget	PUM
	Actual	Budget	Variance	Actual	Budget	Variance	2019	
Revenues								
Gross Potential Rent	\$ 185,910	178,500	\$ 7,410	\$ 1,270,080	1,249,500	\$ 20,580	\$ 2,142,000	\$ 840
Vacancy Budget-3.1% / Actual- MTD 4.13% YTD 4.2%	(9,258)	(5,000)	(4,258)	(67,786)	(35,000)	(32,786)	(60,000)	(45)
Economic Rent	\$ 176,652	173,500	3,152	1,202,294	1,214,500	(12,206)	2,082,000	795
HUD Public Housing Subsidy	7,651	8,000	(349)	64,630	56,000	8,630	96,000	43
Concessions	-	(750)	750	(1,858)	(5,250)	3,392	(9,000)	(1)
Other Non-Rental Income	2,579	7,150	(4,571)	37,737	46,275	(8,538)	78,250	25
Bad Debt	1,486	(3,900)	5,386	(18,227)	(26,300)	8,073	(44,800)	(12)
Total Rental Revenue	\$ 188,368	\$ 184,000	\$ 4,368	\$ 1,284,576	\$ 1,285,225	\$ (649)	\$ 2,202,450	\$ 850
Interest Income	3,363	-	3,363	9,299	-	9,299	-	6
Total Revenue	\$ 191,731	\$ 184,000	\$ 7,731	\$ 1,293,875	\$ 1,285,225	\$ 8,650	\$ 2,202,450	\$ 856
Expenses								
Salaries	15,068	15,658	590	103,640	109,606	5,966	187,896	69
Advertising & Promotion	952	3,549	2,597	7,378	11,893	4,515	20,438	5
Maintenance	38,762	37,185	(1,577)	226,098	273,670	47,572	449,545	150
Administrative	6,067	7,690	1,623	41,631	53,910	12,280	88,940	28
Turnover Expenses	11,419	10,000	(1,419)	54,703	71,600	16,897	122,800	36
Utilities	6,939	8,800	1,861	50,173	61,600	11,427	105,600	33
Professional Fees	7,064	4,200	(2,864)	53,874	29,400	(24,474)	50,400	36
Insurance and Taxes	15,654	15,995	341	109,030	111,965	2,935	191,940	72
Management Fee	8,551	8,850	299	60,044	61,950	1,906	106,200	40
Total Expenses	\$ 110,476	\$ 111,927	\$ 1,451	\$ 706,571	\$ 785,594	\$ 79,023	\$ 1,323,759	\$ 467
Net Operating Income	\$ 81,255	\$ 72,073	\$ 9,182	\$ 587,304	\$ 499,631	\$ 87,673	\$ 878,691	\$ 388
Debt Service - (Mortgage Principle)	19,224	19,793	569	134,568	136,549	1,981	236,970	89
Interest	52,850	45,325	(7,525)	371,411	319,278	(52,133)	544,448	246
Interest Accrual Dfd Devel. Fee and Lease	28,446	23,089	(5,357)	199,125	161,619	(37,506)	277,067	132
Replacement Reserves	3,790	3,790	-	26,530	26,530	-	45,480	18
Building Improvements	-	-	-	-	-	-	-	-
Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves	\$ (23,056)	\$ (19,924)	\$ 21,495	\$ (144,330)	\$ (144,345)	\$ 15	\$ (225,274)	\$ (95)

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

Department of Asset Management
Lorenzo Bryant, Director

Tampa Housing Authority RAD Project Based Properties

During the month of August 2019, Representatives from CARDNO, a professional infrastructure and environmental services company, conducted a service that included ground-penetrating radar at Robles Park Village. The area of concentration, identified as part of the historic Zion cemetery, was located by Lake Ave, East of Florida Ave. The ground-penetrating radar revealed anomalies that could be grave sites. THA after consulting with the Zion Archeological Advisory Committee, concluded that moving forward with a comprehensive relocation effort would be in the best interest of our residents effected by the discovery.

With the recent discovery of approximately one acre of land previously dedicated for Zion cemetery within Robles Park Apartment, Management has made the decision to relocate the families from that area. There are 29 families residing in 5 buildings that will be relocated from their apartments.

The families subjected to relocation will be provided multiple options for their new place of residency. They can either remain within Robles Park by moving into a vacant unit not effected by the cemetery, relocate to another RAD community owned and operated by THA, or receive a Housing Choice Voucher and move anywhere within the city or county. Residents will be thoroughly briefed and must attend relocation classes which are vital to the relocation effort. The classes are designed to prepare and inform the residents of all options available to them and equip them on making the best choice for their family. Residents will receive a variety of wrap around services consisting of relocation assistance, counselling services, along with a comprehensive list of relocation benefits. THA will pay the customary expenses associated with relocating a family to bring wholeness back to these families. Classes will begin on 9/10/2019 and end on 9/12/2019, from 11:00AM to 6:00PM. Bus tours are scheduled for residents to visit all THA properties.

The Asset management Department has implemented new customer service and quality control initiatives to monitor and track the resident experience and to ensure that operations at all RAD sited are consistent.

The quality control will be ongoing and will aid THA and the Asset Management Department in ensuring that residents at RAD sites have a collective voice and part of our overall mission to provide the best resident experience possible. Asset Management will be focused on the management resident experience, customer satisfaction and an ongoing effort to improve the profile of the Asset Management Department.

Encore Properties

Management of the Tempo at Encore has successfully moved one hundred ninety-nine (199) families (98% occupied), including all sixty-one (61) market units into their new home. The property has started the process of converting the construction financing to permanent financing which should be completed in 30 days.

The Reed at Encore vacant retail space is currently under construction for the new state of the art medical clinic. Bay Care Health Services has signed a long-term lease to occupy the 3,000-sf suite that is being built-out. The anticipated completion date is the end of September.

Belmont Heights Estate

Wilbert Davis Boys & Girls renovations using the City of Tampa CDGB funds is progressing very well. The project is 85% complete and is scheduled to close out at the end of September.

Meridian River Development Corporation

River Pines Apartments River Pines Apartment has systematically renovated some of the apartments within the community as the residents move out. The renovations include new kitchen appliances, cabinets, interior painting, flooring, and bathroom fixtures. To date, 123 units have been renovated out of the 300 units.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

August 2019

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	99.53%	98.22%
Robles, LLC	96.79%	92.74%
Scruggs Manor, LLC	99.67%	96.55%
Azzarelli	103.37%	93.33%
Scruggs Manor	97.96%	97.67%
Seminole, LLC	98.69%	96.45%
Seminole Park	99.98%	96.00%
Moses White Estates	96.99%	97.10%
Shimberg, LLC	99.61%	95.76%
Shimberg Estates	99.61%	94.87%
Squire Villa	97.35%	93.33%
C. Blythe Andrews	97.22%	98.25%
Arbors, LLC	98.65%	95.29%
Arbors at Padgett Estates	97.97%	94.96%
Azeele	99.81%	100.00%
Bay Ceia Apartments	99.75%	97.50%
Soho Place Apartments	99.69%	92.86%
St. Louis/St. Conrad	99.21%	87.50%
Overall Average	98.84%	95.72%

August 2019**Tenant Accounts Receivable**

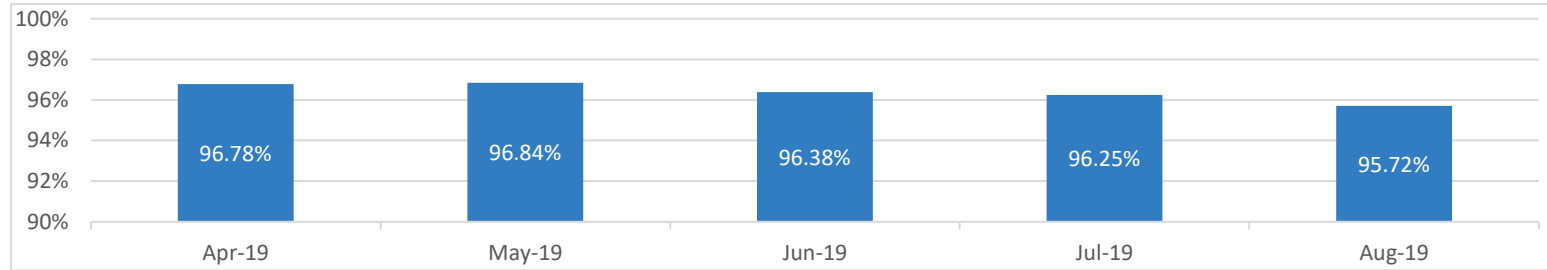
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$857,506.57	\$4,715.70	\$435.00	\$0.00	\$221.00	\$4,059.70	99.53%
Robles Park, LLC	\$258,414.61	\$11,556.42	\$913.00	\$0.00	\$2,354.00	\$8,289.42	96.79%
Scruggs Manor, LLC	\$132,651.20	\$455.52	\$23.52	\$0.00	\$0.00	\$432.00	99.67%
Azzarelli	\$41,996.00	-\$1,390.48	\$23.52	\$0.00	\$0.00	-\$1,414.00	103.37%
Scruggs Manor	\$90,655.20	\$1,846.00	\$0.00	\$0.00	\$0.00	\$1,846.00	97.96%
Seminole Park, LLC	\$233,018.50	\$12,602.92	\$6,351.57	\$0.00	\$3,205.00	\$3,046.35	98.69%
Seminole Park	\$132,743.20	\$9,606.01	\$6,371.18	\$0.00	\$3,205.00	\$29.83	99.98%
Moses White Estates	\$100,275.30	\$2,996.91	-\$19.61	\$0.00	\$0.00	\$3,016.52	96.99%
Shimberg, LLC	\$202,108.40	\$7,244.06	\$4,038.04	\$0.00	\$0.00	\$3,206.02	98.41%
Shimberg Estates	\$99,402.40	\$3,947.11	\$3,557.04	\$0.00	\$0.00	\$390.07	99.61%
Squire Villa	\$30,036.00	\$1,278.00	\$481.00	\$0.00	\$0.00	\$797.00	97.35%
C.B. Andrews	\$72,670.00	\$2,018.95	\$0.00	\$0.00	\$0.00	\$2,018.95	97.22%
Arbors, LLC	\$230,062.73	\$23,984.80	\$10,294.34	\$0.00	\$10,592.00	\$3,098.46	98.65%
Arbors at Padgett	\$137,785.16	\$15,950.51	\$9,377.75	\$0.00	\$3,775.00	\$2,797.76	97.97%
Azele	\$5,763.00	\$10.90	\$0.00	\$0.00	\$0.00	\$10.90	99.81%
Bay Ceia Apartments	\$55,691.97	\$6,950.39	\$876.59	\$0.00	\$5,936.00	\$137.80	99.75%
Soho Place	\$19,120.60	\$941.00	\$0.00	\$0.00	\$881.00	\$60.00	99.69%
St. Louis/St. Conrad	\$11,702.00	\$132.00	\$40.00	\$0.00	\$0.00	\$92.00	99.21%
Totals	\$1,913,762.01	\$60,559.42	\$22,055.47	\$0.00	\$16,372.00	\$22,131.95	98.84%

Reporting Month: August 2019
Occupancy Report

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Assigned Units	%
J L Young, Inc.	450	1	0	0	449	441	8	3	98.22%
Robles, LLC	432	1	1	3	427	396	31	14	92.74%
Scruggs Manor, LLC	116	0	0	0	116	112	4	3	96.55%
Azzarelli	30	0	0	0	30	28	2	1	93.33%
Scruggs Manor	86	0	0	0	86	84	2	2	97.67%
Seminole Park, LLC	169	0	0	0	169	163	6	4	96.45%
Seminole Park	100	0	0	0	100	96	4	2	96.00%
Moses White Estates	69	0	0	0	69	67	2	2	97.10%
Shimberg, LLC	165	0	0	0	165	158	7	6	95.76%
Shimberg Estates	78	0	0	0	78	74	4	3	94.87%
Squire Villa	30	0	0	0	30	28	2	2	93.33%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
Arbors, LLC	191	0	0	0	191	182	9	7	95.29%
Arbors at Padgett	119	0	0	0	119	113	6	5	94.96%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	39	1	0	97.50%
Soho Place	14	0	0	0	14	13	1	1	92.86%
St. Louis/Conrad	8	0	0	0	8	7	1	1	87.50%
Total	1,523	2	1	3	1,517	1,452	65	37	95.72%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

95.72%



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

**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD REPORT SUMMARY
AUGUST 2019**

**Department of Assisted Housing
Margaret Jones, Director**

The department's filing program has been down since August 20th and became available September 10, 2019 and now will be assessing how far the department is behind in processing actions.

A public meeting is scheduled for September 25th to discuss the merging of all THA waitlists.

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

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

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

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

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

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

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

Participants	353
Workshops	2
Escrows	212
Graduates	6
Homeownership	
Escrow	60%
Escrow Payment	

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FAMILY UNIFICATION PROGRAM

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

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

NED

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

The agency currently administers 37 families from other agencies. This program allows other families to move to our jurisdiction and the initial housing agency pays for their expenses while also providing us with a fee for administering the paperwork.

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD is 18 families a month
 The current attrition rate for VREG is 47 families a month
 Average HAP is \$689

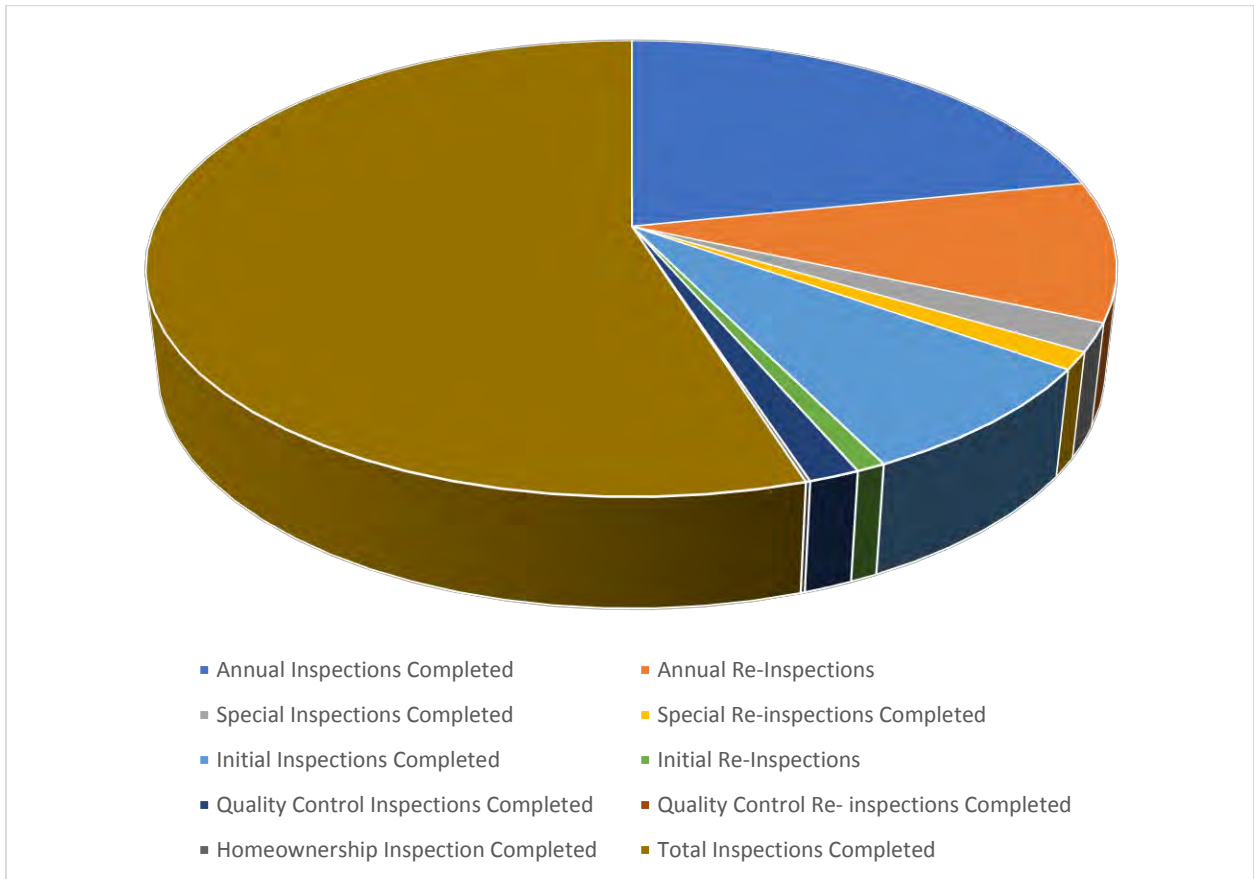
<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,634	8,545	99% Monthly	
RAD	1,601	1,1492	93% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS	\$7,244,691	\$6,947,577	96%	97%

SEMAP REVIEW

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

INSPECTION TYPE	Totals
Annual Inspections Completed	528
Annual Re-Inspections	240
Special Inspections Completed	48
Special Re-inspections Completed	30
Initial Inspections Completed	192
Initial Re-Inspections	20
Quality Control Inspections Completed	35
Quality Control Re- inspections Completed	0
Homeownership Inspection Completed	3
Total Inspections Completed	1331

August 2019



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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

The Tampa Police Department Robles Park off-duty assignment was reviewed by the Director of Assets Lorenzo Bryant, Assistant Director Leonard Burke and the Director of Public Safety William (Bill) Jackson. The crime comparison data reviewed since the program started on February 21, 2019 until present, has shown there has been a significant decrease in violent crimes and drug related activity at the property. Based on this information we will continue the off-duty program for another three (3) months and will reevaluate again, at that time.

