

# Board of Commissioners Meeting

Wednesday, September 26, 2018

LOCATION:

THA ADMINISTRATION OFFICES  
5301 WEST CYPRESS STREET  
TAMPA, FLORIDA 33607





**BOARD OF  
COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

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](http://www.thafi.com)

## Board of Commissioners Meeting Wednesday, September 26, 2018

### Table of Contents

1. Agenda
2. Minutes from Previous Meeting
3. Response to Public Forum
4. Resolutions:
  - Resolution No. 2018-4100
  - Resolution No. 2018-4101
  - Resolution No. 2018-4102
5. HR/Employees of the Month (Pages 5 and 6\*)
6. PPS/Geraldine Barnes Award (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 w/THA Calendar of Events\*  
/Notices and Updates
15. Legal

(\*Pages located in left side pocket for Commissioners' easy access)







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

---

**REVISED**

September 26, 2018

**\*PLEASE APPROACH MICROPHONE TO SPEAK AND STATE YOUR NAME FOR THE RECORD, THANK YOU\***

**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**

The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services, to nurture neighborhoods, provide economic development and self-sufficiency activities for residents, while assuring equal access to safe, quality housing for low and moderate income families, throughout the community.

---

**II. APPROVAL OF MINUTES**

- Board Meeting of August 15, 2018

**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. CLOSED SESSION**

The Board of Commissioners, the Executive Director and the Authority's General Counsel shall conduct an Attorney-Client closed session, pursuant to Section 286.011(8), Florida Statutes, to discuss strategy related to litigation expenditures of the pending litigation of The Gardens at South Bay, Ltd. v. Alliance Construction. LLC. Attending this session shall be Commissioners Cloar, Harvey, Johnson-Griffin, Johnson-Velez, Padgett, and Simmons; President/CEO Jerome D. Ryans, and Ricardo L. Gilmore, Esq., Frazier Carraway, Esq. and Paul Quin, Esq. of Saxon Gilmore & Carraway, P.A. The session is projected to last for approximately forty-five (45) minutes. All other attendees to the Board meeting shall be excluded during this closed session.

**AGENDA FOR THE REGULAR BOARD MEETING**

**Of The Housing Authority of the City of Tampa, Florida**

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

- Administration ~ Rosa Hill
- Properties ~ Gilberto Roque

**VI. SPECIAL RECOGNITIONS**

- Geraldine Barnes Award Recipients ~ Deborah Barr
- Retirement ~ Rocio Avellan

**VII. RESOLUTIONS**

2018-4100 Kenneth Christie	A RESOLUTION TO AMEND THE HOUSING AUTHORITY OF THE CITY OF TAMPA DEFERRED COMPENSATION PLAN (UPDATE SIGNATORIES).
2018-4101 Margaret Jones	A RESOLUTION APPROVING THE REVISED UTILITY ALLOWANCE SCHEDULE FOR USE IN THE HOUSING CHOICE VOUCHER PROGRAM AND OTHER RELATED RENTAL ASSISTANCE PROGRAMS.
2018-4102 Susi Begazo-McGourty	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA ("AUTHORITY") TO FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP, LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE REDEVELOPMENT OF ENCORE TAMPA.

**VIII. PRESIDENT / CEO's REPORT**

**Finance and Related Entities ~ Susi Begazo-McGourty**

**Operations and Real Estate Development**

- Real Estate Development ~ David Iloanya
- Assisted Housing ~ Margaret Jones

**IX. NOTICES AND UPDATES**

**X. LEGAL MATTERS**

**XI. UNFINISHED BUSINESS**

- Completion of President/CEO's 2017 Performance Evaluation

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT**

---

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

---

August 15, 2018

## I. REGULAR MEETING

Chairwoman Susan Johnson-Velez called the regular meeting of the Tampa Housing Authority Board of Commissioners to order at 8:39 a.m. Other Board members present were Dr. Hazel Harvey, Rubin Padgett, James Cloar, Billi Johnson-Griffin and legal counsel Ricardo Gilmore. Commissioner Bemetra Simmons 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 Regular Board Meeting of July 18, 2018 was made by Commissioner Cloar and seconded by Commissioner Johnson-Griffin:

Commissioner Harvey	Present	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Cloar	Yes		

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

None to come before this forum

## IV. EMPLOYEES OF THE MONTH

- Administration ~ Nelida Rodriguez
- Properties ~ Jose Colon

## V. SPECIAL RECOGNITIONS

- Geraldine Barnes Award Recipients ~ Yvenette Ulysse (recipient was not present for this meeting)
- Tampa Police Department Retirement ~ Major Rocky Ratliff, III

## VI. CHECK PRESENTATION

The Director of Community Affairs, Ms. Lillian Stringer welcomed the Chair and Vice President of HCI Group Foundation Mr. Paresh Patel and Mr. Michael Alexandrou to present a \$20,000 check for a family, whose home was ravaged by Chinese Drywall.

## VII. RESOLUTIONS

The Sr. VP/COO, Mr. Leroy Moore asked that resolution 2018-4096 be tabled due to additional final tweaks. A motion by Commissioner Cloar to table resolution 2018-4096 was seconded by Commissioner Harvey. Attorney Ricardo Gilmore stated that the Board could agree to table the resolution (without a motion); Commissioner Cloar thereby withdrew his motion, as well as Commissioner Harvey and the Board agreed to table resolution 2018-4096.

2018-4096 <i>Tabled</i>	RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA (THA) TO NEGOTIATE AND AWARD AN INDEFINITE DELIVERY JOINT VENTURE PARTNERSHIP AGREEMENT FOR ENERGY PERFORMANCE CONTRACTING WITH JOHNSON CONTROLS, INC.
----------------------------	---

The COO proceeded to present the next two resolutions 2018-4098 and 2018-4099. A printed final version that included the changes read by Mr. Moore was provided to the Chair for signature.

2018-4098	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE UTILITY EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY (TECO) ALONG SPRUCE COVE EAST OF NORTH BOULEVARD.
-----------	--

---

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

---

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

Commissioner Harvey	Yes	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Cloar	Yes		

The last resolution 2018-4099 presented by the COO included images. Commissioner Cloar stated that approval of this resolution was contingent on approval by the Board of Directors of the Tampa Housing Authority Development Corporation, Attorney Gilmore was in agreement.

2018-4099	RESOLUTIONS APPROVING THE RENAISSANCE AT WEST RIVER MIXED-FINANCE AND RAD CLOSING.
-----------	--

---

A motion was made by Commissioner Cloar and seconded by Commissioner Harvey:

Commissioner Harvey	Yes	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Cloar	Yes		

### VIII. PRESIDENT/CEO'S REPORT

#### Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty had a quick update, she stated that THA entities were financially sound and generating sufficient cash flow. There were currently two audits underway, the THA audit and the North Tampa Housing Development Corporation audit. Staff was also working on the two Rental Assistance Demonstration (RAD) closings for the Renaissance building with 160 units and the Mary Bethune High-Rise with 150 units. The CFO proceeded with the rest of her report; detailed information was included in the Board packet provided to Commissioners.

#### Operations and Real Estate Development

None to come before this forum

### IX. NOTICES AND UPDATES

The President/CEO, Mr. Jerome Ryans referred to an updated calendar of events already provided to Commissioners in their Board packet information.

### X. LEGAL MATTERS

Attorney Gilmore stated that he had compiled the results of the President/CEO's evaluation for last year, which he passed out to Board members. Additionally, the attorney made copies of the 2016 evaluation results and provided to the Board. In terms of receiving evaluations and compiling the results, that part of the attorney's responsibility was complete.

The new contract had been sent to Commissioners, said the attorney. The contract was the same as before with a three-year term and two one-year automatic renews unless either Mr. Ryans or the Board change that; the dates and the amount of Mr. Ryans' base compensation had been changed.

A motion was made by Commissioner Cloar for approval of the President/CEO's new contract and seconded by Commissioner Johnson-Griffin:

Commissioner Harvey	Yes	Commissioner Johnson-Velez	Yes
Commissioner Padgett	Yes	Commissioner Johnson-Griffin	Yes
Commissioner Cloar	Yes		

Commissioner Cloar stated that the other two pieces, having now gotten the evaluation then the Chair would meet with the President/CEO for review and the President/CEO has an opportunity to respond.

In order to address the President/CEO's evaluation, Commissioner Johnson-Velez asked that it be added as a specific agenda item.

---

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

---

The attorney presented the Chair with three originals of Mr. Ryans' contract; one goes to Mr. Ryans once it is signed, one to the authority file and the attorney keeps the third original signed contract.

**XI. UNFINISHED BUSINESS**

None to come before this forum

**XII. NEW BUSINESS**

Dr. Harvey stated that last week at the FAHRO conference, she presented the book she had been working on for the last two years, A Home Remembered: The Story of the North Boulevard Homes. The book documents the North Boulevard Homes community in Tampa from 1937 to 2017. Dr. Harvey focused on the positives of the residents, where they were currently and what they had become. A letter from the U.S. Department of Housing and Urban Development (HUD) suggested that the national office would cite Tampa as being a great example of what should happen to former residents who lived in public housing. Dr. Harvey provided a signed book for each of the Commissioners.

**XIII. ADJOURNMENT**

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 9:44 a.m.

Approved this 26th day of September 2018,

---

Chairperson

---

Secretary



**3. PUBLIC FORUM**

**Of The Housing Authority of the City of Tampa, Florida**

**Board Meeting**

**August 15, 2018**

**None to come before this forum**





**TAMPA HOUSING AUTHORITY  
RESOLUTION SUMMARY SHEET**

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

Re.: Resolution Number: 2018-4100

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

Update the amendment to the Housing Authority of the City of Tampa Deferred Compensation Plan. The proposed amendment will reflect a change to the following section of the Adoption Agreement: Plan Execution and Trustee(s)

**2. Who is making request:**

Entity: CUNA Mutual Retirement Solutions

Project: \_\_\_\_\_

Originator: Michelle Raya, Plan Services Coordinator

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

No Cost

**4. Narrative:**

Plan needs to reflect changes in the signatories to the retirement plan. Atty. Susan Johnson-Velez has replaced Mr. Ben Wacksman as the Chair to the Board of Commissioners; Mr. Martin Williams retired and Mr. Kenneth C. Christie was promote to the Director of Human Resources.

**Attachments (if applicable):**

See Attached

**RESOLUTION OF BOARD OF DIRECTORS OF  
HOUSING AUTHORITY OF THE CITY OF TAMPA  
TO  
AMEND THE HOUSING AUTHORITY OF THE CITY OF TAMPA  
DEFERRED COMPENSATION PLAN**

WHEREAS, Housing Authority of the City of Tampa (the "Employer") has previously adopted the Housing Authority of the City of Tampa Deferred Compensation Plan (the "Plan"),

NOW, THEREFORE BE IT RESOLVED, that effective October 1, 2018 the Executive Officer of the Plan as attested by the signature hereto, Plan Execution and Trustee(s) of the Plan Document are hereby amended as follows:

**PLAN EXECUTION**

Name of Employer    Housing Authority of the City of Tampa

Employer's EIN        59-6001289

Signed \_\_\_\_\_

**TRUSTEE(S)**

Name of Trustee      Kenneth C. Christie

Signed: \_\_\_\_\_

Name of Trustee      Susan Johnson-Velez

Signed: \_\_\_\_\_

Name of Trustee      Jerome D. Ryans

Signed: \_\_\_\_\_

FURTHER RESOLVED, that the appropriate officer(s) of the Employer are authorized and directed to take such actions and to execute such documents as are necessary and appropriate to execute this resolution.

Signed at Tampa, FL this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

EMPLOYER: Housing Authority of the City of Tampa

\_\_\_\_\_  
Executive Officer

**HOUSING AUTHORITY OF THE CITY OF TAMPA  
DEFERRED COMPENSATION PLAN**

**SUMMARY PLAN DESCRIPTION  
MATERIAL MODIFICATIONS**

**I  
INTRODUCTION**

This is a Summary of Material Modifications regarding the Housing Authority of the City of Tampa Deferred Compensation Plan ("Plan"). Unless stated otherwise, the modifications described in this summary are effective as of October 1, 2018. This is merely a summary of the most important changes to the Plan and information contained in the Summary Plan Description ("SPD") previously provided to you. It supplements and amends that SPD so you should retain a copy of this document with your copy of the SPD. If you have any questions, contact the Administrator. If there is any discrepancy between the terms of the Plan, as modified, and this Summary of Material Modifications, the provisions of the Plan will control.

**II  
SUMMARY OF CHANGES**

**1. Plan Trustee**

There has been a change to the Plan's Trustees. The names of the Plan's Trustees are:

Kenneth C. Christie, Trustee

Susan Johnson-Velez, Trustee

Jerome D. Ryans, Trustee

**2. Plan Execution**

EIN: 59-6001289



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

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

Re.: Resolution Number: 2018-4101

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

**Annual Utility Allowance Revision**

**2. Who is making request:**

A. Entity:	<b>Assisted Housing</b>
B. Project:	<b>Administrative Plan</b>
C. Originator:	<b>Margaret Jones</b>

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


**Narrative:**

**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.**

**Gas: The price of natural gas is up 19% while the monthly fixed charge is unchanged.**

**Electricity: Tampa's electric's rates per kilowatt-hour are up 1-2%, while the monthly fixed charge is unchanged**

**Propane: Propane prices are up 35%.**

**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%.**

**Trash rates are unchanged**

h:\rgilmore\forms\resolutionsummarysheetform.doc

**UTILITY ALLOWANCE REVISION RESOLUTION 2018-4101**

**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, 2018.

**Adopted this 26<sup>th</sup> Day of September 2018**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

## **This Year's Highlights**

### **Utility Rates [sheet 4.Rates]**

1. **Gas:** The price of natural gas is up 19% while the monthly fixed charge is unchanged.
2. **Electricity:** Tampa's electric's rates per kilowatt-hour are up 1-2%, while the monthly fixed charge is unchanged
3. **Propane:** Propane prices are up 35%.
4. **Water and sewer:**
  - a. Tampa City water and sewer rates are unchanged.
  - b. Temple Terrace water and sewer rates are unchanged.
  - c. Hillsborough County's water rates are up 1% except for the lowest volume users whose rate is unchanged. Sewer rates are up 1%.
5. **Trash** rates are unchanged.
6. The new **effective date** is 10/1/2018.

#### 4. Total Utility Costs [sheet 9.Comparisons]

1. **Single Family Detached:** total utility costs are basically unchanged—up 4% for mixed fuel homes and up 1% for all-electric.
2. **Duplex or Attached:** total utility costs are basically unchanged—up 4% for mixed fuel homes and up 1% for all-electric.
3. **Apartment 5+ Units/High Rise:** total utility costs are basically unchanged—up 4% for mixed fuel homes and up 1% for all-electric.
4. **Apartment 2-4 Units/Garden Apartment:** total utility costs are basically unchanged—up 4% for mixed fuel homes and up 1% for all-electric.
5. **Effect of gas prices:** in a hot climate like Tampa's, the big increase in natural gas prices has very little effect on overall utility costs because space heating, cooking, and water heating consumption are all low.
6. **Water and sewer costs:**
  - a. Tampa: unchanged.
  - b. Temple Terrace: unchanged.
  - c. Hillsborough County Unincorporated: up 1% for all structure types.





**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: 10/1/2018	
Utility or Service		Monthly Dollar Allowances; Number of Bedrooms						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
<b>Heating</b>	a. Natural Gas	\$4	\$6	\$8	\$10	\$13	\$14	
	b. Electric Resistance	\$4	\$6	\$7	\$10	\$14	\$16	
	c. Heat Pump	\$1	\$2	\$2	\$3	\$5	\$5	
	d. Propane/LPG/Bottle gas	\$18	\$25	\$32	\$39	\$49	\$56	
<b>Cooking</b>	a. Natural Gas	\$5	\$7	\$9	\$10	\$12	\$14	
	b. Electric	\$5	\$7	\$8	\$10	\$12	\$13	
	c. Propane/LPG/Bottle gas	\$21	\$28	\$35	\$41	\$48	\$55	
<b>Other Electric/Lighting</b>		\$42	\$52	\$62	\$72	\$82	\$91	
<b>Air Conditioning</b>		\$8	\$20	\$33	\$50	\$67	\$81	
<b>Water Heating</b>	a. Natural Gas	\$8	\$17	\$25	\$34	\$42	\$51	
	b. Electric	\$6	\$14	\$21	\$28	\$35	\$43	
	c. Propane/LPG/Bottle gas	\$33	\$67	\$100	\$133	\$166	\$199	
<b>Water &amp; Sewer 1/</b>	a. Tampa	\$22	\$34	\$57	\$93	\$137	\$181	
	b. Temple Terrace	\$40	\$55	\$86	\$133	\$184	\$234	
	c. Hillsboro County	\$46	\$56	\$77	\$111	\$145	\$181	
Subtract for Water Only (Septic Tank)	a. Tampa	-\$15	-\$23	-\$38	-\$60	-\$83	-\$106	
	b. Temple Terrace	-\$28	-\$40	-\$64	-\$101	-\$137	-\$174	
	c. Hillsboro County	-\$25	-\$30	-\$41	-\$57	-\$73	-\$90	
<b>Trash Collection</b>		\$35	\$35	\$35	\$35	\$35	\$35	
<b>Gas Fixed Charge</b>	For any use of gas	\$12	\$12	\$12	\$12	\$12	\$12	
<b>Range/Microwave</b>		\$7	\$7	\$7	\$7	\$7	\$7	
<b>Refrigerator</b>		\$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	
		<b>Total</b>	\$

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: <b>Tampa, Florida (PHA FL-003)</b>		<b>Duplex, Triplex, Attached</b>				Date: <b>10/1/2018</b>	
		Monthly Dollar Allowances; Number of Bedrooms					
<b>Utility or Service</b>		<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
<b>Heating</b>	a. Natural Gas	\$4	\$5	\$7	\$8	\$11	\$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	\$27	\$33	\$42	\$48
<b>Cooking</b>	a. Natural Gas	\$5	\$7	\$9	\$10	\$12	\$14
	b. Electric	\$5	\$7	\$8	\$10	\$12	\$13
	c. Propane/LPG/Bottle gas	\$21	\$28	\$35	\$41	\$48	\$55
<b>Other Electric/Lighting</b>		\$39	\$47	\$55	\$64	\$72	\$81
<b>Air Conditioning</b>		\$7	\$17	\$27	\$41	\$56	\$69
<b>Water Heating</b>	a. Natural Gas	\$8	\$17	\$25	\$34	\$42	\$51
	b. Electric	\$6	\$14	\$21	\$28	\$35	\$43
	c. Propane/LPG/Bottle gas	\$33	\$67	\$100	\$133	\$166	\$199
<b>Water &amp; Sewer 1/</b>	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175
	c. Hillsboro County	\$41	\$49	\$63	\$88	\$114	\$139
<i>Subtract for Water Only (Septic Tank)</i>	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131
	c. Hillsboro County	-\$22	-\$26	-\$34	-\$46	-\$59	-\$71
<b>Trash Collection</b>		\$35	\$35	\$35	\$35	\$35	\$35
<b>Gas Fixed Charge</b> For any use of gas		\$12	\$12	\$12	\$12	\$12	\$12
<b>Range/Microwave</b>		\$7	\$7	\$7	\$7	\$7	\$7
<b>Refrigerator</b>		\$7	\$7	\$7	\$7	\$7	\$7

<b>Actual Family Allowances To be used by the family to compute allowance.</b>		<b>Utility or Service</b>	<b>Monthly Cost</b>
Complete below for the actual unit rented.			
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		
	<b>Total</b>		<b>\$</b>

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: <b>Tampa, Florida (PHA FL-003)</b>		<b>Apartment With 5 or More Units; High Rise</b>				Date: <b>10/1/2018</b>	
		Monthly Dollar Allowances; Number of Bedrooms					
<b>Utility or Service</b>		<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
<b>Heating</b>	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	\$13	\$16	\$20	\$25	\$29
<b>Cooking</b>	a. Natural Gas	\$5	\$7	\$9	\$10	\$12	\$14
	b. Electric	\$5	\$7	\$8	\$10	\$12	\$13
	c. Propane/LPG/Bottle gas	\$21	\$28	\$35	\$41	\$48	\$55
<b>Other Electric/Lighting</b>		\$35	\$42	\$49	\$56	\$63	\$71
<b>Air Conditioning</b>		\$6	\$13	\$21	\$31	\$43	\$56
<b>Water Heating</b>	a. Natural Gas	\$8	\$17	\$25	\$34	\$42	\$51
	b. Electric	\$6	\$14	\$21	\$28	\$35	\$43
	c. Propane/LPG/Bottle gas	\$33	\$67	\$100	\$133	\$166	\$199
<b>Water &amp; Sewer 1/</b>	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175
	c. Hillsboro County	\$41	\$49	\$63	\$88	\$114	\$139
<i>Subtract for Water Only (Septic Tank)</i>	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131
	c. Hillsboro County	-\$22	-\$26	-\$34	-\$46	-\$59	-\$71
<b>Trash Collection</b>		\$35	\$35	\$35	\$35	\$35	\$35
<b>Gas Fixed Charge</b> For any use of gas		\$12	\$12	\$12	\$12	\$12	\$12
<b>Range/Microwave</b>		\$7	\$7	\$7	\$7	\$7	\$7
<b>Refrigerator</b>		\$7	\$7	\$7	\$7	\$7	\$7