The departments of Public Safety, Asset Management and Assisted Housing have been receiving complaints of criminal activity taking place between 12 AM and 4 AM. These are the hours we do not have security at the property. In order to address these concerns and with the approval of the asset management team the public safety department will be hiring Jobs1 USA Security, to patrol Robles Park Monday thru Sunday, from 12 AM thru 4 AM. Jobs1 USA Security's primary duty will be the same as the public safety patrols, to observe and report any criminal activity to the Tampa Police Department and report all lease violation to property management for follow-up. The initial contract will be for three (3) months and will be reevaluated at that time, to see if there are any improvements at the property.

The Public Safety Department and the Tampa Housing Authority communities will be participating in the National Night Out, at all three Tampa Police Department Districts on October 16th and on October 17th from 5:30 pm until 8:00 pm. The Public Safety Department will be setting-up a Tampa Housing Authority table with literature at District 3 for the event. The National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, and better places to live. National Night Out enhances the relationship between neighbors and law enforcement, while bringing back a true sense of community and provides a great opportunity to bring police and neighbors together under positive circumstances.

POLICE REPORT REQUEST

The Public Safety Department receives court orders from various agencies and departments requesting we conduct diligent search of our data bases 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 that are inoperable, have no valid registration, and are parked on the grass or other illegal parking are also removed from the properties.

TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE

The Tampa Police Department and The Hillsborough County Sheriff's Office continue to work very closely with the Tampa Housing Authority. Both departments continue to have officers assigned to THA 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 and 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
Robles Park	8/1/19	8/1/19	19-051591	Public Safety Dept.
Robles Park	8/1/19	8/1/19	19-39330	Public Safety Dept.
Robles Park	8/1/19	8/1/19	19-362330	Public Safety Dept.
Robles Park	8/1/19	8/1/19	19-348580	Public Safety Dept.
Robles Park	8/1/19	8/1/19	19-352743	Public Safety Dept.
Robles Park	8/5/19	8/5/19	19-355567	Public Safety Dept.
Robles Park	8/5/19	8/5/19	19-350429	Public Safety Dept.
Robles Park	8/5/19	8/5/19	19-352292	Public Safety Dept.
Robles Park	8/5/19	8/5/19	19-352556	Public Safety Dept.
Robles Park	8/5/19	8/5/19	19-361291	Public Safety Dept.
Robles Park	8/12/19	8/12/19	19-355567	Public Safety Dept.
Robles Park	8/12/19	8/12/19	19-379000	Public Safety Dept.
Robles Park	8/12/19	8/12/19	19-384068	Public Safety Dept.
Robles Park	8/12/19	8/12/19	19-389142	Public Safety Dept.
Robles Park	8/12/19	8/12/19	19-389003	Public Safety Dept.
Robles Park	8/15/19	8/15/19	19-389625	Public Safety Dept.
Scruggs Manor	8/15/19	8/15/19	19-357399	Public Safety Dept.
Shimberg Estates	8/15/19	8/15/19	19-349412	Public Safety Dept.
Squire Villa	8/15/19	8/15/19	19-363808	Public Safety Dept.
The Arbors	8/15/19	8/15/19	19-341456	Public Safety Dept.
Bay Ceia	8/23/19	8/23/19	19-371933	Public Safety Dept.
Bay Ceia	8/23/19	8/23/19	19-373008	Public Safety Dept.
Bay Ceia	8/23/19	8/23/19	19-339903	Public Safety Dept.
Bay Ceia	8/23/19	8/23/19	19-372817	Public Safety Dept.
C.Blythe Andrews	8/25/19	8/25/19	19-360910	Public Safety Dept.
C.Blythe Andrews	8/25/19	8/25/19	19-374505	Public Safety Dept.
C.Blythe Andrews	8/25/19	8/25/19	19-374529	Public Safety Dept.
Osborne Landing	8/25/19	8/25/19	19-343866	Public Safety Dept.
Osborne Landing	8/25/19	8/25/19	19-375827	Public Safety Dept.
Arbors	8/27/19	8/27/19	19-349343	Public Safety Dept.
Arbors	8/27/19	8/27/19	19-361980	Public Safety Dept.
Arbors	8/27/19	8/27/19	19-362029	Public Safety Dept.
Arbors	8/27/19	8/27/19	19-369776	Public Safety Dept.
Arbor	8/27/19	8/27/19	19-368856	Public Safety Dept.
Squire Villa	8/27/19	8/27/19	19-383579	Public Safety Dept.
Squire Villa	8/27/19	8/27/19	19-383719	Public Safety Dept.
Squire Villa	8/27/19	8/27/19	19-383579	Public Safety Dept.
Scruggs Manor	8/29/19	8/29/19	19-340807	Public Safety Dept.
C.Blythe Andrews	8/29/19	8/29/19	19-224555	Public Safety Dept.
C. Blythe Andrews	8/29/19	8/29/19	19-224740	Public Safety Dept.
C. Blythe Andrews	8/29/19	8/29/19	19-224747	Public Safety Dept.
C.Blythe Andrews	8/29/19	8/29/19	19-353466	Public Safety Dept.
C.Blythe Andrews	8/29/19	8/29/19	19-253650	Public Safety Dept.
C. Blythe Andrews	8/29/19	8/29/19	19-283399	Public Safety Dept.
C.Blythe Andrews	8/29/19	8/29/19	19-294823	Public Safety Dept.
C. Blythe Andrews	8/30/19	8/30/19	19-294864	Public Safety Dept.
C.Blythe Andrews	8/30/19	8/30/19	19-296762	Public Safety Dept.
C.Blythe Andrews	8/30/19	8/30/19	19-333250	Public Safety Dept.
C.Blythe Andrews	8/30/19	8/30/19	19-317883	Public Safety Dept.
Osborne Landing	8/30/19	8/30/19	19-326899	Public Safety Dept.

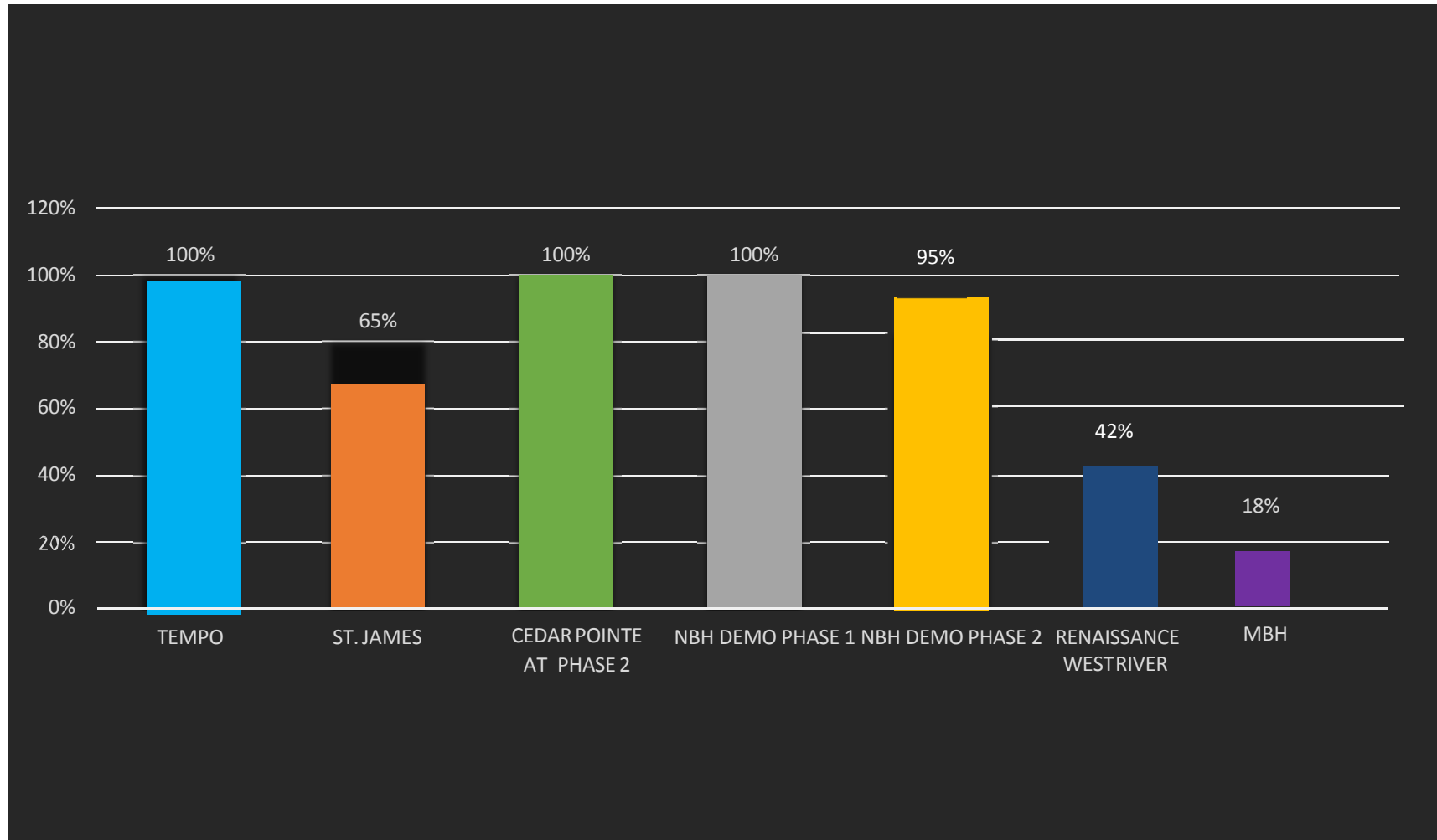
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Restricted	8/5/19	8/5/19	No record Found	HCSO
Restricted	8/5/19	8/5/19	No record Found	FL Dept. Children & Family
Restricted	8/5/19	8/5/19	No record Found	HCSO
Restricted	8/5/19	8/5/19	No record Found	HCSO
Restricted	8/5/19	8/5/19	No record Found	HCSO
Restricted	8/8/19	8/8/19	Last Address 1602 E 25 th Ave. Apt. A Tampa FL 33605	HCSO
Restricted	8/8/19	8/8/19	No record Found	HCSO
Restricted	8/8/19	8/8/19	No record Found	Pasco Sheriff's office
Restricted	8/8/19	8/8/19	No record Found	HCSO
Restricted	8/8/19	8/8/19	No record found	HCSO
Restricted	8/8/19	8/8/19	No record found	Eckerd
Restricted	8/8/19	8/8/19	No record found	Eckerd
Restricted	8/12/19	8/12/19	No Record found	Eckerd
Restricted	8/12/19	8/12/19	No Record Found	Eckerd
Restricted	8/12/19	8/12/19	No record found	Eckerd
Restricted	8/12/19	8/12/19	No record found	Eckerd
Restricted	8/12/19	8/12/19	No record Found	Eckerd
Restricted	8/21/19	8/21/19	No record Found	Eckerd
Restricted	8/21/19	8/21/19	No records found	Eckerd
Restricted	8/21/19	8/21/19	No record Found	Eckerd
Restricted	8/21/19	8/21/19	No record Found	Eckerd
Restricted	8/25/19	8/25/19	No record Found	Eckerd

TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
Cedar Point	Hyundai	2007	Gold	MKL091	Abandon	8/01/2019	N/A
Oaks at Riverview	Cadillac	2009	Black	IHLK46	Parking on Grass	N/A	8/05/2019
Oaks at Riverview	Toyota	2001	Gold	BFT501	Abandon	8/11/2019	N/A
Shimberg Estates	Maxima	2012	Black	Y705XY	Flat Tire	8/29/2019	N/A
Oaks at Riverview	Toyota	2008	Tun	N/A	No Tag	N/A	V
Oaks at Riverview	Mitsubishi	2011	White	N/A	No Tag	V	N/A

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

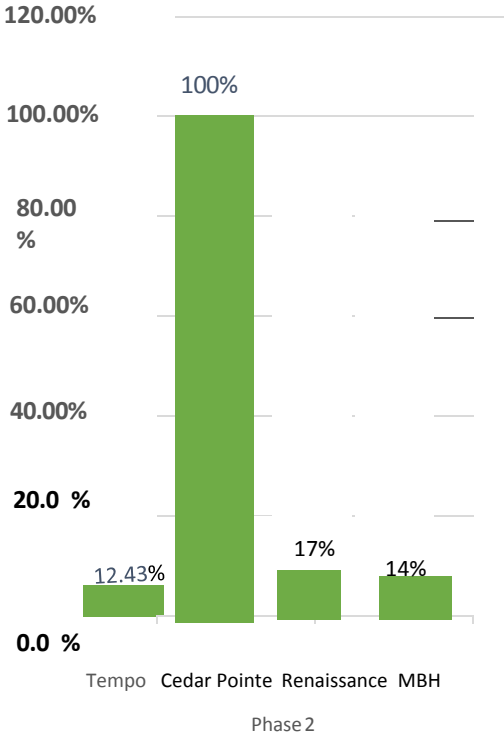
Department of Real Estate Development David Iloanya, Director

MAJOR ACTIVE PROJECTS

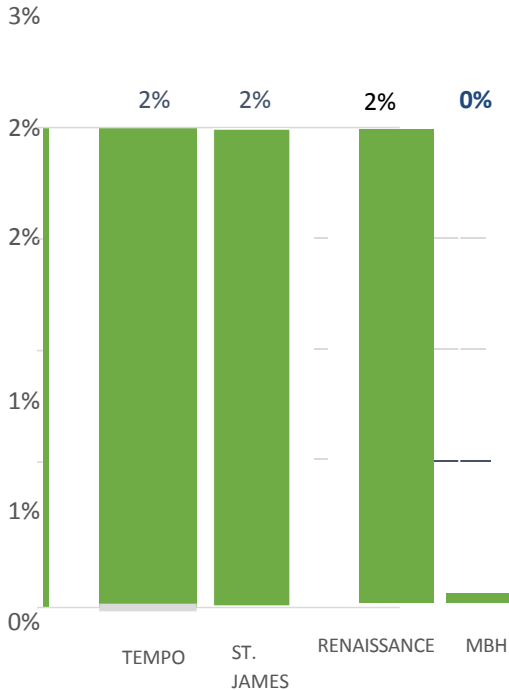


MBE and HUD Section 3 Contractors & Individuals

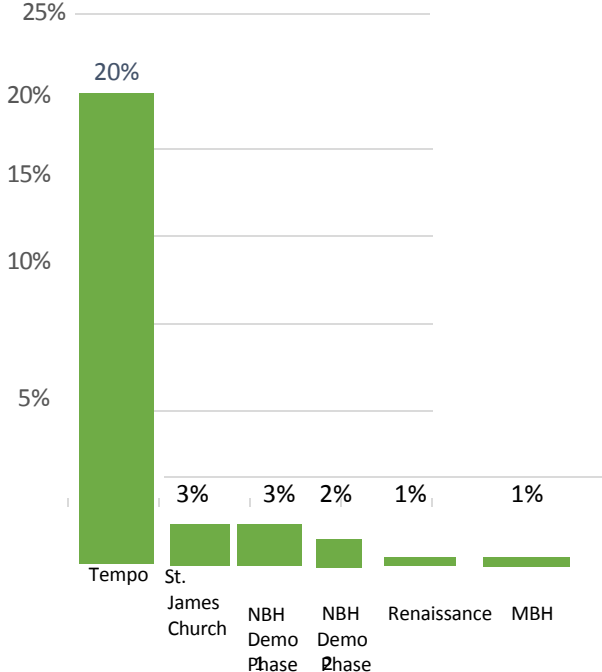
MBE CONTRACTS



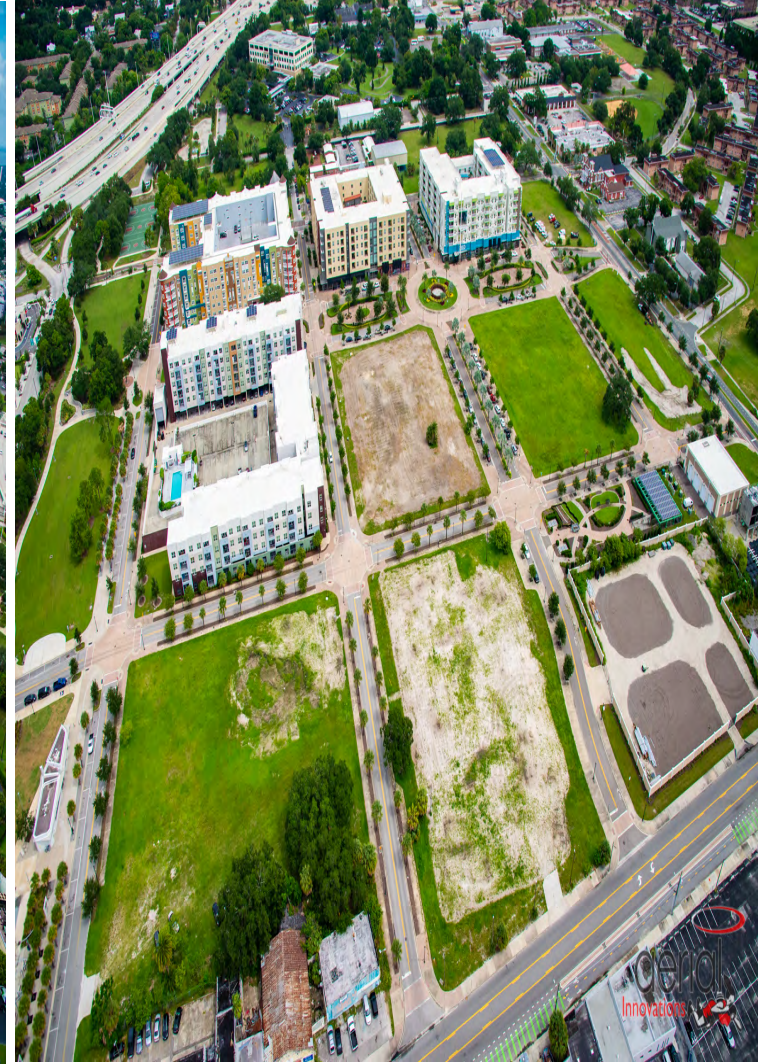
SECTION 3 BUSINESS CONTRACTS



SECTION 3 NEW HIRES



3-D View of Encore Development

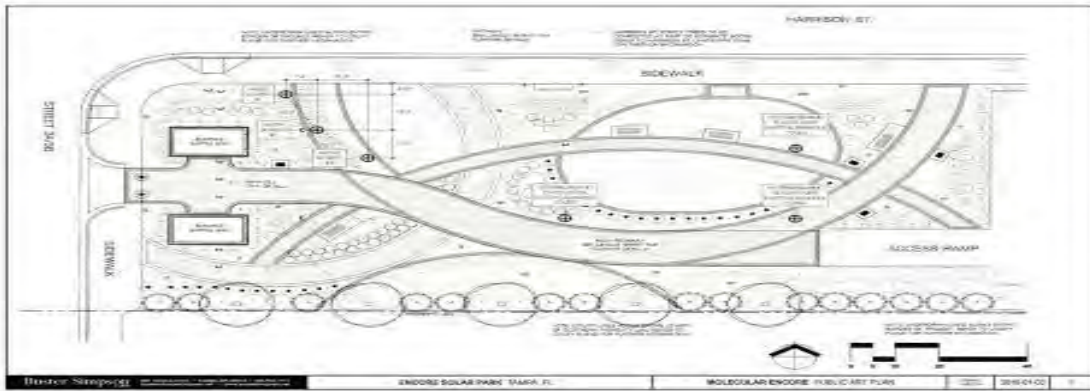




Art pieces are being fabricated. Electrical layout, fabrication design and installation are all scheduled for completion, **September 2019.**