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

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: <b>Tampa, Florida (PHA FL-003)</b>		<b>Apartment With 2-4 Units; Garden Apartment</b>				Date: <b>10/1/2018</b>	
		Monthly Dollar Allowances; Number of Bedrooms					
<b>Utility or Service</b>		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
<b>Heating</b>	a. Natural Gas	\$4	\$6	\$7	\$9	\$11	\$13
	b. Electric Resistance	\$4	\$5	\$7	\$8	\$12	\$15
	c. Heat Pump	\$1	\$2	\$2	\$3	\$3	\$5
	d. Propane/LPG/Bottle gas	\$16	\$22	\$29	\$35	\$44	\$51
<b>Cooking</b>	a. Natural Gas	\$5	\$7	\$9	\$10	\$12	\$14
	b. Electric	\$5	\$7	\$8	\$10	\$12	\$13
	c. Propane/LPG/Bottle gas	\$21	\$28	\$35	\$41	\$48	\$55
<b>Other Electric/Lighting</b>		\$35	\$42	\$49	\$56	\$63	\$71
<b>Air Conditioning</b>		\$7	\$18	\$28	\$42	\$57	\$73
<b>Water Heating</b>	a. Natural Gas	\$8	\$17	\$25	\$34	\$42	\$51
	b. Electric	\$6	\$14	\$21	\$28	\$35	\$43
	c. Propane/LPG/Bottle gas	\$33	\$67	\$100	\$133	\$166	\$199
<b>Water &amp; Sewer 1/</b>	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175
	c. Hillsboro County	\$41	\$49	\$63	\$88	\$114	\$139
Subtract for Water Only (Septic Tank)	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131
	c. Hillsboro County	-\$22	-\$26	-\$34	-\$46	-\$59	-\$71
<b>Trash Collection</b>		\$35	\$35	\$35	\$35	\$35	\$35
<b>Gas Fixed Charge</b>	For any use of gas	\$12	\$12	\$12	\$12	\$12	\$12
<b>Range/Microwave</b>		\$7	\$7	\$7	\$7	\$7	\$7
<b>Refrigerator</b>		\$7	\$7	\$7	\$7	\$7	\$7

<b>Actual Family Allowances To be used by the family to compute allowance.</b>		
Complete below for the actual unit rented.	<b>Utility or Service</b>	<b>Monthly Cost</b>
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	
	<b>Total</b>	<b>\$</b>

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: 10/1/2018	
Utility or Service		Monthly Dollar Allowances; Number of Bedrooms						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
<b>Heating</b>	a. Natural Gas	\$4	\$5	\$7	\$8	\$11	\$12	
	b. Electric Resistance	\$4	\$5	\$6	\$8	\$12	\$14	
	c. Heat Pump	\$1	\$2	\$2	\$2	\$4	\$5	
	d. Propane/LPG/Bottle gas	\$15	\$21	\$27	\$33	\$42	\$48	
<b>Cooking</b>	a. Natural Gas	\$5	\$7	\$9	\$10	\$12	\$14	
	b. Electric	\$5	\$7	\$8	\$10	\$12	\$13	
	c. Propane/LPG/Bottle gas	\$21	\$28	\$35	\$41	\$48	\$55	
<b>Other Electric/Lighting</b>		\$42	\$52	\$62	\$72	\$82	\$91	
<b>Air Conditioning</b>		\$7	\$17	\$28	\$42	\$57	\$69	
<b>Water Heating</b>	a. Natural Gas	\$8	\$17	\$25	\$34	\$42	\$51	
	b. Electric	\$6	\$14	\$21	\$28	\$35	\$43	
	c. Propane/LPG/Bottle gas	\$33	\$67	\$100	\$133	\$166	\$199	
<b>Water &amp; Sewer 1/</b>	a. Tampa	\$17	\$25	\$43	\$69	\$96	\$129	
	b. Temple Terrace	\$33	\$44	\$67	\$101	\$137	\$175	
	c. Hillsboro County	\$41	\$49	\$63	\$88	\$114	\$139	
Subtract for Water Only (Septic Tank)	a. Tampa	-\$11	-\$17	-\$28	-\$45	-\$62	-\$79	
	b. Temple Terrace	-\$22	-\$31	-\$49	-\$77	-\$104	-\$131	
	c. Hillsboro County	-\$22	-\$26	-\$34	-\$46	-\$59	-\$71	
<b>Trash Collection</b>		\$35	\$35	\$35	\$35	\$35	\$35	
<b>Gas Fixed Charge</b>	For any use of gas	\$12	\$12	\$12	\$12	\$12	\$12	
<b>Range/Microwave</b>		\$7	\$7	\$7	\$7	\$7	\$7	
<b>Refrigerator</b>		\$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	
	<b>Total</b>	\$

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

**Comparisons: Revised vs Previous Allowances  
For Selected Structure Types and Sizes**

Utility and Fuel	Utility Allowances		Difference (Rev. - Current)	
	Revised	Current	Dollars	Percent
<b>3-Bedroom Single Family</b>				
Heating:				
Gas (excluding fixed charge)	\$9.84	\$8.26	\$2	19.1%
Electric Resistance	\$9.87	\$9.74	\$0	1.4%
<i>Electric Heat Pump</i>	\$2.90	\$2.86	\$0	1.5%
Air Conditioning	\$49.51	\$48.88	\$1	1.3%
Cooking:				
Gas	\$10.50	\$8.81	\$2	19.1%
Electric	\$9.90	\$9.76	\$0	1.5%
Hot Water:				
Gas	\$33.80	\$28.37	\$5	19.1%
Electric	\$28.08	\$27.67	\$0	1.5%
Other Electric/Lighting (including fixed charge)	\$71.66	\$70.89	\$1	1.1%
Water & Sewer (Tampa)	\$92.89	\$92.89	\$0	0.0%
Gas fixed charge	\$12.00	\$12.00	\$0	0.0%
<b>Most common combinations, including air conditioning and Tampa water &amp; sewer</b>				
Mixed Fuel: Gas + electric lighting	\$280.19	\$270.10	\$10	3.7%
All electric	\$261.92	\$259.82	\$2	0.8%
<b>2 Bedroom Duplex, Attached</b>				
Heating:				
Gas	\$6.84	\$5.74	\$1	19.1%
Electric Resistance	\$6.24	\$6.15	\$0	1.5%
<i>Electric Heat Pump</i>	\$2.20	\$2.20	\$0	0.0%
Air Conditioning	\$26.97	\$26.58	\$0	1.5%
Cooking:				
Gas	\$8.77	\$7.37	\$1	19.1%
Electric	\$8.28	\$8.15	\$0	1.5%
Hot Water:				
Gas	\$25.36	\$21.29	\$4	19.1%
Electric	\$20.80	\$20.49	\$0	1.5%
Other Electric/Lighting (including fixed charge)	\$55.44	\$54.91	\$1	1.0%
Water & Sewer (Tampa)	\$42.55	\$42.55	\$0	0.0%
Gas fixed charge	\$12.00	\$12.00	\$0	0.0%
<b>Most common combinations, including air conditioning and Tampa water &amp; sewer</b>				
Mixed Fuel: Gas + electric lighting	\$177.93	\$170.44	\$7	4.4%
All electric	\$160.28	\$158.83	\$1	0.9%

**Comparisons: Revised vs Previous Allowances  
For Selected Structure Types and Sizes**

Utility and Fuel	Utility Allowances		Difference	
	Revised	Current	Dollars	Percent
<b>2-Bedroom Apartment With 5 or More Units; High Rise</b>				
Heating:				
Gas	\$4.10	\$3.45	\$1	19.1%
Electric Resistance	\$3.74	\$3.69	\$0	1.5%
<i>Electric Heat Pump</i>	\$1.21	\$1.19	\$0	1.5%
Air Conditioning	\$21.32	\$21.01	\$0	1.5%
Cooking:				
Gas	\$8.77	\$7.37	\$1	19.1%
Electric	\$8.28	\$8.15	\$0	1.5%
Hot Water:				
Gas	\$25.36	\$21.29	\$4	19.1%
Electric	\$20.80	\$20.49	\$0	1.5%
Other Electric/Lighting (including fixed charge)	\$49.24	\$48.80	\$0	0.9%
Water & Sewer (Tampa)	\$42.55	\$42.55	\$0	0.0%
Gas fixed charge	\$12.00	\$12.00	\$0	0.0%
<b>Most common combinations, including air conditioning and Tampa water &amp; sewer</b>				
Mixed Fuel: Gas + electric lighting & AC	\$163.35	\$156.46	\$7	4.4%
All electric	\$145.93	\$144.69	\$1	0.9%
<b>2-Bedroom Apartment With 2-4 Units; Garden Apartment (new in 2016; compared to old "Duplex")</b>				
Heating:				
Gas	\$4.10	\$3.45	\$1	19.1%
Electric Resistance	\$3.74	\$3.69	\$0	1.5%
<i>Electric Heat Pump</i>	\$1.21	\$1.19	\$0	1.5%
Air Conditioning	\$21.32	\$21.01	\$0	1.5%
Cooking:				
Gas	\$8.77	\$7.37	\$1	19.1%
Electric	\$8.28	\$8.15	\$0	1.5%
Hot Water:				
Gas	\$25.36	\$21.29	\$4	19.1%
Electric	\$20.80	\$20.49	\$0	1.5%
Other Electric/Lighting (including fixed charge)	\$49.24	\$48.80	\$0	0.9%
Water & Sewer (Tampa)	\$42.55	\$42.55	\$0	0.0%
Gas fixed charge	\$12.00	\$12.00	\$0	0.0%
<b>Most common combinations, including air conditioning and Tampa water &amp; sewer</b>				
Mixed Fuel: Gas + electric lighting & AC	\$163.35	\$156.46	\$7	4.4%
All electric	\$145.93	\$144.69	\$1	0.9%
<b>Date of allowance</b>	<b>10/1/2018</b>	<b>10/1/17</b>		