ENCORE TECHNOLOGY PARK PUBLIC ART PROJECT

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



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

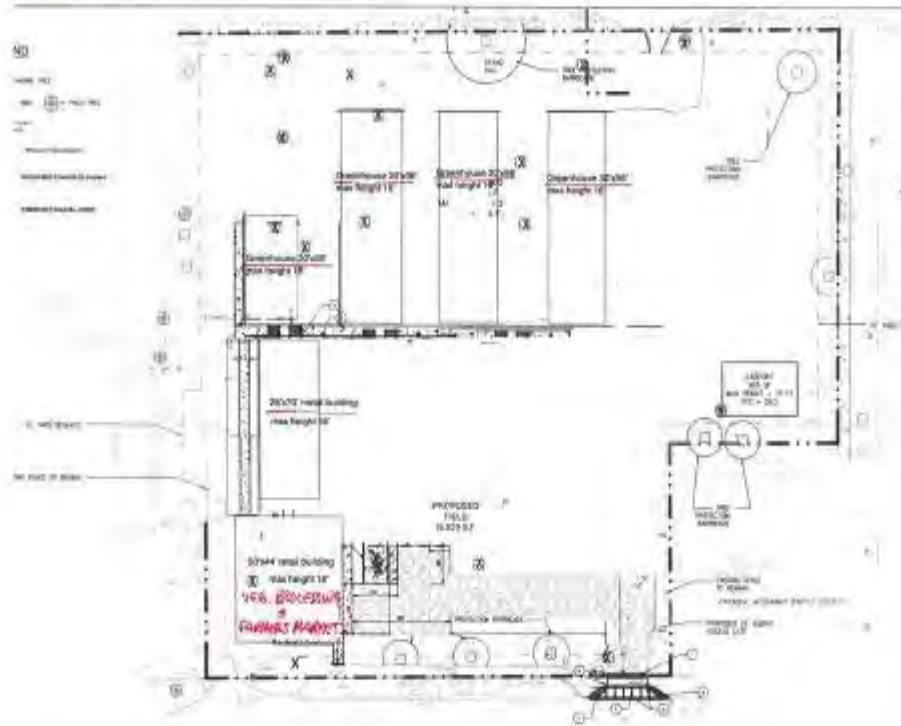


St. James Church- Phase 3 (Final Phase-consisting of Drywall, Electrical, Floor covering, Mechanical, Paint and Plumbing.). Bid opening held [July 12th, 2019](#). Two bids received in resolution submitted to board [August 21st, 2019](#) for approval of lowest responsive bidder . [Board approved Cane Construction August 21, 2019](#).

Church Interior Framing



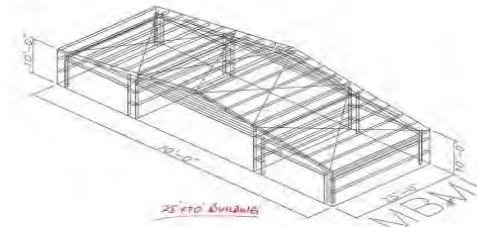
COMMUNITY URBAN FARM AT ENCORE LOT 1



Student Classroom



Schematic of Student Classroom



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



TEMPO AT ENCORE DEVELOPMENT



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

COMMUNITY JOB TRAINING CENTER



Community Learning Center –Strickland Construction submitted the lowest most responsive bid in the amount of \$1,748,882.00. **Project currently under construction, utilities added to building slab, foundation poured. Construction underway. Metal building shop drawing completion July 2019. Building scheduled delivery September 17th, 2019. Completion scheduled January 31st, 2020.**

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



West River Redevelopment

- T1-Renaissance at West River, 160 units, under construction with DPR is currently **42%** complete Completion is expected for April 2020.
- T2A-Mary Bethune, is under construction for modernization of 150 senior housing units. Construction began June 30th, 2019, Completion date **August 7th, 2019. Project is currently 18% complete.**
- T3A-100 % construction plans in **permitting**. Funded 9% Tax Credit, **119** units. In permitting phase. General Contractor, Suffolk Construction.
- T3B- In Schematic design. Funded 9% Tax Credit, **133** units.
- T3C-Funded 4% Tax Credit, **119** units. **100% construction documents.**
- T3D- 102 units in Schematic design phase.
- T4-Under contract, 310 units – Third party development.
- T5-Developed by partnership with Related Group.
- R1-Site development phase in progress.



West River Development Progress Photos



Mary Bethune



Renaissance

West River Development- Mary Bethune and Renaissance



T2A- Mary Bethune Highrise, 150 -Senior Housing Units



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



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



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

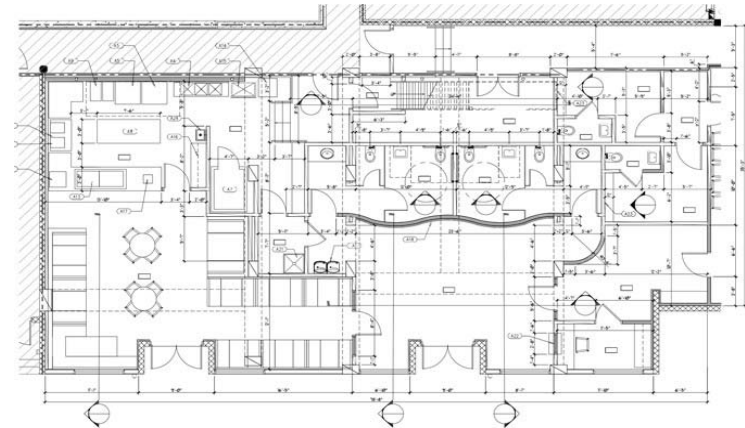
TEMPO THEATRE / RESTAURANT

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

SOUTHEAST ELEVATION- THEATRE LOCATION BOTTOM FLOOR



THEATRE INTERIOR



SCHEMATIC LAYOUT GROUND FLOOR

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

August 2019

Submitted by: Facilities
Terrance Brady: Director

Energy Services Department Activities:

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

Encore Chiller Plant

In the past TECO moved us to the alternative rate structure due to a low load factor. In recent months we've hit above 30% and could switch over to a Time of Day (TOD) rate structure. We are discussing with Trane the value (savings potential) of switching to the TOD Electrical rate.

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

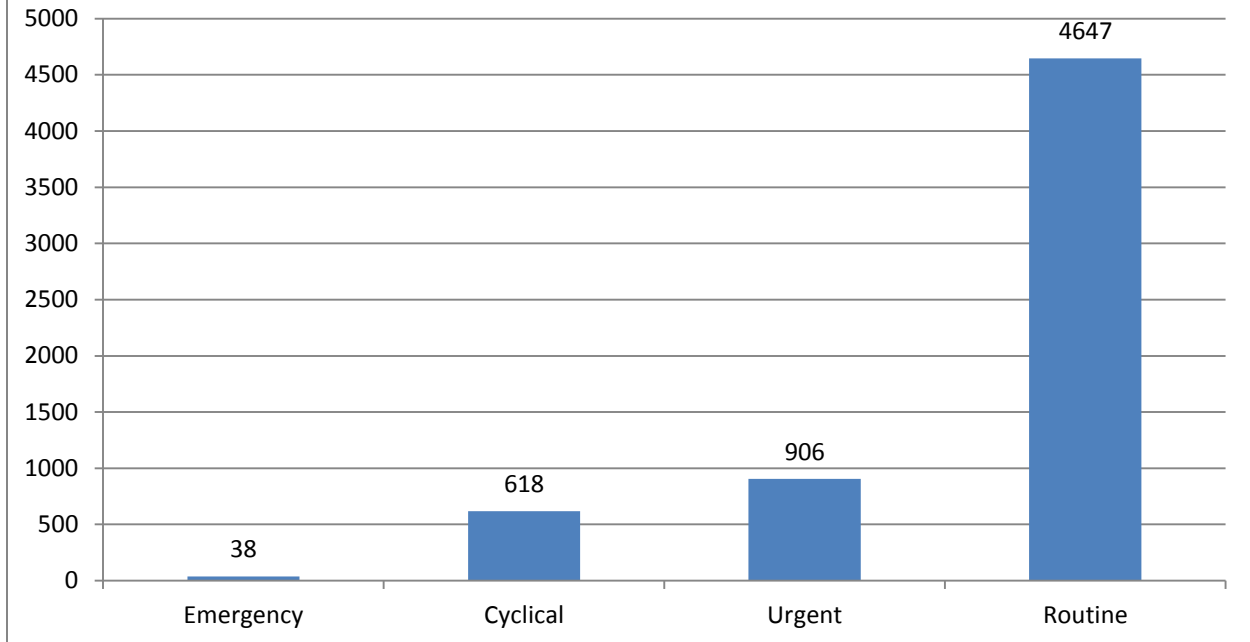
Special Project Activities:

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

Facilities:

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

Work Order Priority April 1 to August 31, 2019



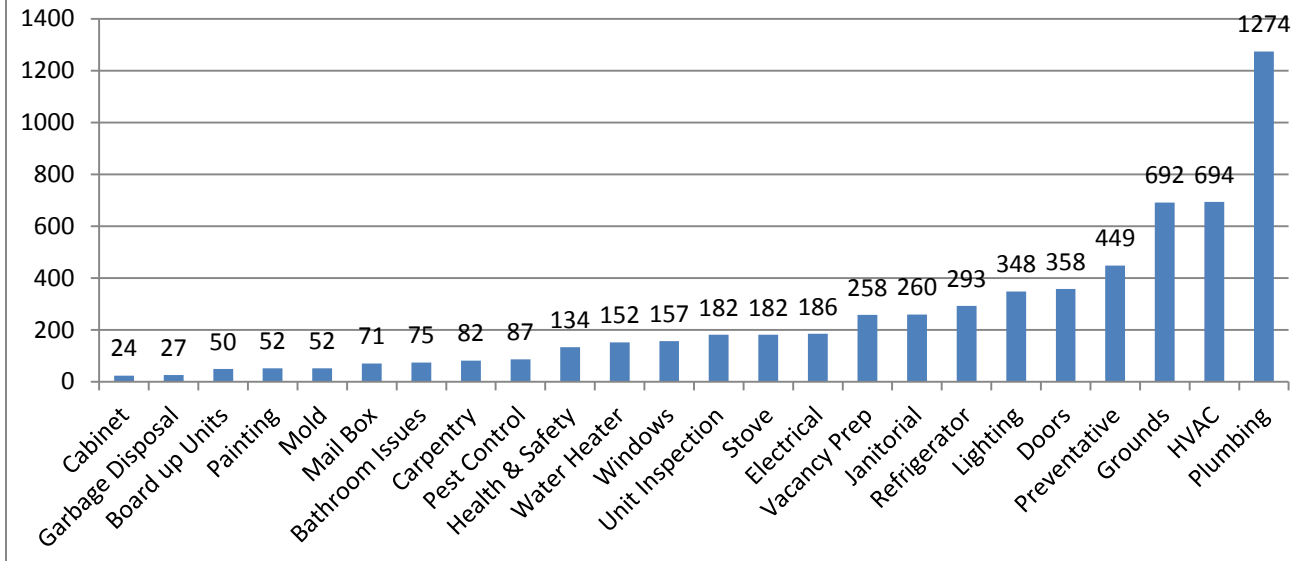
Emergency = Immediate action is required as it presents a threat to life, asset/property, security or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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**.

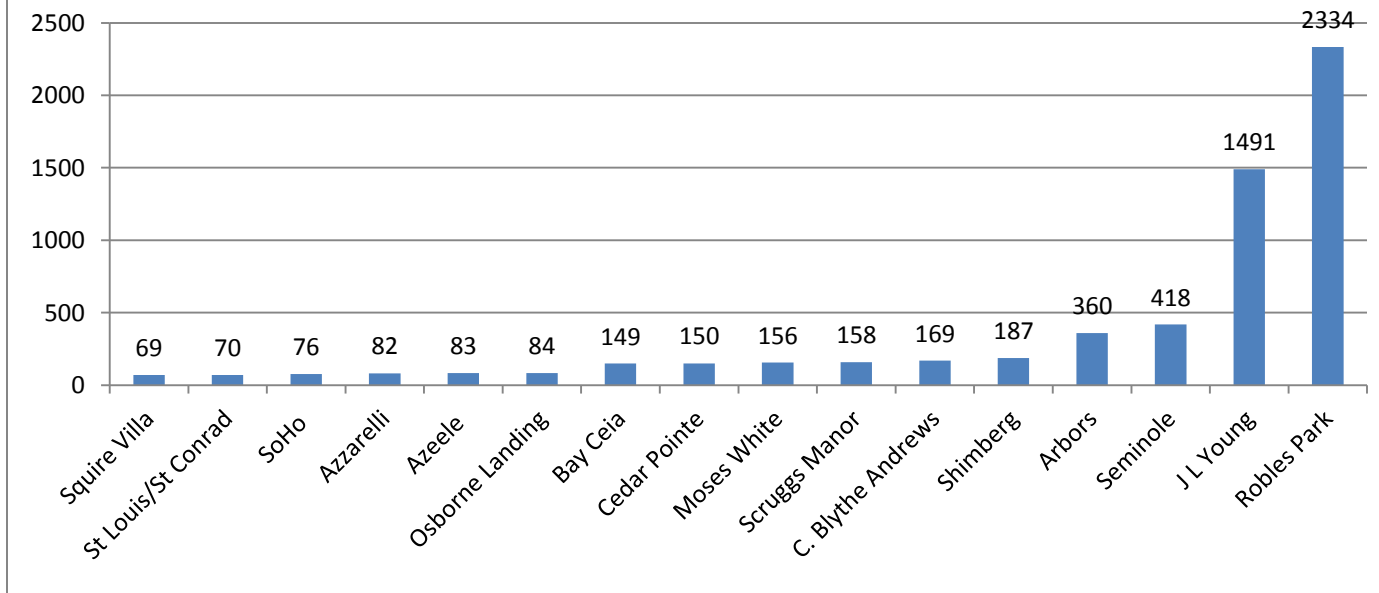
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property, and will be responded to within **24 to 48 hours**.

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

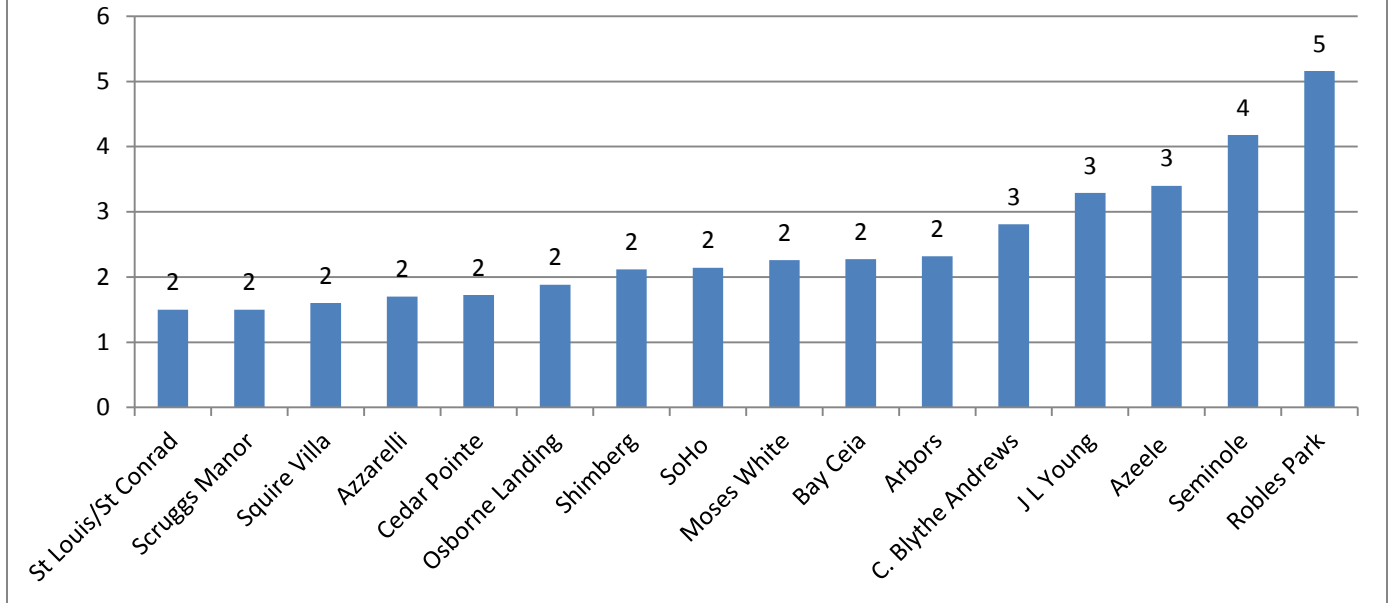
Work Order Category April 1 to August 31, 2019



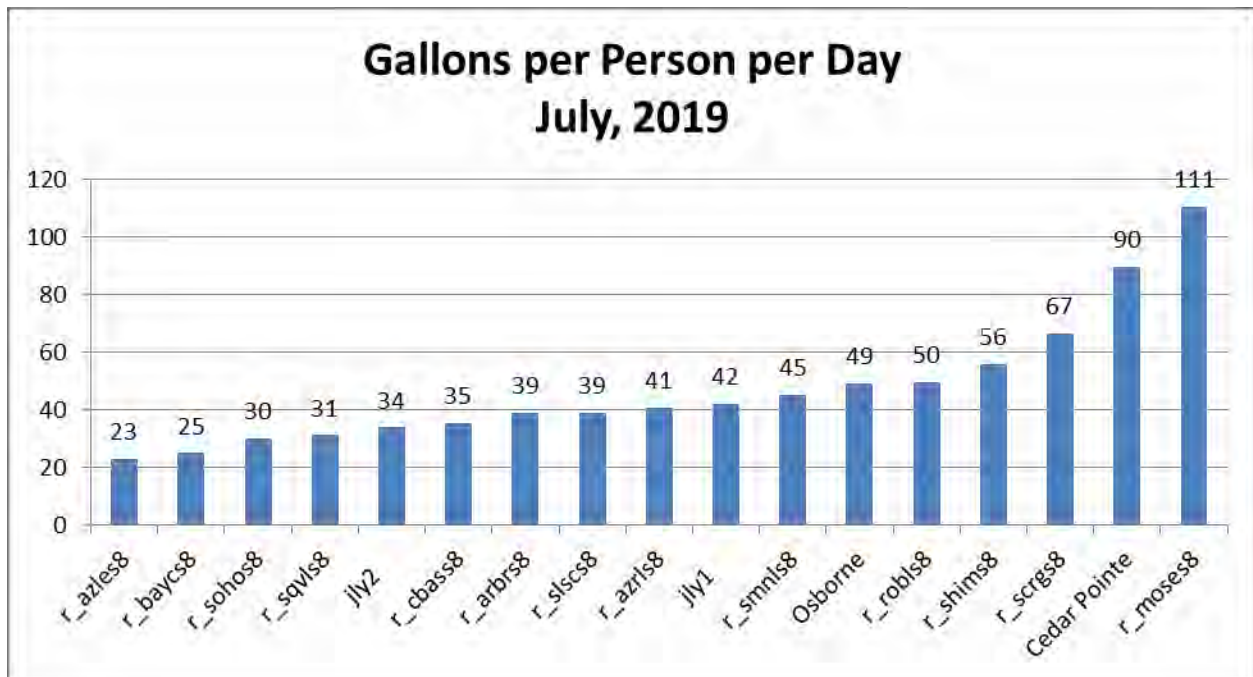
Work Orders per Property April 1 to August 31, 2019



Work Orders per Unit (Excluding Grounds) April 1 to August 31, 2019



Gallons per Person per Day July, 2019



THA average number of Gallons per Person per Day (GPD) for July is 47. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register August 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
CGI Federal Inc.	PBCA Contract Administration	10/31/2017	10/31/2019	\$1,900,000.00	\$0.00	\$1,900,000.00	\$912,405.00	\$987,595.00	48.02%	
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	4/26/2020	\$207,915.00	\$20,000.00	\$227,915.00	\$208,245.00	\$19,670.00	91.37%	
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/23/2020	\$120,067.53	\$0.00	\$120,067.53	\$65,097.47	\$54,970.06	54.22%	
Tyson and Billy Architects, P.C.	Indefinite Quantities	9/1/2017	9/1/2019	\$222,000.00	\$0.00	\$222,000.00	\$20,200.00	\$200,000.00	9.17%	
Cardno, Inc.	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	\$10,150.00	\$310,150.00	\$6,540.00	\$303,610.00	2.11%	
Howard Jimmie LLC	Phase 2 Demolition of North Boulevard Homes	5/7/2018	7/31/2019	\$1,920,000.09	\$0.00	\$1,920,000.09	\$1,920,000.09	\$0.00	100.00%	Y
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$148,275.00	\$0.00	\$148,275.00	\$51,843.50	\$96,431.50	34.96%	
BONA5D Credit Consultants, LLC	Credit & Work Site Training	10/1/2017	6/30/2020	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	0.00%	Y
GLE Associates, Inc	Indefinite Quantities Services for AE	9/1/2017	9/1/2020	\$200,000.00	\$57,287.50	\$257,287.50	\$58,187.50	\$199,100.00	22.62%	
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	3/31/2022	\$136,900.02	\$74,220.00	\$211,120.02	\$165,454.00	\$45,666.02	78.37%	
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	7/28/2020	\$80,000.00	\$0.00	\$80,000.00	\$23,735.72	\$56,264.28	29.67%	
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$0.00	\$341,162.00	\$60,837.07	\$280,324.93	17.83%	
GLE Associates, Inc	Environmental Consultant	2/15/2018	2/14/2020	\$300,000.00	(\$11,192.75)	\$288,807.25	\$0.00	\$288,807.25	0.00%	
Job1USA	Unarmed Security services for JL Young Property	4/1/2019	3/30/2020	\$97,787.99	\$0.00	\$97,787.99	\$34,191.00	\$63,596.99	34.96%	

Contract Register August 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
TCC Enterprise Inc.	Landscaping Services THA Headquarters and Facilities	5/1/2019	3/31/2020	\$22,800.00	\$0.00	\$22,800.00	\$7600.00	\$15,200.00	33.33%	Y
TCC Enterprise Inc.	Landscaping North Scattered Sites	5/1/2019	3/31/2020	\$54,000.00	\$0.00	\$54,000.00	\$9000.00	\$45,000.00	16.67%	Y
TCC Enterprise Inc.	Landscaping Services Robles Park	5/1/2019	3/31/2020	\$26,400.00	\$0.00	\$26,400.00	\$2200.00	\$24,200.00	8.33%	Y
Promise Care LLC	Landscaping Services J.L. Young & Annex	5/1/2019	3/31/2020	\$15,648.00	\$0.00	\$15,648.00	\$1237.00	\$14,411.00	7.91%	Y
Promise Care LLC	Landscaping Services South Scattered Sites	5/1/2019	3/31/2020	\$54,736.55	\$0.00	\$54,736.55	\$6487.00	\$48,249.55	11.85%	Y
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	5/1/2019	3/31/2020	\$1,920.00	\$0.00	\$1,920.00	\$0.00	\$1,920.00	0.00%	Y
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	6/28/2020	\$30,000.00	\$0.00	\$30,000.00	\$18,032.85	\$11967.15	60.11%	Y
Iraida V. Carrion	Clinical Supervision	10/1/2018	9/30/2019	\$15,000.00	\$0.00	\$15,000.00	\$7,125.00	\$7,875.00	47.50%	Y
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$0.00	\$14,090.00	\$6,295.00	\$7,795.00	44.68%	Y
JMG Realty, Inc.	Construction Management Services for water main replacement at Seminole Apartments	2/27/2019	7/27/2019	\$12,600.00	\$0.00	\$12,600.00	\$0.00	\$12,600.00	0.00%	Y
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$7,500.00	\$0.00	\$7,500.00	\$2675.41	\$4,824.59	35.67%	
Cribb Philbeck Weaver Group, Inc	Water Main Replacement @ Seminole Park Apartments	6/1/2019	10/1/2019	\$196,200.00	\$0.00	\$196,200.00	\$11250.00	\$184,950.00	5.73%	
Buster Simpson LLC	Encore public Art and USF Design Build Workshop	9/28/2018	6/30/2019	\$262,400.00	\$0.00	\$262,400.00	\$66,160.00	\$196,240.00	25.21%	

Contract Register August 2019

Contractor	Description	Start Date	End Date	Contract Amount	Change Orders	Revised Amount	Amount Paid	Amount Left	% Complete	MBE
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$18,090.00	\$0.00	\$18,090.00	\$1000.00	\$17,090.00	5.53%	Y
EDJKONSULTING	Strategic Planning	6/10/2019	6/9/2020	\$87,000.00	\$0.00	\$87,000.00	\$12000.00	\$75,000.00	13.79%	Y
Signature Property Services	Asset Management Services	6/7/2019	6/10/2020	\$75,000.00	\$0.00	\$75,000.00	\$16000.00	\$59,000.00	21.33%	Y
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	9/30/2019	\$1,748,882.00	\$0.00	\$1,748,882.00	\$23700.00	\$1,725,182.00	1.36%	

Total Contract's Amount \$8,616,874.18
Total MBE Contract's Amount \$2,320,784.60 26.9%

**** DUE TO RANSOMWARE, WE ARE UNABLE TO UPDATE ANY CONTRACT AMOUNT'S****

**HOUSING AUTHORITY of the CITY OF TAMPA
BOARD OF COMMISSIONERS MONTHLY REPORT
AUGUST 2019**

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

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

HARTLINE BOARD OF DIRECTORS MEETING

The Director of Community Affairs attended the above-listed meeting to thank the HART Board members for working closely with Tampa Housing Authority, in improving bus service along the corridors leading to our corporate offices, and for continuing the conversation for installation of bus services to some of our properties.

We are pleased to announce that a new shelter has been put in place just across the street from ENCORE, and what a lovely shelter it is! You can expect to hear more news regarding the partnership between HART and Tampa Housing Authority, in the coming months.

TAMPA-HILLSBOROUGH URBAN LEAGUE

Staff continues to work closely with the organizers of this committee to eventually bring another Urban League to Tampa/Hillsborough County. Several committee meetings were held at the Tampa Housing Authority offices for the planning committee, as well as for other specific committee meetings.

THE PROGRAM AND PROPERTY SERVICES (PPS) ANNUAL BACK TO SCHOOL BASH

This annual event was another successful gathering of vendors, clients, friends, residents and students, who were blessed with back packs filled with school supplies to get them ready for back to school. More than 400 PUMA backpacks were donated by Kevin Knox, Jr., a talented basketball star with the New York Knicks, who personally handed out backpacks. His father is PPS employee, Kevin Knox, Sr. Special thanks to both of you for your generosity that brought smiles to the faces of youth receiving the awesome backpacks. The Tampa Police Department, Fire Department and Fire Safety Department also contributed with backpacks for this well-attended event.

HUD SECTION 3 COMMUNITY OUTREACH LISTENING SESSION

The Jacksonville Regional Office of the Department of Housing and Urban Development (HUD) presented a listening session, that proved to be very informative, for the approximately 35-40 attendees, gathered to hear information regarding a myriad of HUD programs and initiatives. The group was engaged throughout the session and had many questions, for which answers were provided by the HUD team. HUD Jacksonville Regional Area Director, Alesia Scott-Ford gave a very interesting overview regarding field office roles, responsibilities and other related duties, as well.

The Tampa Housing Authority is a certified HUD training facility and we welcome participation from local, state, regional and national organizations desiring to utilize our site for meetings and/or training sessions.

TAMPA WOMEN'S COUNCIL OF BAY AREA REALTISTS

The Director of Community Affairs served as the Mistress of Ceremonies during this 10th Anniversary celebration of the Realtists organization. The Bay Area Realtists have provided scholarships for students at each banquet. Chloe Coney was the honoree and speaker for the evening, she gave a wonderful speech filled with love and gratitude for her mother and her supporters throughout the year. President/CEO, Jerome Ryans offered the blessing that evening. A special award presented to a student who became a mother during the high school year was presented and was well received.

ZION PRESENTATION TO THE TAMPA CITY COUNCIL

The Tampa Housing Authority was invited to address the Tampa City Council regarding the situation at Robles Park where five (5) casket-like anomalies were discovered and to present protocol for when bodies are found during redevelopment. While we had no protocol in place as this was something new for us, it did present an opportunity to talk about Robles Park and our current plans to relocate the families residing in the five (5) buildings identified, that sit on a portion of the original Zion cemetery, as well as, provide a brief history of the Robles Park community.

Several community meetings have been held to discuss this issue and inform the residents regarding their options. Bus tours have also been scheduled to show these families THA properties, so that when the time comes for them to make a final decision, they will know exactly what their choices are. Additionally, the Crisis Center has been contacted to ensure that if counseling is needed, resources are available.

TAMPA BAY BUCCANEERS LUNCHEON

Staff members attended this luncheon that featured 3 Buccaneers players, as well as the owners and coaches who gave their perspectives regarding the upcoming season. It was a very lively and spirited conversation that had everyone looking for the start of the new season and renewing their faith in the home team being victorious this year...another Superbowl victory perhaps?

THA CALENDAR OF EVENTS

September		
Monday, September 02, 2019	all day	Labor Day
Monday, September 02, 2019	all day	National Payroll Week (5 days)
Monday, September 09, 2019	11:00 AM	Congressional Black Caucus Essay Contest Winners Meeting, THA Cypress
Tuesday, September 10, 2019	8:30 AM	Staff in the Field Day, Bus Tour
Tuesday, September 17, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Tuesday, September 17, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, September 18, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Thursday, September 19, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, September 21, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, September 25, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, September 26, 2019	12:00 PM	Breast Cancer Lunch & Learn (WC), THA Cypress
Sunday, September 29, 2019	1:00 PM	West Tampa Festival, Julian B Lane Park
October		
Thursday, October 03, 2019	8:00 AM	Vendor Workshop, THA Cypress
Thursday, October 10, 2019	all day	NAHRO National Conference & Exhibition, San Antonio, TX (3 days)
Friday, October 11, 2019	9:30 AM	Breast Cancer Awareness Walk on Cypress
Friday, October 11, 2019	11:00 AM	Mobile Mammogram Sign-Up, THA Cypress
Monday, October 14, 2019	all day	Columbus Day
Tuesday, October 15, 2019	11:30 AM	CDC of Tampa Champions Luncheon, Armature Works, Tampa
Tuesday, October 15, 2019	8:00 AM	Bay Area Apt Assoc Education Seminar, THA Cypress
Wednesday, October 16, 2019	11:00 AM	Dress for Success Empower! Luncheon, Jewish Community Center, Tampa
Wednesday, October 16, 2019	8:30 AM	THA Board of Commissioners Meeting, THA Boardroom
Friday, October 18, 2019	5:30 PM	TBBJ: Congratulations 40 Under 40 Honoree! Armature Works, Tampa
Tuesday, October 22, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Wednesday, October 23, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, October 24, 2019	1:30 PM	Bay Area Apt Assoc Education Seminar, THA Cypress
Thursday, October 24, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, October 26, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Monday, October 28, 2019	all day	NAHRO-RAD Training, THA Cypress (5 days)
Tuesday, October 29, 2019	9:00 AM	Mobile Mammogram, THA Cypress
Wednesday, October 30, 2019	9:00 AM	Florida Public Housing Authority Self Insurance Fund Workshop, THA Cypress
Thursday, October 31, 2019	all day	Halloween Day
November		
Thursday, November 07, 2019	12:00 PM	Handling the Holidays in Good Health (WC), THA Cypress
Monday, November 11, 2019	11:00 AM	West Tampa: Sangria & Cigar, Julian B. Lane Riverfront Park, Tampa
Monday, November 11, 2019	all day	Veteran's Day
Tuesday, November 12, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Thursday, November 14, 2019	9:00 AM	Open Enrollment
Thursday, November 14, 2019	5:00 PM	Homebuyer's Education, THA Cypress
Saturday, November 16, 2019	8:30 AM	Homebuyer's Education, THA Cypress
Wednesday, November 20, 2019	8:00 AM	THA Board of Commissioners Meeting, THA Boardroom
Wednesday, November 20, 2019	1:00 PM	Landlord Workshop, THA Cypress
Thursday, November 21, 2019	6:00 PM	CREW 8th Annual Excellence Awards, Armature Works, Tampa
Thursday, November 28, 2019	all day	Thanksgiving Day
Friday, November 29, 2019	all day	Thanksgiving Holiday
December		
Tuesday, December 24, 2019	all day	Christmas Holiday
Wednesday, December 25, 2019	all day	Christmas Day



BOARD OF
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5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN

MERGER OF THE TAMPA HOUSING AUTHORITY’S WAITLISTS

Overview:

Regulations by the Department of Housing and Urban Development (HUD) require that Public Housing agencies provide public notice by publication in a local newspaper of general circulation and in minority media, as well as other suitable means, in accordance with the administrative plan and HUD’s fair housing requirements regarding significant changes to administrative policies.