## Data-2: Utility Rates--Update Every Year

Effective date of allowance

DateAllow **10/1/2018**

Utility	Name	Current Rates	Change From Last Year	Sources and Notes
<b>Natural Gas</b>				
Schedule RS www.peoplesgas.com > Company > Our Gas System > Purchased Gas Adjustment   Rates > Tariffs > Section 7; viewed 9/3/2017 Also: Ed Elliott, Manager of Gas Accounting, 813-228-4149 eelliott@tecoenergy.com.				
<b>Total Rate per Therm, including tax</b>	GRate	\$1.59670	Up 19%	[Calculated]
Fuel Rate ( <i>Purchased Gas Adjustment</i> )		\$0.92682		See figures at right; average of last winter's fuel prices →
Non-Fuel Rate		\$0.41988		2016: All these are available online; sum of following figures:
Distribution charge		\$0.26782		Sheet 7.201; effective 6/2009; billing class RS-1
Energy Conservation Cost Recovery		\$0.09921		Sheet 7.101-2, effective 1/1/2018
Cast Iron/Bare Steel Replacement		\$0.05285		Sheet 7.806, effective 1/1/2018
Fixed Customer Charge	GFixed	\$12.00	Same	P. 7.201, eff 6/18/2009; viewed 7/26/2018. Assume < 100 therms/yr
Taxes:	(GTax)	18.56%		[Calculated]
Florida Gross Receipts Tax		2.56%		
Tampa Utility Tax		10.00%		see note for electric; gas and electric taxes are identical.
Franchise Fee		6.00%		
<b>Electric</b>				
tampaelectric.com > Company > Our Power System > Retail Tariff Book > Section 6 > Residential Service > Schedule RS; effective 6/5/2017				
Electric cost, total (sum):				
Up to 1,000 kWh/month	ERate1	\$0.10283	Up 2%	Sum of items shown below, including tax (calculated by spreadsheet)
1,000+ kWh	ERate2	\$0.12782	Up 1%	Sum of items shown below, including tax (calculated by spreadsheet)
Details:				
Fuel Charge:				
Up to 1,000 kWh/month		\$0.02818		
1,000+ kWh		\$0.03818		
Energy Conservation Charge		\$0.00246		Page 6.020; eff January-December 2018; page 2 of full pdf document
Capacity charge		\$0.00066		
Environmental charge		\$0.00343		
Energy and Demand Charge:				
Up to 1,000 kWh/month		\$0.05200		Page 6.030; eff 6/5/2017
1,000+ kWh		\$0.06308		
Fixed Cost (including tax):	EFixed	\$19.71	Same	Calculated by spreadsheet; including taxes
Basic Service Charge		\$16.62		Page 6.030; eff 6/5/2017
Taxes:	(ETax)	18.56%		[Calculated]
Florida Gross Receipts Tax		2.56%		FL Gross Receipts Tax is on sheet 6.022 (page 4 of full pdf document), despite Sharon.Fox @ tampagov.net 813-274-8558 Tax Coordinator;
Tampa Utility Tax		10.0%		lee.huffstutler@tampagov.net 813-274-7171 Chief Acct; who cited 2.60% in her email of 8/28/2017.
Franchise Fee		6.0%		
<b>Propane/LPG</b>				
Total cost, including tax	LRate	\$5.74	Up 35%	[calculated by spreadsheet]
Tampa utility tax (percent)		10%		
Tampa sales tax (percent)		0%		Assume outside of city, so no sales tax
Cost per gallon, delivered, company 1		\$5.85		TECO/Heritage Propane, 813/626-9111 7/25/2018; ask for SECOND year rate, not 1st fill or 1st year (be sure it's Tampa office not Orlando)
Cost per gallon, delivered, company 2		\$4.589		Dave Cole, CSC manager, Tampa. 813-626-4157 DColed@suburbanpropane.com email 8/3/2018. Ask for non-HUD price
<b>Water &amp; Sewer</b>				
<b>Area 1: Tampa</b>				
<b>Water:</b>				
Water Rate, 0-5 CCF/month	W1Rate1	\$2.09	Same	www.tampagov.net > Departments > Water [dropdown on left] > Rates/Fees > Residential and Non-Residential Potable Water Schedule of Rates; effective October 1 2011 and unchanged since then (viewed 7/25/18). Or: Tampa Utilities
Water Rate, 6-13 CCF	W1Rate2	\$2.43	Same	813-274-8811 X 3-3
Water Rate, 14-26 CCF	W1Rate3	\$4.07	Same	

Resolution No. 2018-4101

## Data-2: Utility Rates--Update Every Year

Effective date of allowance

DateAllow **10/1/2018**

Utility	Name	Current Rates	Change From Last Year	Sources and Notes
Water Rate, 27-45 CCF	W1Rate4	\$5.44	Same	Ron Ibarra, Chief Accountant, Div Rev & Finance 813/274-8921 10/21/02.
Tampa Utility Tax	W1Tax	10%	Same	Applies to water only; telecon with sewer dept 8/22/2007
<b>Sewer:</b>	S1Rate	\$4.71	Same	813/274-8811 X 3-1-3-0 telecon 7/25/2018; effective 10/1/2011 & unchanged
<b>Area 2: Temple Terrace</b>				
<b>Water:</b>				
Fixed charges, total:	W2Fixed	\$6.73	Same	www.templeterrace.com > Government > Departments > Finance > Customer service & utilities > utility rates; viewed 7/25/2018. Also: Judy Crutcher, Customer Service Manager 813-506-6428. JCrutcher@templeterrace.com
Billing charge		\$3.06		
Meter charge, 5/8 or 3/4" meter		\$3.67		This is a meter charge, and is in addition to the billing charge
Volume charges (including PILOT and tax)				2015: Calculated; includes Payment in Lieu of Taxes and 10% tax, which had not been included in previous years.
Up to 8,000 gallons/month, per 1,000	W2Rate1	\$2.40	Same	
Over 8,000 gallons/month, per 1,000	W2Rate2	\$3.93	Same	
Water rate, 0-8,000 gallons/month		\$2.09		"Non-discretionary water use, up to 8,000 gallons"
Water rate, >8,000 gallons/month		\$3.48		"Discretionary Water Use, over 8,000 gallons"
Payment in Lieu of Taxes, per 1,000 gal.		\$0.10		
Utility tax		10.0%		Applies to watervolumetric rate only, not to water fixed charges.
<b>Sewer:</b>				
Fixed charge ("Billing charge")	S2Fixed	\$3.67	Same	
Volume charge, including PILOT	S2Rate	\$10.12	Same	Calculated; includes PILOT. Note that 10% tax does NOT apply to sewer, it only
Volume charge, per 1,000 gallons		\$10.02		
Payment in Lieu of Taxes, per 1,000 gal.		\$0.10		
<b>Area 3: Hillsboro County Unincorporated</b>				
<b>Water:</b>				
Totals:				www.hillsboroughcounty.org > Government > Departments > Public Utilities > Water Rates & Fees > Rate schedule for water, wastewater, and reclaimed water service. Rates effective 6/1/2018. Riverview & Brandon are serviced by County water department. Also: 813/272-5977
0-5,000 gallons/month	W3Rate1	\$3.64	Same	
5,001 - 15,000 gallons/month	W3Rate2	\$4.90	Up 1%	
15,001-30,000 gallons/month	W3Rate3	\$6.22	Up 1%	
30,001 or more gallons/month	W3Rate4	\$7.85	Up 1%	
Fixed charge (total):	W3Fixed	\$12.79	Up 1%	[Calculated fields; do <u>not</u> alter in any way]
Tampa Bay Water Charge		\$2.93		"Purchased water pass-through consumption charge"; column 1 in box "Water Conservation Block Rates"
Cost, 0-5,000 gallons/month		\$0.71		
Cost, 5,001-15,000 gallons/month		\$1.97		Hillsborough County Water Charge; column 2 in box "Water Conservation Block Rates"
Cost, 15,001-30,000 gallons/month		\$3.29		
Cost, 30,001 or more		\$4.92		
Customer Bill Charge		\$4.15		Fixed charge
Base Facility Charge		\$8.64		Fixed charge
<b>Sewer:</b>				
Fixed charge (total):	S3Fixed	\$13.96	Up 1%	Base Facility Charge
Cost, per 1,000 gallons	S3Rate	\$4.50	Up 1%	"Monthly wastewater usage charge;" capped at 8,000 gallons/month
<b>Trash (all areas)</b>				
Fixed rate per household	Trash	\$34.91	Same	Vince.Butorac@tampagov.net Dept of Solid Waste 813-348-2095; email 7/25/2018. Also <a href="https://www.tampagov.net/solid-waste">https://www.tampagov.net/solid-waste</a>

## Data-2: Utility Rates--Update Every Year

Effective date of allowance

DateAllow **10/1/2018**

Utility	Name	Current Rates	Change From Last Year	Sources and Notes
<b>Natural Gas</b>				
Schedule RS www.peoplesgas.com > Company > Our Gas System > Purchased Gas Adjustment   Rates > Tariffs > Section 7; viewed 9/3/2017 Also: Ed Elliott, Manager of Gas Accounting, 813-228-4149 eelliott@tecoenergy.com.				
<b>Total Rate per Therm, including tax</b>	GRate	\$1.59670	Up 19%	[Calculated]
Fuel Rate ( <i>Purchased Gas Adjustment</i> )		\$0.92682		See figures at right; average of last winter's fuel prices →
Non-Fuel Rate		\$0.41988		2016: All these are available online; sum of following figures:
Distribution charge		\$0.26782		Sheet 7.201; effective 6/2009; billing class RS-1
Energy Conservation Cost Reovery		\$0.09921		Sheet 7.101-2, effective 1/1/2018
Cast Iron/Bare Steel Replacement		\$0.05285		Sheet 7.806, effective 1/1/2018
Fixed Customer Charge	GFixed	\$12.00	Same	P. 7.201, eff 6/18/2009; viewed 7/26/2018. Assume < 100 therms/yr
Taxes:	(GTax)	18.56%		[Calculated]
Florida Gross Receipts Tax		2.56%		
Tampa Utility Tax		10.00%		see note for electric; gas and electric taxes are identical.
Franchise Fee		6.00%		
<b>Electric</b>				
tampaelectric.com > Company > Our Power System > Retail Tariff Book > Section 6 > Residential Service > Schedule RS; effective 6/5/2017				
Electric cost, total (sum):				
Up to 1,000 kWh/month	ERate1	\$0.10283	Up 2%	Sum of items shown below, including tax (calculated by spreadsheet)
1,000+ kWh	ERate2	\$0.12782	Up 1%	Sum of items shown below, including tax (calculated by spreadsheet)
Details:				
Fuel Charge:				
Up to 1,000 kWh/month		\$0.02818		
1,000+ kWh		\$0.03818		
Energy Conservation Charge		\$0.00246		Page 6.020; eff January-December 2018; page 2 of full pdf document
Capacity charge		\$0.00066		
Environmental charge		\$0.00343		
Energy and Demand Charge:				
Up to 1,000 kWh/month		\$0.05200		
1,000+ kWh		\$0.06308		Page 6.030; eff 6/5/2017
Fixed Cost (including tax):	EFixed	\$19.71	Same	Calculated by spreadsheet; including taxes
Basic Service Charge		\$16.62		Page 6.030; eff 6/5/2017
Taxes:	(ETax)	18.56%		[Calculated]

Resolution No. 2018-4101

## Data-2: Utility Rates--Update Every Year

Effective date of allowance

DateAllow **10/1/2018**

Utility	Name	Current Rates	Change From Last Year	Sources and Notes
Florida Gross Receipts Tax		2.56%		FL Gross Receipts Tax is on sheet 6.022 (page 4 of full pdf document), despite Sharon.Fox @ tampagov.net 813-274-8558 Tax Coordinator; lee.huffstutler@tampagov.net 813-274-7171 Chief Acct; who cited 2.60% in her email of 8/28/2017.
Tampa Utility Tax		10.0%		
Franchise Fee		6.0%		