The Tampa Housing Authority currently operates 22 separate and distinct waitlists for different properties and programs. It is the intention of the agency to merge all project-based waitlists to service the Rental Assistance Demonstration (RAD) program and merge all project-based waitlists to service the multiple project-based program. Families that have applied to multiple lists will be serviced through one central list.

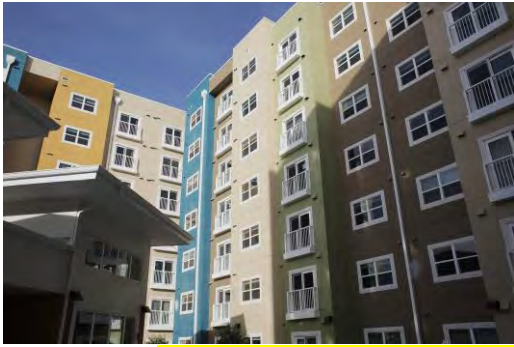
A meeting will be held September 25, 2019 at 6 pm, at the offices of the Tampa Housing Authority located at 5301 West Cypress Street, Tampa Florida. This meeting will only be held to discuss the merging of waitlists and not for specific applicant waitlist questions.

Dated this 4th Day of September 2019

BUSINESS

Can Tampa Bay's housing void be filled by making it harder to sue banks, developers?

Tampa Bay Times, Graham Brink, gbrink@tampabay.com | Published Aug. 19, 2019



A view of the Ella affordable housing apartment complex in Tampa. (Times files)

The Trump administration wants to make it much harder to sue for alleged discriminatory housing practices.

The controversial move sets up a classic capitalist argument. Which side you come down on likely depends on your confidence in free enterprise. It also could have a lasting effect — for better or worse — on affordable housing in the Tampa Bay area, which many observers say has reached crisis levels.

For years, banks, landlords, developers and others in the housing industry could wind up in court for unintentionally discriminating against minority groups. That is, they created policies that they did not think were discriminatory but turned out to be.

Plaintiffs attorneys didn't have to prove that an apartment owner purposefully refused to lease to African-Americans. They only had to show that the owner had a policy that led to discrimination, deliberately or not.

It's a potent legal tool, known as "disparate impact."

A new rule pushed by the Department of Housing and Urban Development lays out much more stringent standards for plaintiffs to prove their cases. The five-part test includes a requirement to show that statistical disparities were caused by specific policies, not by chance.

Liberal housing advocates contend that the changes amount to an insurmountable burden that will leave minorities vulnerable to discrimination. They've used the existing rule to overturn discriminatory zoning rules and to go after unfair insurance practices. The Justice Department has used the law to collect more than \$500 million from companies accused of bias against minorities.

The advocates argue that lawsuits keep profit-driven companies honest. Those that step over the line know they face a legal slapping.

A particular worry centers on mathematical algorithms, which companies use for pricing, credit scores, marketing and insurance underwriting.

Algorithms "can have starkly discriminatory effects but can operate as a hidden box," the National Fair Housing Alliance said late last week. The "proposed rule could effectively immunize such covert discrimination."

Banks, developers and insurance companies like (and pushed for) the new rule. Why wouldn't they? It means fewer lawsuits, many of which they call frivolous.

They also argue that the threat of getting dinged for inadvertent discrimination curtails innovation. It makes them less likely to experiment with new practices that could promote more affordable housing or lower the cost of insurance. Algorithms could help with those breakthroughs, if only they felt confident they wouldn't get sued for even trying.

Disparate impact "can have unintended consequences, such as causing financial institutions to shrink their operations rather than risk litigation, hurting the very groups it is intended to help," said American Bankers Association president and chief executive Frank Keating in a news release.

Housing and Urban Development Secretary Ben Carson said the rule change would increase "access to fair and affordable housing."

The rule cannot officially take effect until after a 60-day comment period. Could unshackling banks and insurance companies help fill Tampa Bay's affordable housing void? Or will it have the opposite effect?

We could be just a few months from finding out.

Tampa Housing Authority to Relocate Residents of Buildings Built on Historic Cemetery

Tampa Housing Authority Senior Vice-President and Chief Operating Officer Leroy Moore talks to residents at Robles Park Villages in Tampa, Thursday, August 22, 2019. (Sarah Blazonis/Spectrum Bay News 9)
Spectrum Bay News 9, Sarah Blazonis and Roy De Jesus Hillsborough County | PUBLISHED August 22, 2019 @10:24 PM

TAMPA, Fla. — The **Tampa Housing Authority** addressed Robles Park Village residents for the first time Thursday about what they know about a historic cemetery that existed on the complex. They also heard about plans for their relocation from the site.

- **5 Robles Park Village buildings may have been built on top of Zion Cemetery**
- **Ground-penetrating radar revealed anomalies that could be grave sites**
- **Residents will have options for relocation**
- **More Hillsborough County stories**

"My anxiety level was up high when I found out. I was kind of upset, but ain't no sense of being upset, you know what I'm saying?" said Dania Wiles, who's lived in Robles Park for 11 years. "All we need to do is come to a conclusion about the situation, and then we all can move on."

Tampa Housing Authority Senior Vice President and COO Leroy Moore said officials first became aware that five Robles Park buildings may have been built on top of Zion Cemetery, believed to be the city's first African American resting place, through an investigative report in the Tampa Bay Times.

Moore said that although it was thought bodies were removed before the complex was built in the 1950s and re-interred elsewhere, it's possible an undetermined number may remain.

"Now, understanding what was here and what, unfortunately, may still be interred, I think it's incumbent on the housing authority, the city, the private owners that share this two-and-a-half acre site, to make better decisions today," Moore said.

Residents will have relocation options

At Thursday evening's meeting, representatives from Cardno, a professional infrastructure and environmental services company, told residents that ground-penetrating radar has detected anomalies that could be grave sites.

An analysis is being done to determine if remains were detected or if the radar is picking up disturbances left in the ground from when the bodies were moved. Moore said it's important to find out the truth about what's beneath the complex.

"The only way we're going to find that is to analyze this ground-penetrating radar and to eventually start excavating to confirm whether or not coffins and bodies are still interred here. We certainly don't want to do that process with families living among this area," said Moore.

Moore told residents they'll have three choices when it comes to relocation: they can move to one of 30 vacant Robles units or into one of the housing authority's 30 other properties. Those who want to leave the THA system can choose to get a tenant based voucher and move into a privately-owned Section 8 apartment.

Relocation benefits will be available to help with the cost of moving. Counseling services will also be provided for those who are having a hard time coping with the situation, either with the stress of moving or with the knowledge that they've been living on top of a forgotten cemetery.

"I don't think we heard from any of the family members here today that they want to continue to live on this land," Moore said.

Future for site?

Wiles said she was more upset about learning about the cemetery than about the relocation. She said she'd like to see the site turned into a memorial.

Tampa Housing Authority to Relocate Residents of Buildings Built on Historic Cemetery

Tampa Housing Authority Senior Vice-President and Chief Operating Officer Leroy Moore talks to residents at Robles Park Villages in Tampa, Thursday, August 22, 2019. (Sarah Blazonis/Spectrum Bay News 9)

Spectrum Bay News 9, Sarah Blazonis and Roy De Jesus Hillsborough County | PUBLISHED August 22, 2019 @10:24 PM

"It's important to all nationalities, not just black -- Caucasian, Puerto Rican, don't matter. It's a resting place, and a resting place is supposed to be a resting place," Wiles said.

Moore said he has a similar vision.

"Turn it into a place that people can be respectful of the history of this area. Maybe it becomes a memorial site. Maybe it becomes just an active cemetery," he said.

Building-by-building meetings are expected to begin in two weeks to give residents more information about relocation and let them know what their responsibilities are during the process.

How does a cemetery disappear?

In his investigative report for the Tampa Bay Times, reporter Paul Guzzo wrote about what might be the missing first African American cemetery in Tampa - Zion Cemetery.

But just how does a cemetery disappear for 100 years?

In the process of answering that question, Guzzo unearthed a Hillsborough County public record of the map of Zion Cemetery from 1901.

In his reporting, by the 1920s the records had vanished. It's not until 1951 that developers of the Robles Park Apartments discovered three caskets interred on the property.

Tampa Housing Authority records indicate they talked about re-internment, but there was no effort to look for more bodies.

There were also no state laws at the time that would've prevented developers from building on a possible archaeological site.

Those laws are strictly enforced today.

Forgotten? More like ignored, say people who remember stories of bodies at Zion Cemetery

Researchers are trying to learn what happened to the cemetery where as many as 800 African-Americans were buried in the early 1900s.

Tampa Bay Times, **Paul Guzzo**, Published Aug. 23, 2019

TAMPA — The summer of 1953 started out slow for young Barbara Feliciano. Her family was among the first to move into the new Robles Park Village, a public housing project, so most apartments were empty. There were few other children, says Feliciano, now 75.

Then word spread, she recalls, that sets of human remains had been found near an adjacent storefront along the 3700 block of North Florida Avenue. "That broke an otherwise uneventful life," Feliciano said. But the grownups never told her any more about the bones.

Today, Feliciano believes the remains had emerged from Zion Cemetery, an early 20th century African-American burial ground that once occupied 2 ½ acres now split between that storefront land and a section of Robles Park Village.

It appeared the cemetery had been lost or forgotten until it was revealed again with the publication of a special report June 23 in the *Tampa Bay Times*.

But now, with stories surfacing from Feliciano and others, historians and activists are using a different word to describe what happened to Zion Cemetery — ignored.

"People have said for years that we were built on a cemetery," said Clark Simmons, vice president of the Robles Park Village Tenant Council. "I first heard about it around 1978 from my grandmother. But no one has ever done anything."

The discovery Feliciano describes came on the heels of another find in 1951. That's when the **Tampa Housing Authority** was building a whites-only Robles Park complex and workers came upon three caskets. They were identified as the remains of people who had been buried in Zion Cemetery.

But no sign has emerged that in either 1951 or 1953, any effort was made to see whether more bodies remained beneath the ground. An old map the Times found showed there was room for as many as 800 graves at Zion Cemetery when it was founded in 1901.

In its research, the Times also found 382 death certificates listing Zion as the burial place and reached out to churches that are linked to the cemetery through historical records.

Two parishioners from First Mt. Carmel AME Church recalled older friends telling them years ago that Robles Park Village was built on a cemetery. The parishioners dismissed it as an urban legend.

As Tampa grew, as segregation was outlawed, and as housing patterns changed, Robles Park Village changed from an all-white community to one inhabited largely by people of color.

Over the decades, said Simmons with the tenants' council, the Housing Authority must have heard the stories. "Why didn't they check into it?" Simmons said. Today, they are.

The Housing Authority hired archaeologists to investigate its portion of the former Zion Cemetery. And the agency will relocate the people living in the five buildings located atop the former Zion Cemetery land, even if no human remains are found. The land will be turned into a memorial park honoring the African-American pioneers buried there.



Barbara Feliciano, 75, remembers the discovery of human remains in 1953 on the site of the former Zion Cemetery. Feliciano was 8 at the time and lived nearby in the Robles Park Village public housing complex. ["JAMES BORCHUCK | TIMES" | Tampa Bay Times]

Forgotten? More like ignored, say people who remember stories of bodies at Zion Cemetery

Researchers are trying to learn what happened to the cemetery where as many as 800 African-Americans were buried in the early 1900s.

Tampa Bay Times, **Paul Guzzo**, Published Aug. 23, 2019

As Feliciano recalls, the remains found in 1953 were behind the former Lister’s Furniture in the now-empty storefront. The property is owned by restaurateur Richard Gonzmart.

Informed by the Times about Zion Cemetery, he said he hadn’t known about it when he purchased the property and is now researching the history of the land.

Feliciano’s recollections don’t give the Tampa Police Department enough detail to search whether a report was filed about the bodies at the time, said police spokesman Steve Hegarty. “We wandered over and asked what was going on,” Feliciano said. “An authoritative figure said we needed to go away because they found skulls and bones.” She never did get a glimpse of the remains.

News coverage of the three caskets found in 1951 received widespread news coverage. But the Times found no coverage of remains being found in 1953.

Rodney Kite-Powell with the Tampa Bay History Center said it “is very reasonable to assume” that back in the 1950s, the Housing Authority or the city “would want to cover up the fact” that bodies remained.

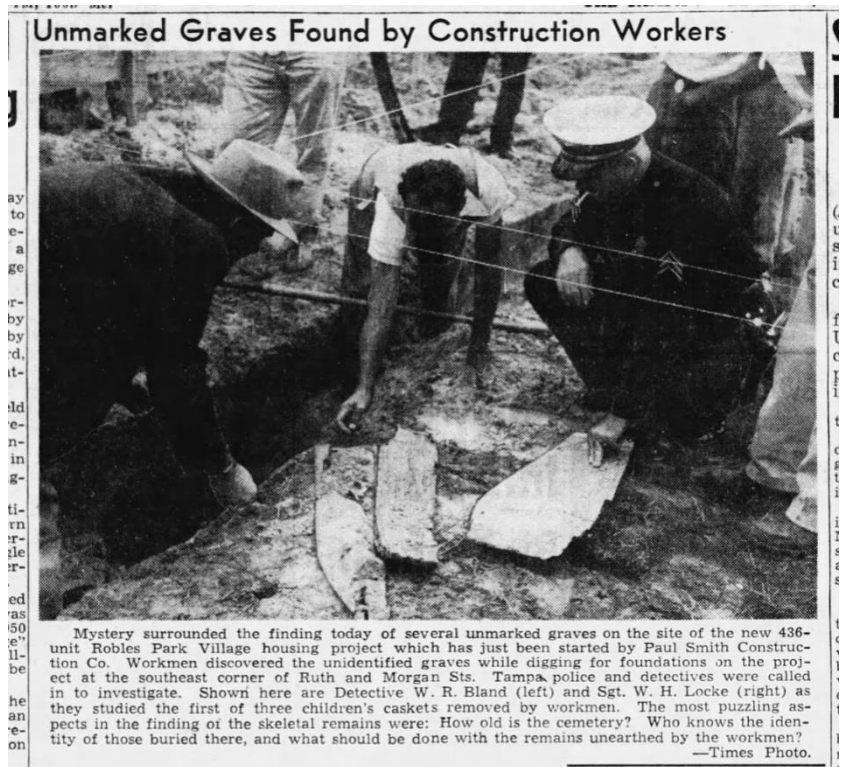
“Any burials would be a problem,” Kite-Powell said, “so it would have been important to them to keep news of the discoveries out of the public view.”

It’s clear that concerns raised through the years about bodies on the property went unheeded, said Rebecca O’Sullivan with the Florida Public Archaeology Network at the University of South Florida, part of the archaeological team looking for Zion Cemetery.

“At key points in the past it was ignored by the people who had the evidence to say that there was a cemetery there, but also the power to do something about it,” O’Sullivan said.

Zion later “turned into this sort of ghost story that people passed along as a way of remembrance.” O’Sullivan heard another story that shows someone in authority knew about Zion through the years, from a woman in her 40s who still lives in Robles Park Village.

The woman remembers finding a small headstone when she was out playing. “She said the city was contacted and that someone came and took the headstone away,” O’Sullivan said. “She and her friends tried not to play over there again.”



Newspapers.com This is a clipping from the Tampa Daily Times dated Nov. 16, 1951 which stated that several unmarked graves were mistakingly dug up during the construction of Robles Park Village in Tampa. The article accompanying this photograph states that the bodies were part of Zion Cemetery and that they were supposed to be moved in 1925. [TAMPA DAILY TIMES | Newspapers.com/Tampa Daily Times]

Zion Cemetery is 'holy ground' so Housing Authority will move those living there

After talks with the tenant council and federal housing officials, and as the search for bodies continues, the agency has decided not to wait.

Tampa Bay Times, [Paul Guzzo](#) | Published August 23, 2019

TAMPA — Shaniquia King says her children, 2 and 4, are afraid to sleep knowing their apartment stands on land once occupied by Zion Cemetery — an early 20th century African-American burial ground.

As many as 800 people may have been buried there, but no one knows yet whether they were moved before a storefront, warehouses and part of the Robles Park Village apartments were built there through the years.

King was unnerved, too, when she learned that caskets may lie beneath her floors — not out of a fear of ghosts but concern that a sacred place for the city's black pioneers has been forgotten.

"This just feels wrong," said King, 25. "It makes me sad to be here."

She won't be there much longer.

The **Tampa Housing Authority**, owner of the apartments, announced at a tenants meeting Thursday that relocation will begin within two weeks for the 96 people who live in the five apartments built on Zion Cemetery land.

The *Tampa Bay Times* revealed the existence of the long-forgotten Zion Cemetery in a special report June 23 and the Housing Authority commissioned a search of its property.

Last week, the authority said finding just one casket would trigger relocation. But now, after talks with the Robles Park Tenant Council and the U.S. Department of Housing and Urban Development, the agency has decided not to wait.



Robles Park resident Clark Simmons listens to a presentation by archaeologists during an informational meeting at Robles Park Village community center. The Tampa Housing Authority held the meeting to discuss Zion Cemetery. "JAMES BORCHUCK | Times" | Tampa Bay Times



Residents listen to a presentation by Senior Archaeologist Eric Prendergast during a meeting for residents at Robles Park Village community center Thursday, Aug. 22, 2019 in Tampa, FL. The housing authority held the meeting to discuss Zion Cemetery. "JAMES BORCHUCK | Times" | Tampa Bay Times

"It was holy ground," Leroy Moore, chief operating officer, told tenants attending the meeting at the Robles community center. "It should still be considered sacred."

The 2½ acres once occupied by the cemetery is split nearly evenly between Robles Park Village and restaurateur Richard Gonzmart, whose property along the 3700 block of N. Florida Ave. contains a warehouse and a vacant storefront.

The Housing Authority's portion will be turned into a memorial park managed by the city of Tampa when Robles Park Village is redeveloped in the coming years. The Housing Authority hopes Gonzmart also turns over his land for the memorial park.

Tenants cheered the announcement Thursday.

Zion Cemetery is 'holy ground' so Housing Authority will move those living there

After talks with the tenant council and federal housing officials, and as the search for bodies continues, the agency has decided not to wait.

Tampa Bay Times, [Paul Guzzo](#) | Published August 23, 2019

"It is important to Tampa history," Moore told them. "We want to do the right thing and be respectful of that." All told, Robles Park Village now is home to 1,118 people in 483 units across 67 buildings.

Zion Cemetery, established in 1901, had room for some 800 burial plots plus a potters field for people who were indigent or unidentified.

It faded from public consciousness around a century ago and was parceled out for development.

The *Tampa Bay Times* discovered 382 death certificates for Zion. A cemetery historian claims to have found 747.

Three bodies in caskets were unearthed when Robles Park was built in 1951 but there is no sign anyone checked whether others also remained.

"This shouldn't have happened," Housing Authority president Jerome Ryans told tenants at Thursday's meeting. "It is regrettable. But now we have to deal with it. This is a tough situation."

The Housing Authority hired archaeologists to search the cemetery property for graves. Ground penetrating radar has turned up anomalies but determining whether they're graves requires more analysis.



Senior Archaeologist Eric Prendergast points out the boundaries of Zion Cemetery during an informational meeting for residents at Robles Park Village community center. "JAMES BORCHUCK | Times" | Tampa Bay Times

Tenants forced to move from the five buildings — two-thirds of them under 18 — can choose from among other public housing complexes or homes available through federal Section 8 vouchers.

Or they can move to one of the 30 homes that are vacant elsewhere in Robles Park Village.

Option No. 3 drew laughter at Thursday's meetings from those who live in the aging complex.

"We want to get out of here," tenant King said.

Still, she is nervous about a move.

"I don't know what to expect or where I will end up," she said. "It's overwhelming."

The Housing Authority is providing counselors — to those struggling to cope with a move as well as those disturbed at living on a cemetery.

"What bothers me is thinking of the people who were buried here," King said. "They didn't have a voice to stop something terrible."

HILLSBOROUGH COUNTY

Neighbors living on forgotten Tampa cemetery will be relocated

People living in a public housing complex will need to be relocated.

WTSP 10 News, Author: Emerald Morrow, Updated: 7:11 PM EDT August 26, 2019



TAMPA, Fla. — The **Tampa Housing Authority** will relocate close to 100 people living in a public housing complex that sits on top of the city's first black cemetery that was forgotten until now.

"Back in the 1950s, someone just didn't care for the needs or the concerns of African Americans," said Reva Iman, president of the Robles Park Resident Council. "I'm grateful that the people that are stepping forward...to make this right by our ancestors."

Iman has lived in Robles Park Village for three years and was outraged upon learning the housing authority paved over the Zion Cemetery grounds decades ago.

"I just can't tell you how I feel right now that they would do this to the first Black cemetery and our people, my people," she said. "They are definitely doing the right thing by moving those individuals."

Alice Hiraldo lives in one of the five buildings where residents will be displaced. She says she is ready to move from the aging complex but is frustrated that she never knew about the cemetery.

"If they knew about it before they built the building, why didn't they dig more before they built these apartments?" she asked. "I hope they do it fast so we can move..."

An investigation by the Tampa Bay Times sparked renewed urgency in finding out what happened to the cemetery and why it was lost from the city's memory.

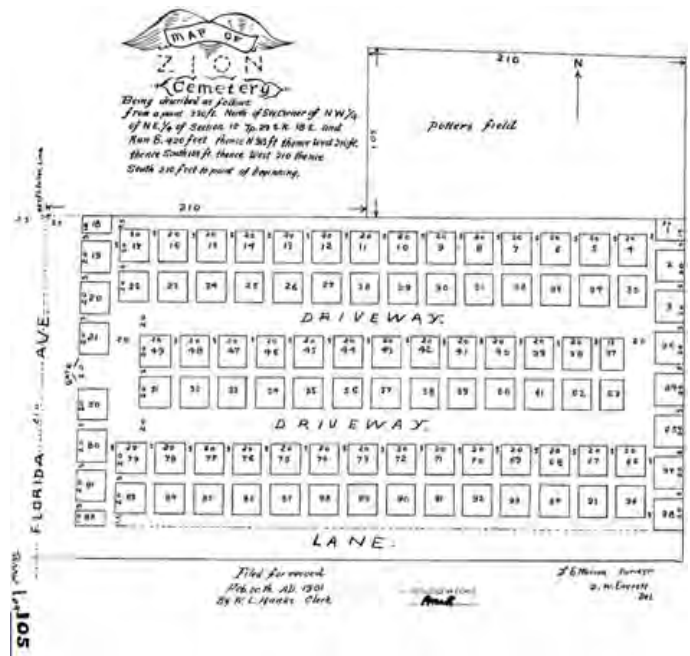
The housing authority has vowed to do whatever it takes to find out if bodies remain at the site along N. Florida Ave. The agency has invested in contractors who are using ground-penetrating radar to make that determination. The CEO and COO have both said the site will be turned into a memorial no matter what happens.

"We're going to take it upon ourselves to be very proactive," spokesperson Lillian Stringer said.

The relocation process for residents will begin over the next 30 to 45 days, and neighbors will have three options when moving.

"We explained to them if they still want to stay in Robles Park, they can stay there," Stringer said. "If they wanted to move to other properties where we may have vacancies, they can also do that.

"Or the third option would be to provide them with a Section 8 voucher."



Tampa Bay History Center

Relocating residents will mean a longer delay for the tens of thousands of people on the THA waitlist, but neighbors and city leaders say it's necessary.

"This is a priority. The dead has spoken, and that's how I see it," said Orlando Gudes, city councilman for District 5. "There was an injustice done, and now it's come alive now and been exposed and we have to move on our situation right now.

"And it's unfortunate some may be pushed back a little bit, but we've got to move on the situation at hand."

Tackling Affordable Housing in the Bay

Capital Analytics Associates | Writer: Max Crampton-Thomas | August 29, 2019



2 min read August 2019 — Growth in the Tampa Bay region has been twofold, with a significant boom in the economy and the population. As the population grows so does the need for more affordable housing options in the region. While there has been a notable increase in the development of luxury apartments and multifamily units, which are popping up all over Downtown, there is a notable deficit of affordable housing options. Mayor Jane Castor, her administration and community organizations like the **Tampa Housing Authority** recognize that they must work together to find- a solution for this problem.

Since her election in April, Mayor Castor has identified access to affordable housing solutions as one of her top priorities, as noted when she spoke with *Invest.* “In reality, the most pressing issues in our community are transportation, affordable housing and workforce development.” She has since taken action to address the housing issue with the recent formation of the Affordable Housing Advisory Team as part of her “Transforming Tampa’s Tomorrow” transition. The role of the advisory team will be to ensure home ownership for all residents in Tampa regardless of economic status. It will be one of five advisory teams guiding the mayor’s strategic vision for addressing key issues in Tampa Bay.

One of the members of the Affordable Housing Advisory Team is Leroy Moore, the senior vice resident and chief operating officer for the Tampa Housing Authority. The Authority is not only focused on providing housing assistance to low-income residents. Its role has evolved over the years to better address the affordable housing issue in the region. *Invest.* recently spoke with Moore, who discussed how the Authority is addressing this need. “The Housing Authority has evolved to not only manage affordable housing, but also to redevelop this housing into real estate that functions as more than just a roof over someone’s head. We consistently ask ourselves what else does a community need? A community needs jobs, quality food and transportation accessibility, which brings in the need for collaboration with transportation agencies in the region. We can meet the needs of the community by developing housing, especially affordable and attainable housing, around accessible transit options. Great transit translates into better housing costs.”

The Authority’s actions to tackle affordable housing include the redevelopment of a 28-acre superblock of public housing that will be known as the Encore District. In his discussion with *Invest.*, *Moore spoke* about the Authority’s approach to this development and how it differs from the original construction., “Seventy-five years ago, the Tampa Housing Authority developed a 28-acre superblock of public housing on the doorstep of what is now Downtown. Seventy-five years later, we are redeveloping that site and realizing that its potential today is far greater than what was ever imagined back then. Instead of just having a 28-acre single-use affordable housing community, we now have 12 city blocks of diverse development called the Encore District.” He continued: “Encore will be a LEED Gold neighborhood development community. All the buildings have a commitment to be LEED Silver or higher. We replaced the affordable and workforce housing and increased the number of affordable units on that exact same footprint. We are also adding other uses like hotels, museums, schools, market-rate housing and grocery stores all within the same 28-acre area.”

The need for more affordable housing is not an issue that will resolve itself and will only continue to manifest into a larger challenge as the population in Tampa Bay grows. The solution is not clear-cut, but community leaders like Mayor Castor and Moore are working to find actionable answers.

To learn more about our interviewees, visit:

<https://www.tampagov.net/>

<https://www.thafl.com/>

Images of Forgotten Black Burial Ground Revealed; City to Relocate Tenants

Spectrum Bay News 9, Dave Jordan, Hillsborough County | PUBLISHED 5:23 PM EDT Aug. 30, 2019



TAMPA, Fla. — Archaeologists hired by the city to locate a forgotten African-American burial ground revealed radar images of the site at a **Tampa Housing Authority** meeting on Friday.

The grainy images of an estimated 126 coffins underneath the Robles Park Apartment Complex near Stratford and Moore in Tampa reduced some in the room to tears.

"These people were lost and forgotten purposely, and I don't think anyone in their right mind would want to continue to live on top of these people," said Clark Simmons, vice president of the Robles Park Village Tenants Council.

An investigative report back in June revealed the complex was built over the Zion Cemetery back in the 1950s. The cemetery dates back to 1901. Leroy Moore, senior vice president with the Tampa Housing Authority, said the agency knew nothing about the complex being built on top of the cemetery until that report was published.

The city is now working to relocate 29 families to other units. "We're well underway with getting our families notified and trying to make sure that we are there to meet whatever needs they have," Moore said.

As that happens, others are now wondering how best to honor those forgotten and paved over.

"My voice said it's ways in which dignity can be brought to those who have been buried on the site," said Connie Burton, a community activist.

Tenant relocations could take about two months to begin.

NEWS/TAMPA

More than 120 coffins found buried at forgotten Zion Cemetery, now an apartment complex

Ground-penetrating radar detected the objects at Tampa's Robles Park Village. Could they be something else? "That would be too big of a coincidence."

Tampa Bay Times, Paul Guzzo, Published August 30, 2019

Page | 1

Ground-penetrating radar has detected what appear to be more than 120 coffins under an apartment complex in Tampa, the remains of the lost cemetery revealed by the *Tampa Bay Times*.

The 2½-acre, segregation-era burial ground, believed to be the city's first for African-Americans, was built in 1901 along the 3700 block of Florida Ave. and extended back around 400 feet.

It disappeared nearly a century ago when the land was parceled off for white developments.

No one could find it until now.

It has been confirmed that Zion is still there, parts of it at least, under ground that today is home to the back of the Robles Park Village public housing complex owned by the **Tampa Housing Authority**.

Archaeologist Eric Prendergast described the find: "Reflections of rectangular objects that are the size and shape of coffins between four and six feet in depth."

Prendergast is principal project investigator for private archaeological assessment company Cardno, hired by the Housing Authority to investigate whether occupied graves remain on its land.

"The reflections are arranged in rows and oriented east-west within boundaries of a former cemetery," Prendergast added.

Asked if the shapes could show something other than caskets, Paul Jones, project manager for Cardno, replied, "That would be too big of a coincidence."

The *Times* published a special report about the forgotten cemetery in June, prompting the Housing Authority to hire the archaeologists.

During a nine-month search, the *Times* pieced together the cemetery's lost history but found no evidence of a mass reburial.

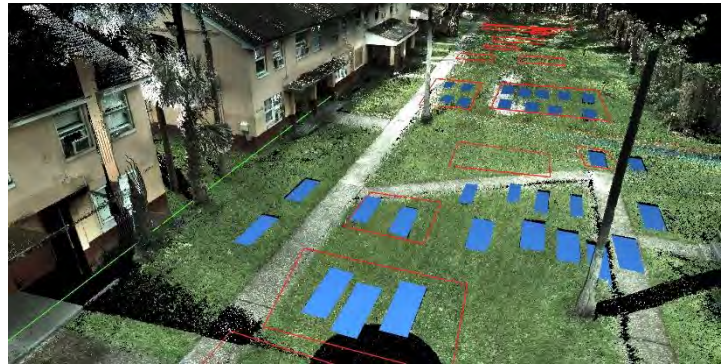
In response to the report, the Housing Authority set up the Zion Cemetery Archaeological Consultation Committee. The committee has members from the authority, the city of Tampa, the NAACP, Florida Public Archaeology Network at the University of South Florida, Robles Park Apartments Residents Council and Cardno.

Cardno informed the committee at its meeting Friday that the caskets had been found. Reva Iman, president of the Robles Park Village Tenants Council, walked out of the meeting room in tears.

Overall, the archaeologists have discovered what they believe to be 126 caskets. There are likely more to be found, they said.

The radar likely missed some. It also cannot detect century-old human remains if they weren't buried in a coffin. It was typical in the early 1900s for poor African-Americans to be buried in fabric shrouds. Old bones would be too deteriorated for the radar to find.

In addition, the portion of Robles Park Village that was once Zion Cemetery has five apartment buildings. Radar cannot scan through their floors.



This image is a 3D laser scan of Robles Park Village showing grave-shaped objects beneath the ground in relation to buildings at the public housing complex. The single image is made from two data sources and aligns with historical maps of the former Zion Cemetery. [CARDNO| Cardno]

NEWS/TAMPA

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Tampa Bay Times, Paul Guzzo, Published August 30, 2019

Page | 2

What's more, Cardno had access to less than 40 percent of the Zion property — the portion owned by the Housing Authority. The rest is owned by restaurateur Richard Gonzmart, who has said he is conducting his own research into the history of the property.

"Everywhere we have tested that one would assume has a burial ... has proven to have burials," Prendergast said. "Therefore, we can predict the rest of the cemetery has burials, unless they were removed."

Cardno cannot be certain, though, without surveying the rest of the site.

Gonzmart plans to build a culinary school on his property. He aims to train low-income people there for careers that can set them on a path to a better life.

But now that the property is known to be a "previously marked cemetery," Gonzmart will have to have a study done to determine if bodies are there before he can build, said Jeff Moates, regional director for the Florida Public Archaeology Network.

If human remains are found there, too, Gonzmart could still build but not before moving the bodies to a cemetery.

The Housing Authority has said it will not remove any of the bodies.

When the agency redevelops the 67-building Robles Park site in the coming years, the Zion Cemetery land will be turned into a memorial park operated by the city. The park will honor the pioneering African-Americans buried there.

The Housing Authority hopes Gonzmart will add his Zion Cemetery property to the park.

Relocation soon will begin for the people living the five Robles Park Village buildings that occupy the burial ground, all in the 200 block of East Stratford and East Kentucky avenues.

The *Times* discovered death certificates for 382 people who were buried in Zion. A cemetery historian who conducted followup research said he found 747.

Zion had room for some 800 graves plus a potter's field for the indigent and unknown. The potter's field contained 27 of the caskets found by the archaeologists.

In 1951, the Housing Authority unearthed three caskets during construction of Robles Park Village but did not search for more. At the time, the apartment complex was open to whites only.

It is possible, the archaeologists said, that some bodies have been moved through the years and others were left behind.

"It's possible that there are coffins without bodies," Cardno project manager Jones said. "It is possible there are remains of coffins. It is possible that there are completely undisturbed coffins. We won't be able to answer anything definitively until the next step of the process."

The next step would be to dig into the ground in a way that they leave the bodies undisturbed.

The Housing Authority has not yet decided whether that will be done.



The Tampa Housing Authority held a meeting to discuss findings from the archaeological firm Cardno on the location of Zion Cemetery Thursday in Tampa. JAMES BORCHUCK | Times [JAMES BORCHUCK | Times]

Residents forced to move after more than 100 possible coffins found under Tampa apartment complex

ABC Action News, Isabel Rosales | Posted: 11:26 PM, Aug 30, 2019 | Updated: 11:54 PM, Aug 30, 2019



TAMPA, Fla. -- Residents at a Tampa apartment complex are being forced to move after a shocking discovery.

It turns out, they were living on top of a long-lost African American cemetery.