## Data-2: Utility Rates--Update Every Year

Effective date of allowance

DateAllow **10/1/2018**

Utility	Name	Current Rates	Change From Last Year	Sources and Notes
<b>Propane/LPG</b>				
Total cost, including tax	LRate	\$6.44		[calculated by spreadsheet]
Tampa utility tax (percent)		10%		
Tampa sales tax (percent)		0%		Assume outside of city, so no sales tax
Cost per gallon, delivered, company 1		\$5.85		TECO/Heritage Propane, 813/626-9111 7/25/2018; ask for SECOND year rate, not 1st fill or 1st year (be sure it's Tampa office not Orlando)
Cost per gallon, delivered, company 2			email 7/25	Dave Cole, CSC manager, Tampa. 813-626-4157 DColed@suburbanpropane.com
<b>Water &amp; Sewer</b>				
<b>Area 1: Tampa</b>				
<b>Water:</b>				
Water Rate, 0-5 CCF/month	W1Rate1	\$2.09	Same	www.tampagov.net > Departments > Water [dropdown on left] > Rates/Fees > Residential and Non-Residential Potable Water Schedule of Rates; effective October 1 2011 and unchanged since then (viewed 7/25/18). Or: Tampa Utilities 813-274-8811 X 3-3
Water Rate, 6-13 CCF	W1Rate2	\$2.43	Same	
Water Rate, 14-26 CCF	W1Rate3	\$4.07	Same	
Water Rate, 27-45 CCF	W1Rate4	\$5.44	Same	
Tampa Utility Tax	W1Tax	10%	Same	Ron Ibarra, Chief Accountant, Div Rev & Finance 813/274-8921 10/21/02. Applies to water only; telecon with sewer dept 8/22/2007
<b>Sewer:</b>	S1Rate	\$4.71	Same	813/274-8811 X 3-1-3-0 telecon 7/25/2018; effective 10/1/2011 & unchanged
<b>Area 2: Temple Terrace</b>				
<b>Water:</b>				
Fixed charges, total:	W2Fixed	\$6.73	Same	www.templeterrace.com > Government > Departments > Finance > Customer service & utilities > utility rates; viewed 7/25/2018. Also: Judy Crutcher, Customer Service Manager 813-506-6428. JCrutcher@templeterrace.com
Billing charge		\$3.06		
Meter charge, 5/8 or 3/4" meter		\$3.67		
Volume charges (including PILOT and tax)				2015: Calculated; includes Payment in Lieu of Taxes and 10% tax, which had not been included in previous years.
Up to 8,000 gallons/month, per 1,000	W2Rate1	\$2.40	Same	"Non-discretionary water use, up to 8,000 gallons"
Over 8,000 gallons/month, per 1,000	W2Rate2	\$3.93	Same	
Water rate, 0-8,000 gallons/month		\$2.09		
Water rate, >8,000 gallons/month		\$3.48		

## Data-2: Utility Rates--Update Every Year

Effective date of allowance

DateAllow **10/1/2018**

Utility	Name	Current Rates	Change From Last Year	Sources and Notes
Payment in Lieu of Taxes, per 1,000 gal.		\$0.10		
Utility tax		10.0%		Applies to watervolumetric rate only, not to water fixed charges.

## Data-2: Utility Rates--Update Every Year

Effective date of allowance

DateAllow **10/1/2018**

Utility	Name	Current Rates	Change From Last Year	Sources and Notes
<b>Sewer:</b>				
Fixed charge ("Billing charge")	S2Fixed	\$3.67	Same	
Volume charge, including PILOT	S2Rate	\$10.12	Same	Calculated; includes PILOT. Note that 10% tax does NOT apply to sewer, it o
Volume charge, per 1,000 gallons		\$10.02		
Payment in Lieu of Taxes, per 1,000 gal.		\$0.10		
<b>Area 3: Hillsboro County Unincorporated</b>				
www.hillsboroughcounty.org > Government > Departments > Public Utilities > Water Rates & Fees > Rate schedule for water, wastewater, and reclaimed water service. Rates effective 6/1/2018. Riverview & Brandon are serviced by County water department. Also: 813/272-5977				
<b>Water:</b>				
Totals:				
0-5,000 gallons/month	W3Rate1	\$3.64	Same	
5,001 - 15,000 gallons/month	W3Rate2	\$4.90	Up 1%	
15,001-30,000 gallons/month	W3Rate3	\$6.22	Up 1%	[Calculated fields; do <u>not</u> alter in any way]
30,001 or more gallons/month	W3Rate4	\$7.85	Up 1%	
Fixed charge (total):	W3Fixed	\$12.79	Up 1%	
Tampa Bay Water Charge		\$2.93		"Purchased water pass-through consumption charge"; column 1 in box "Water Conservation Block Rates"
Cost, 0-5,000 gallons/month		\$0.71		
Cost, 5,001-15,000 gallons/month		\$1.97		Hillsborough County Water Charge; column 2 in box "Water Conservation Block Rates"
Cost, 15,001-30,000 gallons/month		\$3.29		
Cost, 30,001 or more		\$4.92		
Customer Bill Charge		\$4.15		Fixed charge
Base Facility Charge		\$8.64		Fixed charge
<b>Sewer:</b>				
Fixed charge (total):	S3Fixed	\$13.96	Up 1%	Base Facility Charge
Cost, per 1,000 gallons	S3Rate	\$4.50	Up 1%	"Monthly wastewater usage charge;" capped at 8,000 gallons/month
<b>Trash (all areas)</b>				
Fixed rate per household	Trash	\$34.91	Same	Vince.Butorac@tampagov.net Dept of Solid Waste 813-348-2095; email 7/25/2018. Also https://www.tampagov.net/solid-waste



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

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

**Re: FY2018-4102**

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 Florida, (“AUTHORITY”) to fund a member loan to Central Park Development Group, LLC for the continuation of support in furtherance of the redevelopment of the Encore Tampa.

**2. Requestor:**

- A. **Department:** Office of the Chief Financial Officer (CFO)
- B. **Project:** Central Park Development Group, LLC (CPDG, LLC)
- C. **Originator:** Susi Begazo-McGourty

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

Purchase price: \$150,000.00

**Narrative:**

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa Florida, (“AUTHORITY”) to fund a member loan to Central Park Development Group, LLC for the continuation of support in furtherance of the redevelopment of the Encore Tampa.

**Attachments (if applicable):**

Resolution Summary Sheet  
Memo  
Resolution

**Attachments:**

Twelfth Promissory Note

---

M E M O R A N D U M

Date: September 26, 2018

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Susi Begazo-McGourty, Senior Vice-President/CFO

Subject: **Resolution 2017-4102**  
RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING  
AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO  
FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP,  
LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE  
REDEVELOPMENT OF ENCORE TAMPA

---

From time to time the Members in the Central Park Development Group LLC (Bank of America and THA) make member loans to the company to support the ongoing operations of the company. Such member loans are then secured through a Promissory Note issued by the Company. Member Loans are then retired as land sales take place. Staff is seeking to make a Member Loan to Central Park Development Group, LLC in the amount of \$150,000.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Susi Begazo-McGourty at (813) 341-9101 ext. 3640.

**RESOLUTION 2018-4102**

**RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA (“AUTHORITY”) TO FUND A MEMBER LOAN TO CENTRAL PARK DEVELOPMENT GROUP, LLC FOR THE CONTINUATION OF SUPPORT IN FURTHERANCE OF THE REDEVELOPMENT OF ENCORE TAMPA**

WHEREAS, the Housing Authority of the City of Tampa and Bank of America CDC are partners in the redevelopment of Central Park Village, now known as Encore Tampa;

WHEREAS, Central Park Development Group, LLC’s Partnership Agreements call for each Member to be able to support the operating needs of the Company (Central Park Development Group, LLC), with Member Loans made and secured in accordance with the Operating Agreement;

WHEREAS, each Member have been active in extending Member Loans to the Company, each such Member Loan accrue a member rate of return until they are retired from proceeds of land sales as they occur;

WHEREAS, the Housing Authority of the City of Tampa wishes to make another Member Loan to the Company in the amount of \$150,000 to support the administrative and operational needs of the Company through this current calendar year; and,

WHEREAS, the Member Loan will be secured through a Promissory Note issued by Central Park Development Group, LLC in accordance with previous similar notes.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa, Florida, authorizes the President/CEO to extend a Member Loan in the amount of \$150,000, from non-federal sources, to Central Park Development Group, LLC in accordance with the terms and conditions of the Operating Agreement, and to evidence such Member Loan in the form of an Eleventh Promissory Note.

Adopted this 26<sup>st</sup> day of September 2018.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

## TWELFTH PROMISSORY NOTE

\$150,000.00

August 15, 2018 (“Effective Date”)  
Tampa, Florida

FOR VALUE RECEIVED, the undersigned (“Borrower”), promises to pay to the order of the HOUSING AUTHORITY OF THE CITY OF TAMPA, FLORIDA, a public body corporate and politic, organized and existing under the laws of the State of Florida (“Lender”), at 5301 West Cypress Street, Tampa, Florida 33607, or at such other place as Lender may direct from time to time in writing, the principal sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00), or so much of the principal sum as has been disbursed to, or on behalf of, Borrower from time to time pursuant to Section 1 hereof and remains unpaid, together with interest thereon at the rate per annum designated herein. Capitalized terms used in this Twelfth Promissory Note, which are not defined herein, shall have the meanings given to such terms in the Amended and Restated Limited Liability Company Operating Agreement of Borrower dated as of November 17, 2010, as amended from time to time (the “Agreement”).

1. Disbursements: Lender shall disburse funds from time to time not to exceed an aggregate sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00) to, or on behalf of, Borrower for payment of reasonable third party costs incurred for certain predevelopment activities associated with the advancement of the mixed-income, mixed-use community known as “Encore” (collectively, “Predevelopment Costs”), which Predevelopment Costs are subject to verification by Borrower. Lender shall provide Borrower with documentation substantiating the Predevelopment Costs, including the date that the Predevelopment Costs were disbursed, at which time interest shall accrue at the rate set forth hereinbelow. The date of disbursement of funds for payment of Borrower-verified Predevelopment Costs shall be the date that the Predevelopment Costs were paid by Lender on behalf of Borrower to the third party.

2. Interest Rate: Commencing on the Effective Date of this Twelfth Promissory Note, interest on the principal amount, from time to time remaining unpaid shall accrue and be payable at the rate of twelve percent (12%) per annum, calculated on the basis of a 360-day year.

3. Repayment Terms: The entire outstanding principal sum, together with all accrued and unpaid interest, shall be due and payable in full on the Closing Date (as defined in the Amended and Restated Contract for Purchase and Sale of Real Property dated as of November 17, 2010, by and between Borrower and Lender, as amended from time to time), including any extension thereof, or, if the Borrower lacks sufficient funds to repay such amount, on such later date as determined in writing by the Lender and Borrower (the “Maturity Date”). This Twelfth Promissory Note shall be subordinate to the Promissory Note, the Second Promissory Note, the Third Promissory Note, the Fourth Promissory Note, the Fifth Promissory Note, the Sixth Promissory Note, the Seventh Promissory Note, the Eighth Promissory Note, the Ninth Promissory Note, the Tenth Promissory Note and the Eleventh Promissory Note and shall be subordinate to any Member Loan made to Borrower by BACDC in accordance with Section 3.3 of the Agreement at any time prior to repayment of this Twelfth Promissory Note. Lender shall sign a document evidencing the subordination of this Twelfth Promissory Note at Borrower’s request.

4. Application of Payments: All payments on this Twelfth Promissory Note shall be applied first to accrued interest and then to principal due. Any remaining funds shall be applied to the reduction of principal.

5. Prepayment: Except as may be otherwise herein specifically provided, Borrower shall have the privilege to prepay the principal and any accrued but unpaid interest in full or in part at any time without premium.

6. Events of Default; Acceleration: Each of the following shall constitute an event of default hereunder (“Event of Default”): (a) failure by Borrower to keep, perform or observe any agreement, covenant, or condition contained herein; or (b) failure by Borrower to pay any amount required to be paid by this Twelfth Promissory Note when due. Upon the happening of an Event of Default, Lender may, at Lender’s option, declare the entire principal amount outstanding, together with all accrued interest, to be immediately due and payable.

7. Governing Law; Changes: This Twelfth Promissory Note may not be changed orally and shall be governed by and construed in accordance with the laws of the State of Florida without regard to principles of conflict of laws.

8. Jurisdiction; Venue: Borrower: (a) submits to personal jurisdiction in the State of Florida, the courts thereof and the United States District Courts sitting therein, for the enforcement of this Twelfth Promissory Note; (b) waives any and all personal rights under the law of any jurisdiction to object on any basis (including, without limitation, inconvenience of forum) to jurisdiction or venue within the State of Florida for the purpose of litigation to enforce this Twelfth Promissory Note; and (c) agrees that service of process may be made upon Borrower in any manner prescribed by applicable federal rules of civil procedure or by applicable local rules or laws of civil procedure for the giving of notice to Borrower. Nothing herein contained, however, shall prevent Lender from bringing any action or exercising any rights against Borrower personally, and against any assets of Borrower, within any other state or jurisdiction.

9. Payments Not to Violate Law: Nothing herein contained nor any transaction related thereto shall be construed or so operate as to require Borrower to pay interest at a rate greater than the Maximum Lawful Rate (as defined below), or to make any payment or to do any act contrary to applicable law, and Lender shall reimburse Borrower for any interest paid in excess of the Maximum Lawful Rate or any other payment which may inadvertently be required by Lender to be paid contrary to applicable law; and if any clauses or provisions herein contained operate or would prospectively operate to invalidate this Twelfth Promissory Note, in whole or in part, then such clauses and provisions only shall be held for naught, as though not herein contained, and the remainder of this Twelfth Promissory Note shall remain operative and in full force and effect. As used herein, the term “Maximum Lawful Rate” means at any time the highest rate of interest permitted by applicable law, calculated on the basis of a 360-day year, after taking into consideration all sums paid or agreed to be paid to Lender for the use, forbearance or detention of the indebtedness evidenced by this Twelfth Promissory Note, and all other charges constituting interest on the indebtedness evidenced by this Twelfth Promissory Note.

10. Attorneys' Fees: In the event that this Twelfth Promissory Note is collected by law or through attorneys at law, or under advice therefrom, Borrower agrees to pay all costs of collection, including reasonable attorneys' fees and costs (including charges for paralegals and others working under the direction or supervision of Lender's attorneys) and all sales or use taxes thereon, whether or not suit is brought, and whether incurred in connection with collection, trial, appeal, bankruptcy or other creditors' proceedings or otherwise.

11. Miscellaneous: Borrower hereby waives presentment for payment, demand, protest, notice of nonpayment or dishonor and of protest, and any and all other notices and demands whatsoever, and agrees to remain bound under this Twelfth Promissory Note until the principal and interest are paid in full, notwithstanding any extensions of time for payment which may be granted even though the period or periods of extension be indefinite and notwithstanding any inaction by, or failure to assert any legal rights available to the holder of this Twelfth Promissory Note. Borrower acknowledges that Lender may reproduce (by electronic means or otherwise) any of the documents evidencing and/or securing this Twelfth Promissory Note and thereafter may destroy the original documents. Borrower hereby agrees that any document so reproduced shall be the binding obligation of Borrower enforceable and admissible in evidence against Borrower to the same extent as if the original documents had not been destroyed. The proceeds of this Twelfth Promissory Note shall be used solely to acquire or carry on a business, professional, investment, or commercial enterprise or activity.

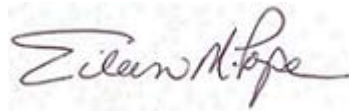
BORROWER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT BORROWER MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS TWELFTH PROMISSORY NOTE AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONNECTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF BORROWER. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER TO MAKE THE LOAN EVIDENCED BY THIS TWELFTH PROMISSORY NOTE.

[Signature Page Follows]

IN WITNESS WHEREOF, this Twelfth Promissory Note has been executed as of the day and year first above written.

**CENTRAL PARK DEVELOPMENT GROUP,  
LLC**, a Florida limited liability company

By: BANC OF AMERICA COMMUNITY  
DEVELOPMENT CORPORATION, a  
North Carolina corporation, Its Managing  
Member

A handwritten signature in cursive script, appearing to read "Eileen M. Pope", is written over a light gray rectangular background.

By:  
Eileen M. Pope, Senior Vice President





**HOUSING AUTHORITY OF THE CITY OF TAMPA**  
**DEPARTMENT OF HUMAN RESOURCES,**  
**PROFESSIONAL DEVELOPMENT & COMPLIANCE**  
**EMPLOYEE DEMOGRAPHICS**  
August 2018

Regular Full-Time Employees	186
Temporary Full-Time Employees	25
Temporary Part-Time Employees	10
<b>Total Employees</b>	<b>221</b>

***GENDER***

Male	87
Female	134
<b>Total Employees</b>	<b>221</b>

***ETHNIC ORIGIN***

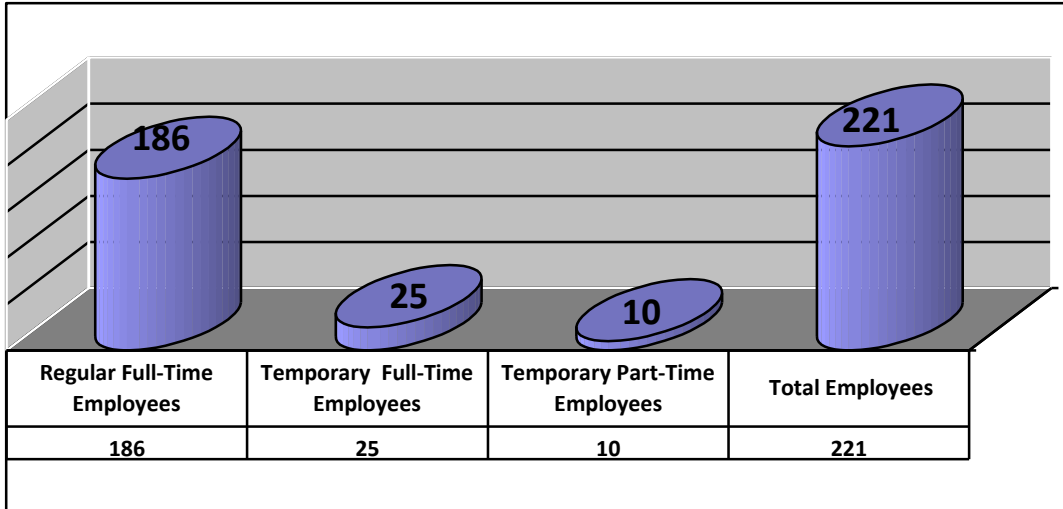
African American	121
Caucasian	30
Hispanic	67
Other	6
<b>Total Employees</b>	<b>221</b>
<b>Residents Employment</b>	<b>(13) = 5.8%</b>

	<b>August</b>	<b>FY18</b>
<b>NEW HIRES</b>	5	19
<b>PROMOTIONS</b>	0	7
<b>TERMINATIONS</b>	2	4
<b>RESIGNATIONS</b>	3	9
<b>RETIREMENTS</b>	4	6

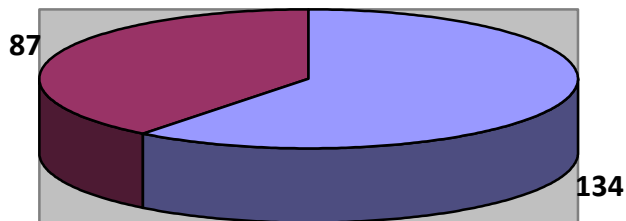
**DEPARTMENT OF HUMAN RESOURCES, PROFESSIONAL DEVELOPMENT & COMPLIANCE**

<b><i>DEPARTMENT</i></b>	<b><i>PROPERTY</i></b>	<b><i>TITLE</i></b>	<b><i>D-O-H</i></b>
<b><u>Assisted Housing</u></b>			
	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
<b><u>Program &amp; Property Svcs.</u></b>			
	Section 8	Youth Program Manager	11/5/03
	Moses White	Youth Counselor	2/14/11
	ORCC	ORCC Service Coordinator	7/18/11
	Robles Park	Jobs Plus Community Coach	6/5/17
	Robles Park	Jobs Plus Community Coach	6/19/17
	Section 8	Sustainability Ambassador Coach	4/30/18
		Prodigy Instructor Assistant	5/7/18
<b><u>Asset Management</u></b>			
	Seminole Apartments	Maintenance Mechanic II	1/7/18
	Section 8	Property Associate	7/24/06
<b>TOTAL THA EMPLOYED PUBLIC HOUSING RESIDENTS</b>			<b>13</b>