"This grassy area has the bulk of remains," said Connie Burton, who lived at the **Robles Park Village** on Florida Avenue for about 20 years.

In that grassy area, an archaeologist used a radar to discover more than 120 possible coffins.

The Tampa Bay Times linked the forgotten 1900s Zion cemetery, likely the first in Tampa for African American, to this current-day public housing complex. The report prompted the housing authority to investigate.

"As a child, we had heard that this used to be a memorial site but we paid little attention to it because you know, at the time we needed housing," Burton said.

Yvette Lewis, the president of Hillsborough County's NAACP said she was shocked about the discovery.

"It's time for the city to right its wrong," Lewis said.

Lewis said for these black pioneers who died in a still-fledgling city, there is no rest.

"People's resting place are where they are supposed to rest," Lewis said. "And the souls can't even rest because it has been disturbed."

Burton commended the housing authority for the way they handled this revelation. She said she was pleased the housing authority is turning the cemetery site into a memorial.

The housing authority will relocate nearly 30 families living at the complex.

'The souls can't rest:' Apartment complex residents forced to move after 120+ possible coffins found

FOX 6 NOW | POSTED 1:57 PM, AUGUST 31, 2019, BY CNN WIRE SERVICE



TAMPA, Fla. — Residents at a Tampa apartment complex were being forced to move after a shocking discovery. As it turned out, they were living on top of an African-American cemetery.

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The Tampa Bay Times linked the forgotten 1900s Zion Cemetery, likely the first in Tampa for African-Americans, to the current public housing complex. The report prompted the **Tampa Housing Authority** to investigate.

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The Housing Authority was set to relocate nearly 30 families living at the complex.

NATION-WORLD

Housing authority believes it found nearly 130 coffins from Tampa's first Black cemetery

A large portion of the cemetery was paved over in the 1950s when the housing authority built the Robles Park public housing complex.

11ALIVE.COM, Emerald Morrow | Published: 2:30 PM EDT August 30, 2019 | Updated: 2:26 PM EDT September 2, 2019

TAMPA, Fla. — The **Tampa Housing Authority** believes it has close to 130 coffins from Zion Cemetery, which was the first black cemetery for the city.

A large portion of the cemetery was paved over in the 1950s when the housing authority built the Robles Park public housing complex along North Florida Avenue.

Construction crews unearthed three caskets, but work continued anyway.

Leroy Moore, chief operating officer for the housing authority, said about 130 anomalies were reported from archaeologists who conducted a ground-penetrating radar search of the section of Robles Park that overlaps with historical maps of Zion Cemetery.

He said the GPR only covered about 30 percent of the Zion site, so it's still possible there are other graves that exist off-site from Robles Park.

The housing authority recently announced its plans to move 96 residents from five buildings at Robles Park that sit on top of the old cemetery grounds. The story came to THA's attention initially through an investigation by the Tampa Bay Times.

"Certainly, no one today can justify the activities that occurred back in the late 40s and 50s, but the people around today are the people that can right that wrong," Moore said in June.

"Black lives mattered back in 1941, just like they matter today," said Moore. "And if a cemetery is not respected and the process back then, we would never redevelop a cemetery today. And with all the EPA and environmental processes that are in place today, for good reason, this could never happen."

"But this did happen 60 and 70 years ago. We can't account for the decisions they made. We can look back at it and say they were wrong decisions, and we can right that wrong today. And I think all the parties today are working to right that wrong. But why should it matter? Because it's history. It's Tampa's history. It's black history. it's just the dignified, appropriate thing to do at any period of time."

MONEY > CONSUMER ALERTS > TAKING ACTION FOR YOU

Tampa woman with disability takes housing authority to federal court for discrimination

She accused the agency of handicap discrimination

ABC Action News, Jackie Callaway | Posted: 3:28 PM, Sep 03, 2019 | Updated: 6:15 PM, Sep 03, 2019

TAMPA, Fla. -- A tenant with a disability accused the **Tampa Housing Authority** of discrimination in a federal lawsuit filed last month.

The case started with a knee injury, which prevents Rhonda Torres from walking without the use of a leg brace or crutch.

“When it gets too painful, I just lean on my crutch,” Torres told ABC Action News.

Torres relies on a disability paycheck and Section 8 housing vouchers to get by.

She said she also relies on her daughter Ashley, who helps with everything -- from groceries and laundry to picking up her up when she falls.

“My bones are going outward and sometimes I slip and fall,” said Torres.

But the Tampa Housing Authority does not consider her daughter a live-in caregiver and the agency told Torres she would lose her housing subsidy if Ashley does not move out.

“I don’t know what else to do,” said Torres. “I just think it is unfair.”



Rhonda relies on her daughter to help her with everyday tasks like getting groceries, doing the laundry and picking her up when she falls. But Rhonda tells ABC Action News the housing authority is telling her she would lose her housing subsidy if her daughter does not move out.



Taking Action Reporter Jackie Callaway was in federal court on Wednesday as Torres’ attorney made her case.

Torres federal lawsuit accused the housing authority of “handicap discrimination.”

During an hour-long hearing in federal court last Wednesday, an attorney for the housing authority argued because Torres’ daughter helps her pay rent, she cannot be designated as a caregiver under federal housing rules.

But Martin Lawyer, the Bay Area Legal Services attorney representing Torres, said the law is on his side, telling ABC Action News, “That rule does not apply to my client’s situation.”

Late Tuesday the federal judge dismissed Torres’ lawsuit, saying her request was out of line with housing authority policy. Her lawyer has not decided yet whether to appeal.

LOCAL

These people have coffins under their yards. Now they have to move.

Archaeologists from USF searched through part of Robles Park Village with ground-penetrating radar.
10News, Emerald Morrow | Published: 6:20 PM EDT September 2, 2019 | Updated: 2:05 PM EDT September 3, 2019

TAMPA, Fla. — The 96 residents at a public housing development who learned last week that close to 130 coffins from Tampa's first Black cemetery still existed in their yards are preparing to move.

The **Tampa Housing Authority** plans to move the residents out of five buildings at Robles Park Village so that more archaeological work can be done and so the site of the forgotten Zion Cemetery can be turned into a memorial.

"I think whenever you got to move, you got that anxiety because you got to uplift, you have to move and then you have to worry about where you going to move to," said Michael Randolph, who currently lives in Robles Park Village. "So those are the things I think are going consistently through residents: 'Wow, I got to go and where do I go?'"

The Tampa Bay Times first reported in June that hundreds of graves from the old Zion Cemetery of the early 1900s along North Florida Avenue were unaccounted for, and could still be underneath part of the housing development. The investigation also prompted immediate action from the housing authority, including relocations and an archaeological search of the site.

10News was there when archaeologists from USF and Cardno searched through part of Robles Park Village with ground-penetrating radar. On Friday, archaeologists released the findings of their research, confirming close to 130 coffin-shaped anomalies underground at the housing complex.

"I think everyone felt emotional," said THA COO Leroy Moore. "There's still that, you know, in many of our stomachs about actually seeing these radar images reflective of people that were laid to rest still there."

In the early 1950s when the Tampa Housing Authority was building Robles Park Village, construction crews paved over the Zion Cemetery graves. This is despite finding three caskets on the site.

"Looking at the time period, an attitude toward black lives in general back then, I'm not surprised they...built something over here, because as you know, we was considered to be trash, objects. Things that's not important. So, I'm frustrated because of that," said Randolph. "And to add insult to injury, to say this is the first Black cemetery and that these units were built over top of it with no respect, so that frustrated me as well. So that's why I'm glad the housing authority is moving on this..."

On Monday, Moore said his agency will hold meetings Tuesday and Wednesday to present a draft of the relocation plan to the 96 affected residents. Those residents will be allowed to give input on the plan, and will ultimately be given three options: move to another unit in Robles, move to another public housing complex or receive a Section 8 voucher.

Relocations are expected to start in the next 30-60 days.

INFLUENCE

Janet Cruz calls for state task force to identify remains at forgotten Zion Cemetery

The site contains the graves of at least 120 African Americans.

Florida Politics, By Janelle Irwin Taylor on September 5, 2019

State Sen. Janet Cruz is taking action on behalf of hundreds of African Americans who died in Tampa more than a century ago.

Following a Tampa Bay Times investigation this summer, the Tampa Democrat filed a bill Wednesday to create a task force to study unmarked and long-forgotten graves at the former Zion Cemetery that now serves as a backyard to **Robles Park Village public housing** in Tampa Heights.

Her bill (SB 220) would allocate \$500,000 to study the remains at the 2.5-acre segregation-era burial ground. Of that money, \$50,000 would pay for a historical monument to honor the deceased buried there — and then lost for a century. The rest would cover funeral and reinternment costs for next of kin of those buried at the site.

The Times investigation in June found death certificates for 382 people buried at the site between 1913 and 1920, but because record-keeping during that time was not as thorough as it was for white burials, there could be even more.

Radar images taken last month identified 120 coffins at the site.

Cruz's bill references the "millions" of slaves throughout the U.S. until the end of the Civil War as well as ongoing discrimination that included segregating burial sites for African Americans.

"Unlike predominantly white cemeteries and burial grounds, African American cemeteries and burial grounds were not subject to regulations and record-keeping necessary to protect the dignity of the deceased," her bill reads. "As a result, many abandoned African American cemeteries and burial grounds have been inadvertently discovered following years of disrepair and neglect when land is being redeveloped or has been sold."

The prescribed task force studying abandoned African American cemeteries would work under the purview of the Department of State. It would include the Secretary of State (or their designee) as well as representatives from the Bureau of Archaeological Research, the Florida NAACP, the Florida Council of Churches, the Florida African American Heritage Preservation Network, the Florida Public Archaeology Network and one representative from the cemetery industry.

"Creating a task force to identify cemeteries in Florida that were abandoned or built over, like Zion Cemetery, is an important step to make sure all those who made Florida what it is today are honored and respected," Cruz said. "All human remains are afforded equal protection under Florida law. Equal protection and respect were not a reality experienced by those buried at Zion Cemetery and so many other African American Floridians. I am proud to sponsor this important legislation to make sure those who shaped the history of our state are honored and memorialized properly."

The group would meet for the first time Aug. 1, 2020 and continue meeting as many times as necessary to accomplish its goals.

Those goals include identifying remains and forming suggestions for finding relatives who can then reintern and memorialize their lost family members.

The task force would work with the University of South Florida to identify remains. Exhumed bodies would remain in USF's custody until family members were identified and notified.

Family members could be reimbursed up to \$7,500 for funeral, burial and grave marker expenses. That amount can also be payable directly to a funeral provider. Charitable contributions for reburial and funeral-related services are not reimbursable.

Cruz's bill does not yet have a companion in the House.



Lost African American cemetery with over 120 coffins found under apartment complex in Florida

FACE 2 FACE AFRICA, THEODORA AIDOO | Contributor | September 05, 2019 at 10:29 am | [HISTORY, NEWS](#)



A 3D laser scan of Robles Park Village showing grave-shaped objects beneath the ground in relation to buildings at the public housing complex. Pic credit: Tampa Bay Times

Authorities in Florida, U.S., have discovered a long-lost cemetery with over 120 coffins beneath a public housing complex along North Florida Avenue in Tampa's black community.

The cemetery, known as 'Zion Cemetery', was established in 1901 and believed to be the city's first cemetery for African Americans. Reports say a portion of Robles Park Village, which is owned by the [Tampa Bay Housing Authority](#), was built on top of the cemetery in the 1950s.

For many years, there were little details about the burial ground and the people buried there until *Tampa Bay Times'* special report published in June indicated that five Robles Park village apartment complexes were built on rows of caskets.

In June, *Tampa Bay Times*, upon seeing death certificates of 382 people, published names of people believed to be buried at the 2½-acre cemetery that disappeared a century ago.

Following the report, a survey commissioned by the Housing Authority using ground-penetrating radar identified 126 caskets with more properties yet to be studied.

Reacting to the discovery, Archaeologist Eric Prendergast, who was hired by the Housing Authority to investigate whether occupied graves remain on its land, described finding reflections of rectangular objects that are the size and shape of coffins between four and six feet in depth.

"The reflections are oriented east-west within boundaries of a former cemetery and arranged in rows", Prendergast told reporters.

This discovery came as a shock to many people whose families have lived for generations in Tampa but knew nothing about the graves.

A local historian, who led a downtown walking tour, said: "Their story needs to be told". "African-American history is American history."

Even though there are likely more, the archaeologists have discovered what they believe to be 126 caskets. This is because they only had access to the cemetery property portion owned by the Housing Authority.

The rest is reportedly owned by restaurateur Richard Gonzmart who had plans to build a culinary school on the property.

However, regional director for the Florida Public Archaeology Network, Jeff Moates, said Gonzmart will have to determine whether there are bodies there before he can build the culinary school.

According to the Housing Authority, the park will honor the pioneering African-Americans buried there and relocation will begin soon for the people living the five Robles Park Village buildings that occupy the burial ground.

There are 67 buildings with 1,118 people living in Robles Park village.



A 1901 map of the forgotten Zion Cemetery. Photo Credit: Tampa Bay Times

HILLSBOROUGH COUNTY

New bill calls for bodies at Zion Cemetery to be dug up, not everyone is supportive

Tampa Housing Authority are not totally supportive of the bill that would take a deeper look at Zion Cemetery.

10 News, WTSP, Author: Emerald Morrow | Published: 7:13 PM EDT September 5, 2019

TAMPA, Fla. — The discovery of close to 130 coffins from Tampa's first black cemetery has prompted action from a local state legislator who wants to see a state task force formed, bodies exhumed and reimbursements to descendants of those buried at the site.

Sen. Janet Cruz filed SB 220 this week after a Tampa Bay Times investigation helped lead the Tampa Housing Authority to find the coffins from the forgotten Zion Cemetery.

The coffins are underneath the Robles Park Village public housing development, which overlaps with the cemetery. During the construction of Robles Park Village in the 1950s, construction crews found three caskets on-site, but historical records provided no evidence of any further investigation. Crews continued on with construction over the cemetery site.



The bill calls for a partnership with the University of South Florida for a deeper investigation of the Zion Cemetery that would include exhuming bodies and offering financial support to descendants of those interred at the cemetery for costs related to reinternment, grave markers and funerals.

When they learned about the cemetery, the **Tampa Housing Authority** immediately brought in archaeologists who used ground-penetrating radar to search the site. The agency also decided to start the relocation process for 96 residents living within the cemetery boundaries where bodies were found.

Despite expressing disappointment at previous administrations' lack of concern for the Zion site, and despite immediate action taken upon discovery of a cemetery, housing authority officials are not totally supportive of the new bill.

Tampa Housing Authority COO Leroy Moore said in a statement to 10News:

THA was not consulted on this but we appreciate and respect our elected officials wanting to create a process for identifying statewide such "lost" African American cemeteries. We however don't agree that in the case of ZION the cemetery should be moved as it seems to suggest in the Bill. This seems to be an intact cemetery, furthermore the site itself, even without human remains, is of historical importance to Tampa being the City's first such cemetery. The expressed belief that... "once a cemetery, always a cemetery" we think stands for Zion. We have no desire to want to remove and reinter people who were laid to rest over 100 years ago. This site is best suitable in our opinion for re-assembly under one ownership and preserved as historic Zion cemetery. And we hope that the owners can all come to agreement on that goal and work to achieve that result. We will be offering to Janet Cruz some suggestions now that we know about this proposed Bill. And hope that the language can be revised to recognize that in some instances it should allow for the preservation of such cemeteries or former cemeteries. Perhaps by creating a reacquisition vehicle which can reacquire such lands for preservation and memorialization of Zion and similar such found cemeteries.

Who's accountable for the tragedy of Zion Cemetery? Chasing a century-old mystery.

The discovery of caskets under a public housing project raises questions about how it happened: 'They did something wrong and need be charged publicly.'

Tampa Bay Times, By Paul Guzzo | Published: Thursday, September 05, 2019



The Kennedy family plot is among the most elaborate at historic Oaklawn Cemetery in downtown Tampa. Henry P. Kennedy, who is buried at the site, was the last recorded owner of Zion Cemetery, a segregation-era burial ground for African-Americans that disappeared from view. [OCTAVIO JONES | TIMES | Times]

TAMPA — Henry P. Kennedy was laid to rest in the family plot at historic Oaklawn Cemetery, a burial ground renowned as the rare place where blacks and whites were interred together during an era of segregation.

But Kennedy figures into a darker chapter from that era, too.

He and partner Hewitt Walker are the last people on record to own Zion Cemetery, just two miles to the north, where hundreds of African-Americans buried their dead during the early 1900s.

Last month, archaeologists acting on reporting by the *Tampa Bay Times* announced they had found more than 120 caskets buried on the property — even after storefronts, warehouses and a public housing project were built there through the years.

The revelation has saddened and angered many people with a stake in Tampa's African-American history. They want to know who allowed Zion Cemetery to vanish through time, leaving the 2½ acres along North Florida Avenue open to development.

"It's important," said Reva Iman, tenant representative at the housing project, **Robles Park Village**. "They did something wrong and need to be charged publicly."

Jeff Moates, who as regional director for the Florida Public Archaeology Network is part of the team that found the caskets, said there isn't enough evidence yet to "point a finger at anybody in particular."

Still, Moates added, "It's incumbent on us to define how it occurred and litigate the case."

Kennedy may be a starting point.

Descended from a pioneer Tampa family and a member of the City Council for eight years, Kennedy purchased the Zion Cemetery land in 1926 and got busy with it three years later. First, he sought property tax relief from the city of Tampa on the grounds that cemeteries are exempt, and later, he built a storefront along part of the property.