### TOTAL STAFFING



### GENDER

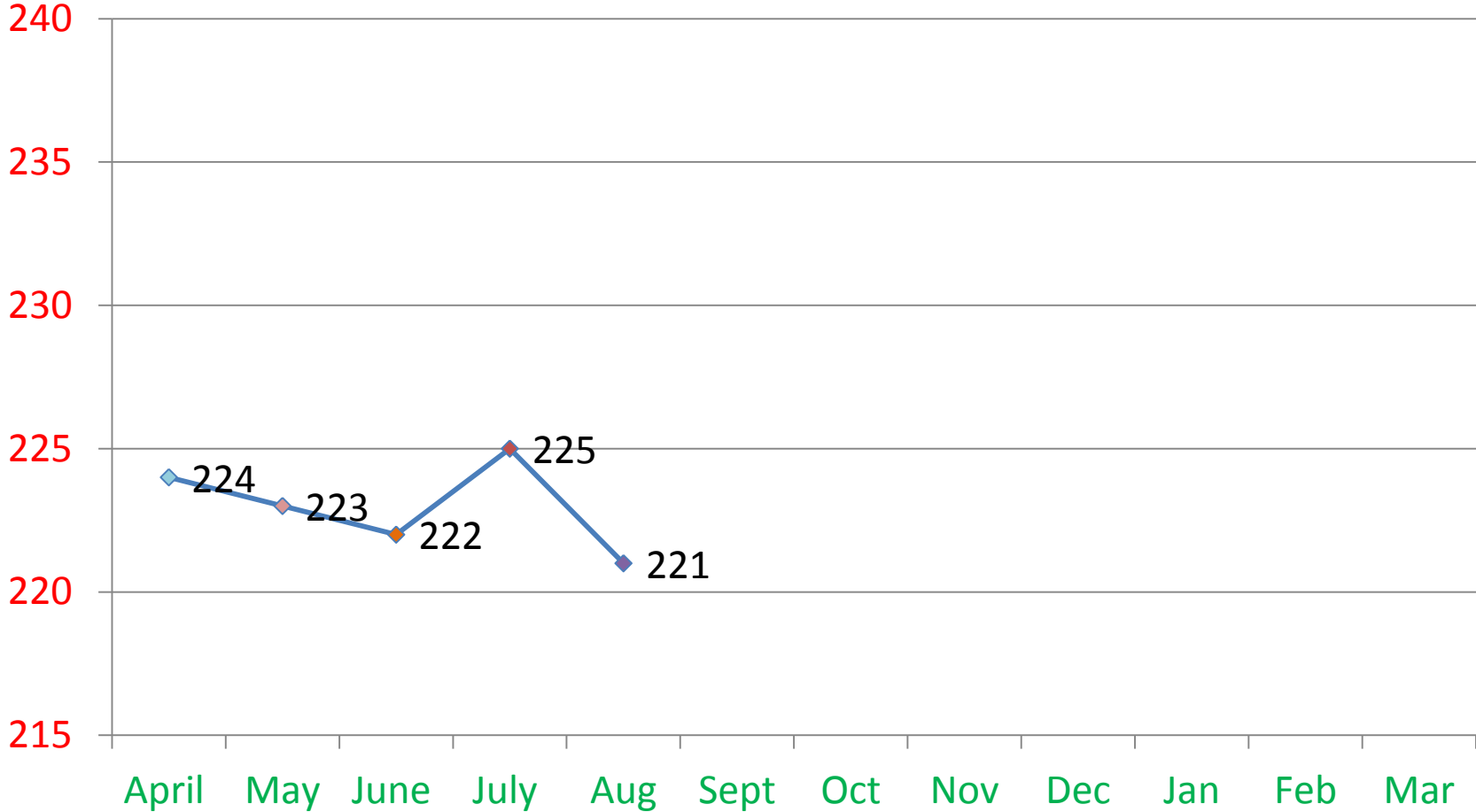


Female Male

# Total Employees at Tampa Housing Fiscal Year 2019

Total  
Employees

## Total Employees Fiscal Year 2019



# September Employee of the Month

## *ADMINISTRATION*



Rosa Hill

Rosa has been employed at the Tampa Housing Authority for 16 years. She was originally hired as a Case Manager for the HOPE VI Riverview Terrace relocation and case management program. Through her hard work, professional development and services to our residents, Rosa was promoted to manage all relocation case management services for Central Park Village (Encore) and NBH/MBH (West River). Currently, she manages the cases for all former Encore and North Boulevard/Mary Bethune Hi-Rise residents.

Rosa is also responsible for compliance measures and benchmarks for case management under our CNI Grant and she served as the project coordinator for the Broadband Technology Opportunity Program (BTOP) grant. She is the lead on Tracking at a Glance (TAAG), a web-based software specifically designed to monitor and track resident participation and progress. TAAG is the tool PPS partners and staff use to collect data and report on compliance measures for all grants.

Rosa goes beyond her day-to-day responsibilities here at THA. In the community, she serves on the Hillsborough County Community Action Board, a board that is responsible for \$1M in funds for CDBG Block Grant Funds. Rosa chairs the Budget Committee for CAB, she's a self-starter and a team player.

# *September Employee of the Month*

## Properties



Gilberto Roque

Gilberto Roque, serves the Northern Scattered Sites as their Maintenance Mechanic III. Gilberto began work at the Tampa Housing Authority in 2011 and has had a stellar performance record. He served as the Maintenance Supervisor at Northern Scattered Sites but returned to the position as Maintenance Mechanic when he realized that he preferred serving rather than supervising at the properties. He has been able to do all repair work on the properties. His specialty is in the area of air conditioning. Gilberto can be counted on to take those after-hour calls from the various properties. He is reliable and can be counted on to do what is asked. He works as a mentor to the Maintenance Mechanic Technicians and new maintenance workers. Gilberto Roque is truly deserving of this recognition as our September Employee of the Month.



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

**Department of Program and Property Services**  
**Stephanie Brown-Gilmore, Director**  
**August 2018**

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:

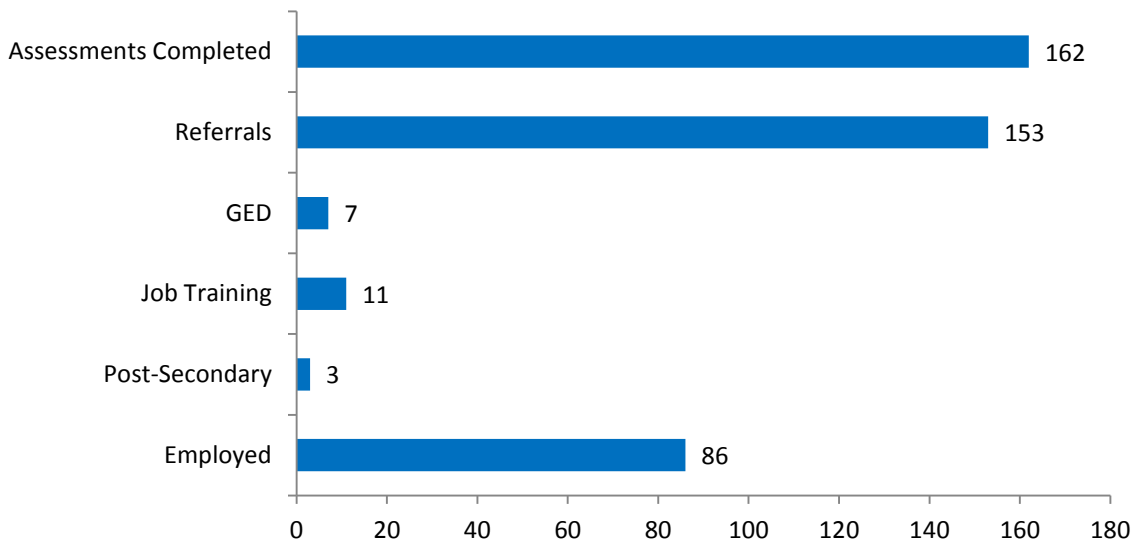
<b>Program</b>	<b>Award Amount</b>
ROSS Service Coordinator	\$682,560
Elderly Services	N/A
Choice Neighborhood Initiative <b>(CNI)</b>	\$30,000,000
YouthBuild <b>(YB)</b>	\$1,068,849
Florida Network of Youth and Family Services <b>(FLNET)</b>	\$192,753
Oaks at Riverview Community Center <b>(ORCC)</b>	N/A
Jobs Plus Initiative <b>(JPI)</b>	\$2,500,000
PRODIGY	\$45,954
DJJ Afterschool Program	\$61,377
City of Tampa Housing Counseling	CDBG 17/18 - \$45,000 CDBG 18/19 - \$60,000
Project Reinvest: Financial Capability	\$12,960

**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
AUGUST 2018**

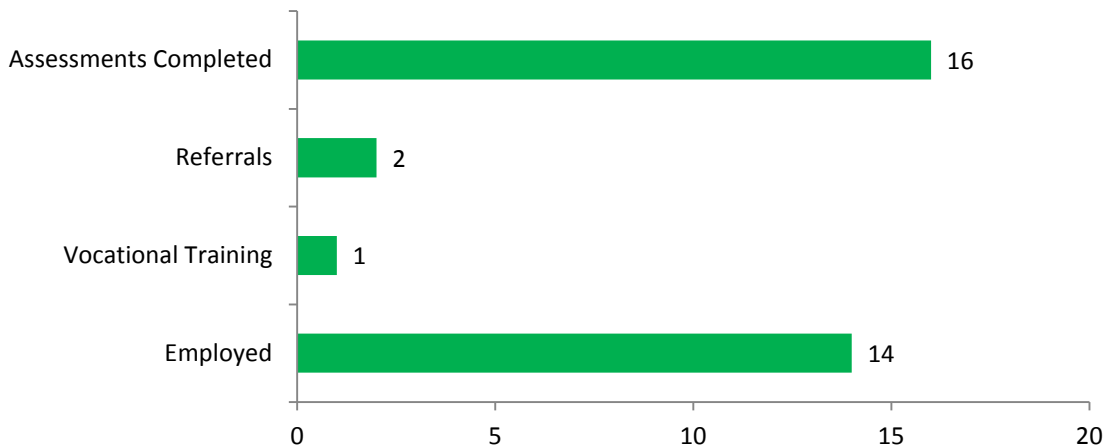
---

The ROSS SC 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. The ROSS Service Coordinators are located: Robles Park Village, C. Blythe Andrews, Arbors at Padgett, Seminole, and Moses White.

**Robles Park Village**



**Arbors at Padgett Estates**

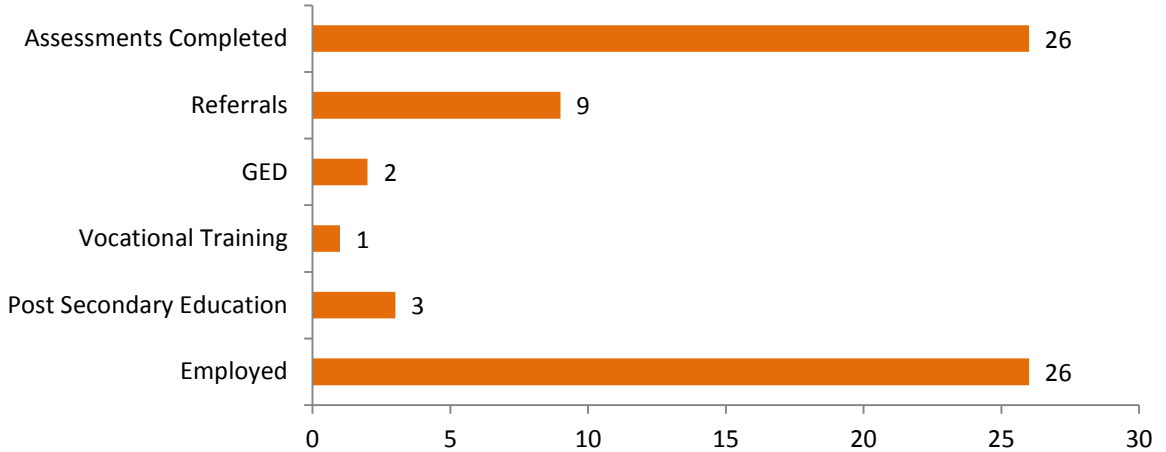




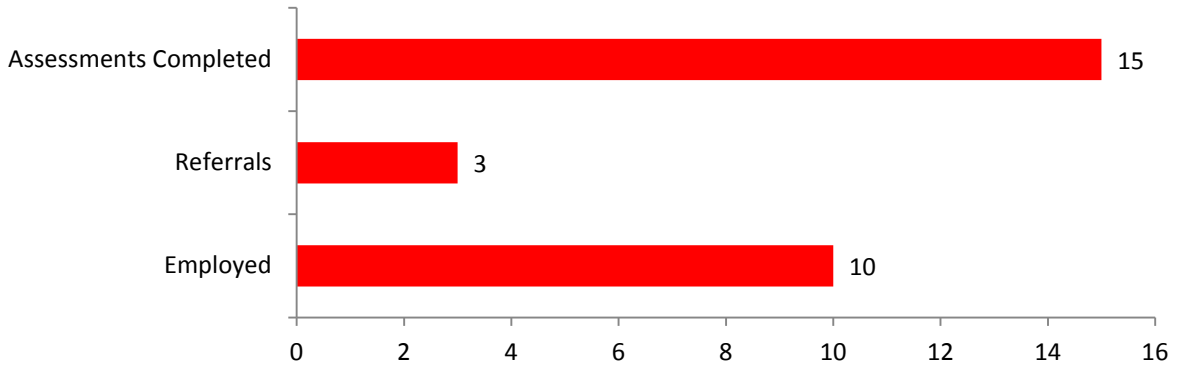
**RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY (ROSS)  
SERVICE COORDINATORS (SC)  
AUGUST 2018**