After 1929, Zion Cemetery — established in 1901 with room for more than 800 graves — disappeared from the public record.

A map from 1931 shows the storefront but not the cemetery. A year later, according to news archives, the Blue Moon Poultry Shop opened in a second storefront on the same block. In 1937, the owners of the poultry shop, Herman and Mary Jane Pleus, purchased the shop property from Kennedy.

Sharon Shepherdson, 75, the couple's granddaughter, told the *Times* that she lived with them for a while, in a house behind the store. But she knew nothing about a cemetery there.

Who's accountable for the tragedy of Zion Cemetery? Chasing a century-old mystery.

The discovery of caskets under a public housing project raises questions about how it happened: 'They did something wrong and need be charged publicly.'

Tampa Bay Times, By **Paul Guzzo** | Published: Thursday, September 05, 2019

Descendants of Kennedy still live in the Tampa area but did not return calls. The *Times* could not locate descendants of Walker.

Zion Cemetery re-emerged in 1951, when construction crews building Robles Park Village unearthed caskets holding the remains of three children.

Officials from the city assured reporters at the time that other bodies buried at Zion had been relocated. But there are no records indicating this actually occurred, or that anyone looked into these claims.

The *Times* located death certificates for 382 people buried at Zion. A cemetery historian who conducted followup research said he found 747.

Research by the archaeological team continues. They're surveying whether there are more bodies on the property and who is responsible for the cemetery's disappearance.

Racism might provide an answer, said Fred Hearn, who chronicles Tampa's African-American history.

African-Americans in the 1920s and 1930s were considered second class citizens, Hearn said. He wouldn't be surprised to learn that people interested in developing the land simply had the grave markers removed.

"Who would have stopped them?" he said. "African-Americans had no political power and it would have taken an unusually brave white person to stand up and say something."

Even those with loved ones buried at Zion would have been hesitant to protest, archaeologist Moates said.

"Racism was prevalent in Florida," he said.

Maybe they did speak up at some point, he added, and no one in a position of power cared.

It's also possible that Kennedy and partner Walker meant to do the right thing, but people they hired to move the graves failed to do their job, said Rodney Kite-Powell with the Tampa Bay History Center.

Or perhaps some graves were moved, but only those with grave markers of some kind, Kite-Powell said.

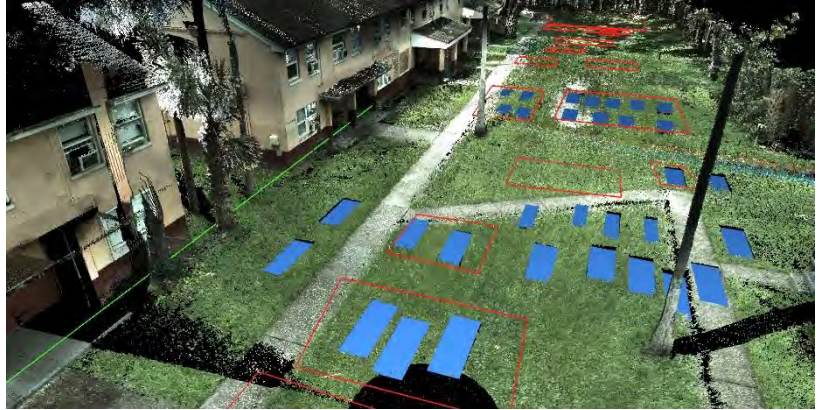
Eunive Massey, 96, used to live near the cemetery and recalled to the *Times* that she saw a few bodies removed around 1933.

"It's possible she saw people moving only those with headstones," Kite-Powell said. "Other headstones could have been lost or maybe not every grave had one. Without the markers, maybe the owners didn't know where the others were."

Archaeologist Moates is especially upset that nothing was done after the three caskets were found in November 1951.

He sees it as part of a decades-long "institutional effort" that erased Zion.

The city, led at the time by Mayor Curtis Hixon, told reporters the graves had been moved in 1925, even though City Council minutes from 1929 had recorded Kennedy's claim for a cemetery tax exemption.



This image is a 3D laser scan of Robles Park Village showing grave-shaped objects beneath the ground in relation to buildings at the public housing complex. The single image is made from two data sources and aligns with historical maps of the former Zion Cemetery. [CARDNO | Cardno]

Who’s accountable for the tragedy of Zion Cemetery? Chasing a century-old mystery.

The discovery of caskets under a public housing project raises questions about how it happened: ‘They did something wrong and need be charged publicly.’

Tampa Bay Times, By **Paul Guzzo** | Published: Thursday, September 05, 2019

“The city should have done something,” said Iman of Robles Park Village. “They are just as guilty for not doing their job to protect that cemetery when it was there and when it was found in the ‘50s.”

Kennedy was still alive in 1951 and might have corrected the record. And at the time, his former partner Walker was working as chief deputy tax assessor for Hillsborough County.

A search of news archives and meeting minutes shows no sign that anyone checked on the relocation claim.

In fact, another false claim surfaced during an authority meeting that was held right after the discovery of the caskets — that Zion’s graves had been moved way back in 1909.

It would be nearly 70 years after that meeting before Zion Cemetery was discovered again, with the publication of the *Times* report June 23.

Now, the Housing Authority has hired the archaeological team, moved to relocate residents of Robles Park Village, and pledged to establish a memorial park.

Hearns wants to see more research conducted to determine who let Zion Cemetery disappear: “We don’t know who knew what.”

But one thing is clear, said archaeologist Moates.

“Our job moving forward is to make sure that Zion is never again erased and lives on in perpetuity.”

Should bodies remain at Zion Cemetery? Bill aims to bring descendants into debate.

Leaving bodies in place at the forgotten Africa-American burial ground may not be a decision for the Housing Authority to make, Cruz said.

Tampa Bay Times, [Paul Guzzo](#) | Published September 5, 2019

TAMPA — The Tampa Housing Authority acted quickly to deal with the possibility that one of its apartment complexes was built on land where the city's African-American community once buried its dead.

The authority hired an archaeology team, more than 120 caskets have been detected so far, and plans have been announced to relocate apartment residents and turn the property into a memorial park.

But now, state Sen. Janet Cruz is saying: Not so fast.

Leaving the bodies in place at forgotten Zion Cemetery may not be a decision for the Housing Authority to make, Cruz said Thursday.

"They haven't reached out to any next of kin," she said. "It's their decision."

If relatives are found, the prospect of moving bodies promises to be a costly one, according to the team that used ground-penetrating radar to detect the caskets. They were located 4 to 6 feet underground at the Robles Park Village apartment complex on North Florida Avenue.

An early map of Zion shows room for more than 800 bodies. Moving anywhere near that number would cost millions of dollars, said the team's leader, Eric Prendergast, with archaeological assessment company Cardno.

Still, Cruz filed a bill this week to help pay for the job with state funds and to create a task force to identify and protect other neglected or abandoned African-American cemeteries across the state.

The bill, and a planned House companion sponsored by Cruz' fellow Tampa Democrat Fentrice Driskell, would set aside \$450,000 to search for next of kin of those whose bodies remain at Zion Cemetery and to provide each family with up to \$7,500 for a funeral, re-interment and grave marker.

The bill also provides \$50,000 for a historic marker at the Zion site.

The 2½-acre cemetery was established in 1901 and stretches across the 3700 block of N Florida Ave., land that today is home to Robles Park Village and to warehouses and an old storefront owned by restaurateur Richard Gonzmart. Grave markers disappeared nearly a century ago.

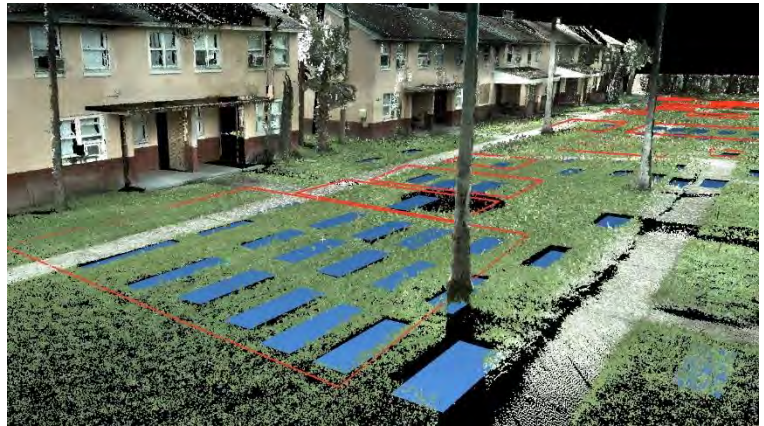
The text of the Cruz bill says it was written in response to a series of reports by the *Tampa Bay Times* revealing the existence of Zion Cemetery and raising questions about whether the bodies were ever moved.

The reports also spurred the ground survey that revealed images of the caskets.

Under Florida law, "reasonable efforts" must be made to find people "who can establish connections" to an abandoned human burial.

To fulfill this requirement, the Housing Authority created the Zion Cemetery Archaeological Consultation Committee. Members are city officials, civil rights activists and residents of Robles Park Village.

The new bill adds to this requirement for Zion Cemetery, calling for the Florida Department of State to work with the University of South Florida on the best ways to find next of kin.



This image is a 3D laser scan of Robles Park Village showing grave-shaped objects beneath the ground in relation to buildings at the public housing complex. The single image is made from two data sources and aligns with historical maps of the former Zion Cemetery. [Cardno]

Should bodies remain at Zion Cemetery? Bill aims to bring descendants into debate.

Leaving bodies in place at the forgotten Africa-American burial ground may not be a decision for the Housing Authority to make, Cruz said.

Tampa Bay Times, [Paul Guzzo](#) | Published September 5, 2019

Among the options for accomplishing this: Exhuming bodies to collect DNA for testing and leaving bodies in the ground while conducting genealogical research.

“There is no need to excavate any burials in order to identify next of kin,” said Rebecca O’Sullivan of the Florida Public Archaeology Network at USF, which is helping in the search for the Zion graves. **“We have a list of burial records that can be used to identify next of kin through genealogy.”**

In its research, the *Times* discovered 382 death certificates for people buried at Zion Cemetery and published the names in late June on the Internet and in print. Since then, no one has come forward to claim a relationship with them.

In followup research, cemetery historian Ray Reed said he found about 750 people reported to have been buried at Zion. He published the names on the Find A Grave website, and said no one has reached out to him, either.

Informed of the Cruz bill, the Housing Authority’s chief operating officer Leroy Moore said the agency has “no desire” to relocate people buried over 100 years ago.

“This site is best suitable in our opinion for re-assemblage under one ownership and preservation as historic Zion Cemetery,” Moore said.

He suggested, instead, that the state pay for the purchase of the former cemetery land so it can be turned into a memorial park.

After the announcement Aug. 30 that caskets had been discovered, Gonzmart told the *Times* he would confer with those conducting the survey for the Housing Authority before deciding his next steps.

On Thursday, Jeffrey Shannon, attorney for Gonzmart’s Columbia Restaurant Group, welcomed news that the bill had been introduced.

“It’s great that the state has taken an interest in this matter,” Shannon said. **“This might provide assistance and perhaps some closure to descendants of those buried at Zion.”**

Gonzmart purchased his share of the Zion land in 2016 for \$690,000 with the idea of building a culinary school there for people with low incomes. He did not know at the time that it was once a burial ground.

One suggestion raised during discussions before the Housing Authority was having the city of Tampa buy the former cemetery land.

Contacted Thursday, Ashley Bauman, spokeswoman for Mayor Jane Castor, dismissed that idea.

“We don’t think it’s appropriate for Zion Cemetery to be operated as a city park,” Bauman said. **“The city of Tampa would support the formation of a non-profit to control and operate the memorial grounds.”**

If descendants of those buried in Zion are located, and they signal overwhelmingly that they want their ancestors to remain on the site, Cruz would consider this option, she said.

The families weren’t presented any options when developers built on top the graves of their relatives, Cruz said.

“My intent,” she added, **“is to make sure the families not respected then get their respect today.”**

Feature

126 Possible Graves Found At Robles Park

BY IRIS B. HOLTON
 Sentinel City Editor

Earlier this summer, it became public knowledge that a portion of the Robles Park Public Housing Complex was built on top of a long forgotten African American cemetery. After hearing about this, the Tampa Housing Authority hired Cardno Archaeology, to use ground penetrating radar to determine if there is a cemetery on the premises. The company is working in conjunction with the USF Archaeology Department.

Recently **Mrs. Lillian Stringer**, Communications Manager for the Tampa Housing Authority said, "We are calling them anomalies be-



ZION CEMETERY

cause we don't know that they are graves. Nothing has been confirmed yet, but there are 126 objects that are grave-like in nature, and an additional 17 discovered under the road.

"Cardno will submit their findings to the State and they

will make a decision on what to do from there. We are going to memorialize the site. We are not going to tear down any buildings because that would disturb what is under them and we don't want to do that."

Mrs. Stringer further

stated that the Housing Authority has established a trauma team for any of the residents who would like to talk about what is going on. They have also had two meetings with the 29 families who are affected to keep them abreast

of facts and not rumors.

"If it is determined that the anomalies are graves, we are going to relocate those families. We are going to obtain a bus and take them around to our other properties and if they don't want to move there, then we will issue them a Housing Choice Voucher."

According to records, the Zion Cemetery, located at the corner of Florida Avenue and Virginia, came into existence in 1901 as a burial site for African Americans. The last known burials took place on the property between 1913 and 1920.

Mrs. Stringer said research has shown that some of the graves were relocated. She has learned so far that the property was purchased by **Richard Doby**, a wealthy African American Tampa resident, and founder of Dobyville, which is located in the present day Hyde Park area.

It is unclear when the ownership of the property changed hands.

When the construction began in 1951, three caskets were unearthed. The board at that time decided to continue construction and the Robles Park Public Housing Complex opened in 1954 as the 7th oldest public housing complex in Tampa.

Work begins to identify relatives of those buried at Zion Cemetery

FOX 13 News, Evan Axelbank | Video Posted Sep 07 2019 12:08AM EDT | Updated Sep 07 2019 12:10AM EDT



TAMPA, Fla. (FOX 13) - It could be years, or even decades before we know exactly who was buried at Tampa's first Black cemetery, or we may never know at all. But the work starts now.

Archeologists determined there are more than 130 gravesites under part of the Robles Park apartment complex. Before the apartments were built in the '50s, the land was Zion Cemetery.

Hundreds of death certificates, possibly belonging to those buried at Zion, have already been found. Now researchers have to identify and track down every living family member of each person possibly buried at the site.

Only then can the next steps be determined.

Residents of Robles Park, meanwhile, held a vigil Friday night on Tampa's forgotten black cemetery, many praying the bodies interred at Zion Cemetery would remain so.

"It could have been my grandmother," said Clark Simmons, a member of the Robles Park Resident Council. "To respect them, you should leave them there, to make a memorial, a sanctuary, to where we can honor the dead."

State Sen. Janet Cruz filed a bill Wednesday that would allow the University of South Florida to identify next-of-kin of those buried. Once all living relatives have been located, Florida law requires each and every one of them to agree to the graves being unearthed, which is the only way the remains can be positively identified.

"My perfect world is that that family member would say, 'We want my great, great grandfather to stay exactly where he is,'" said Cruz.

In the short-term, her bill would provide \$50,000 for a memorial with the names of those who are believed to be in Robles Park and \$500,000 for the formation of a task force that would delve further into forgotten black cemeteries, which were often established as Jim Crow took a stranglehold on Florida.

"Who is where across the state? This happened in many, many cities across Florida," Cruz wondered.

Although her bill provides for re-interment and grave marker costs if the remains are moved, those we spoke to in Robles Park Friday were not particularly interested in disturbing the bodies.

Let them finally rest in peace, they said.

"Those were people. Black people. They were purposely forgotten. Purposely," said Simmons. "To have them forgotten the way they were forgotten, it was heinous. It was a heinous crime to me."

The **Tampa Housing Authority** is in the process of relocating residents who live above the burial site.

Tampa Bay Lightning is giving a decades-old hockey rink a facelift

Lightning to refurbish 20-year-old hockey rink | FOX 13 News, Charley Belcher | Sep. 10, 2019



TAMPA, Fla. (FOX 13) - The hockey rink on Florida Avenue is all about street hockey, and has been around for a long time -- but has seen better days. It's in need of refurbishing -- and the Tampa Bay Lightning is here to help.

Last season, the team won the President's Trophy for having the best record during the regular season, and that came with a \$100,000 prize. The team's owner, Jeff Vinik, wanted to use that to give back to the community.

On Tuesday, throughout 40 different locations, each player and staff member is helping the community with that money through, what they call, "Random Strikes of Kindness." One of those good deeds include renovating the outdoor hockey rink, which has been around since 1999, and controlled by the **Tampa Housing Authority**.

"We're just following the footsteps of our amazing owner and his family. Since day one, when he took over as owner of this team, he made it one of his top priorities to give back to the community," Tampa Bay Lightning captain Steve Stamkos explained to FOX 13. "He makes it easy for us as players to give back to this community."

There will be another 10 rinks that will be built around Tampa Bay.

"I think it's a great way for kids to play sports without having to go on the ice," said Nikita Kucherov, right wing for the team.

Preseason games for the Tampa Bay Lightning begin this month, while the regular season kicks off in October.

"We're excited. It's been a long off-season," Stamkos said. "We are a motivated group this year."

15. LEGAL

**BOARD OF COMMISSIONER MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA**