---

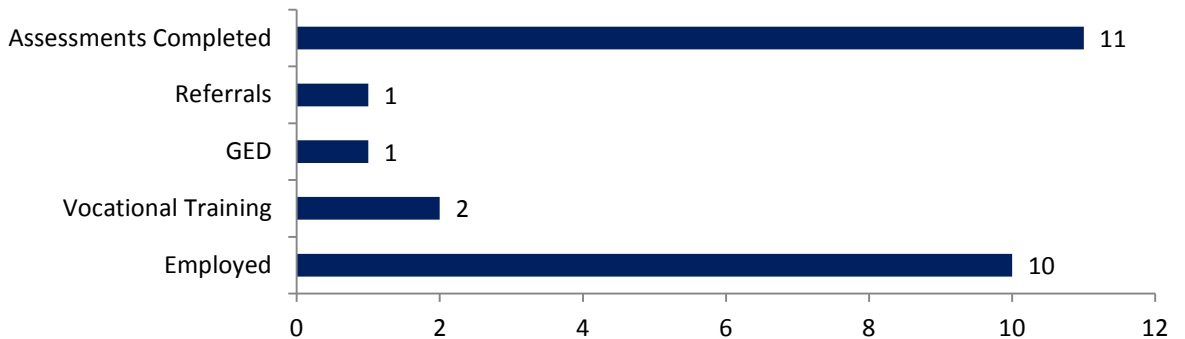
**C. Blythe Andrews**



**Seminole**



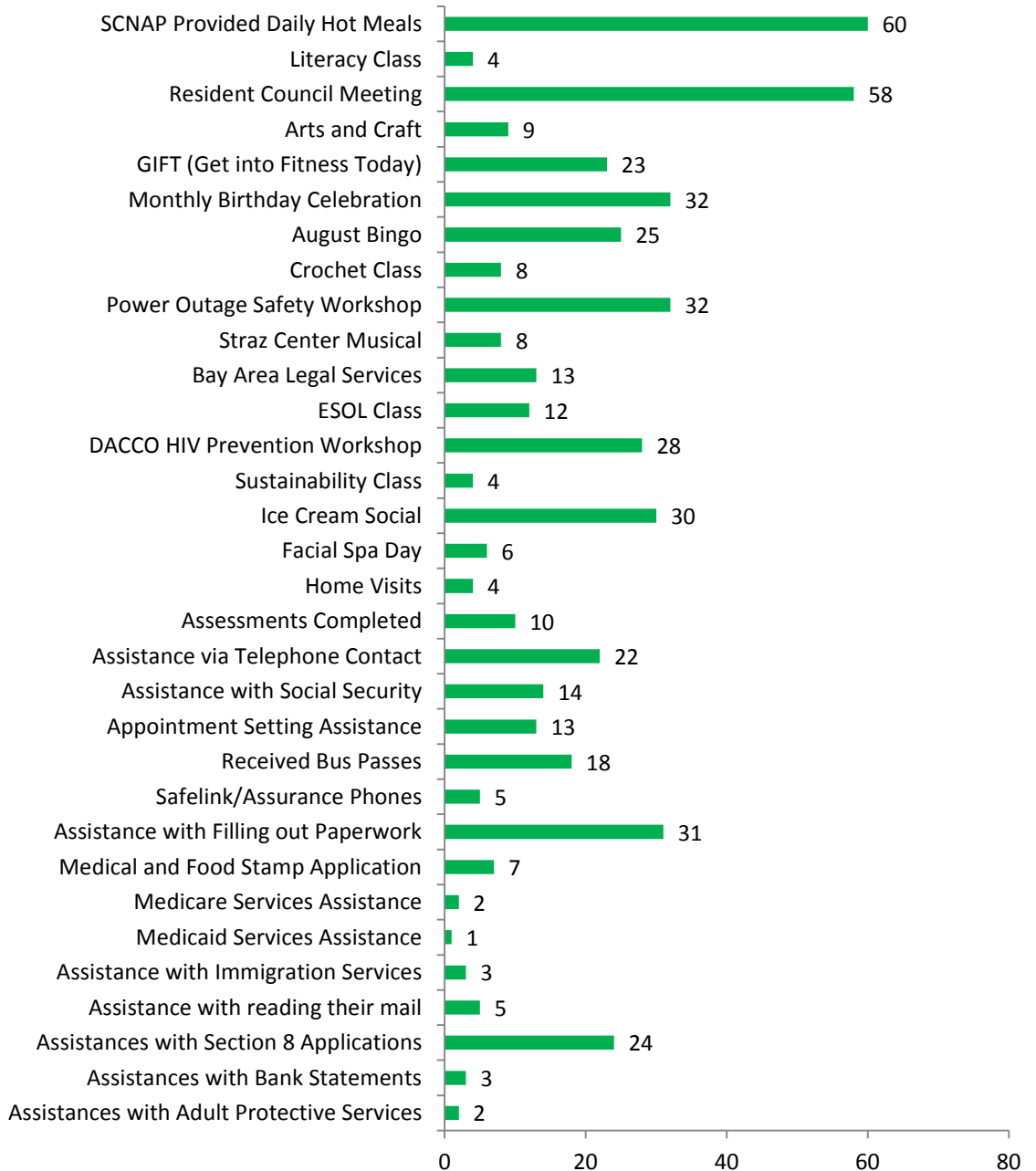
**Moses White**



## ELDERLY SERVICES AUGUST 2018

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 - 450 Units, 56 Office Visits



# COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM AUGUST 2018

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

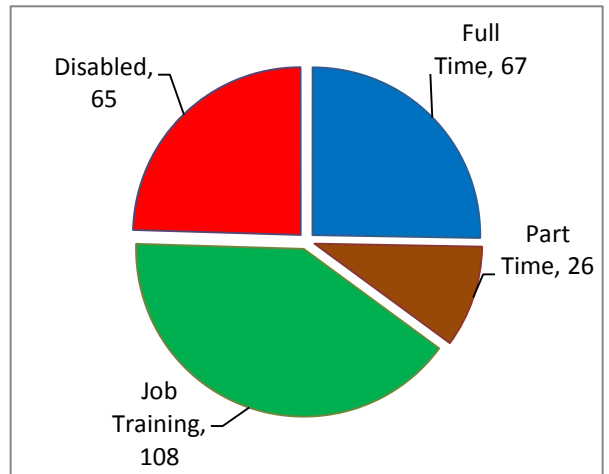
663 Participants Enrolled

184 Active Families

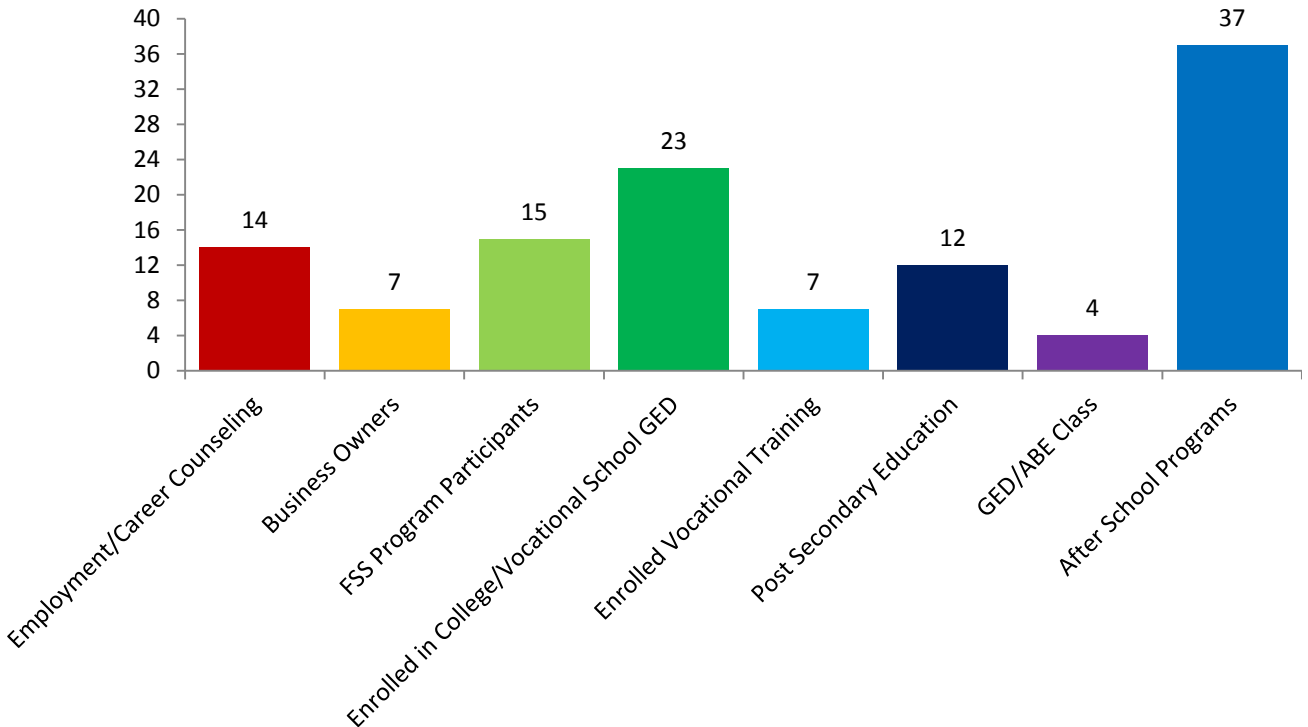
Original Residents who moved back to Encore (26)

Newly Targeted Residents at the Encore (550)

- Ella – 125
- Reed – 203
- Trio - 222



### Participant Services

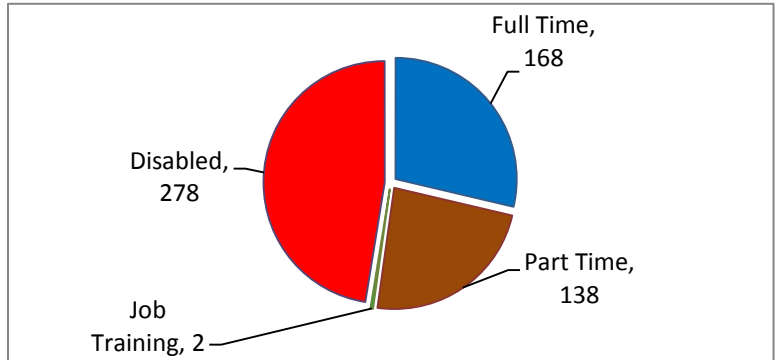


**COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM  
AUGUST 2018**

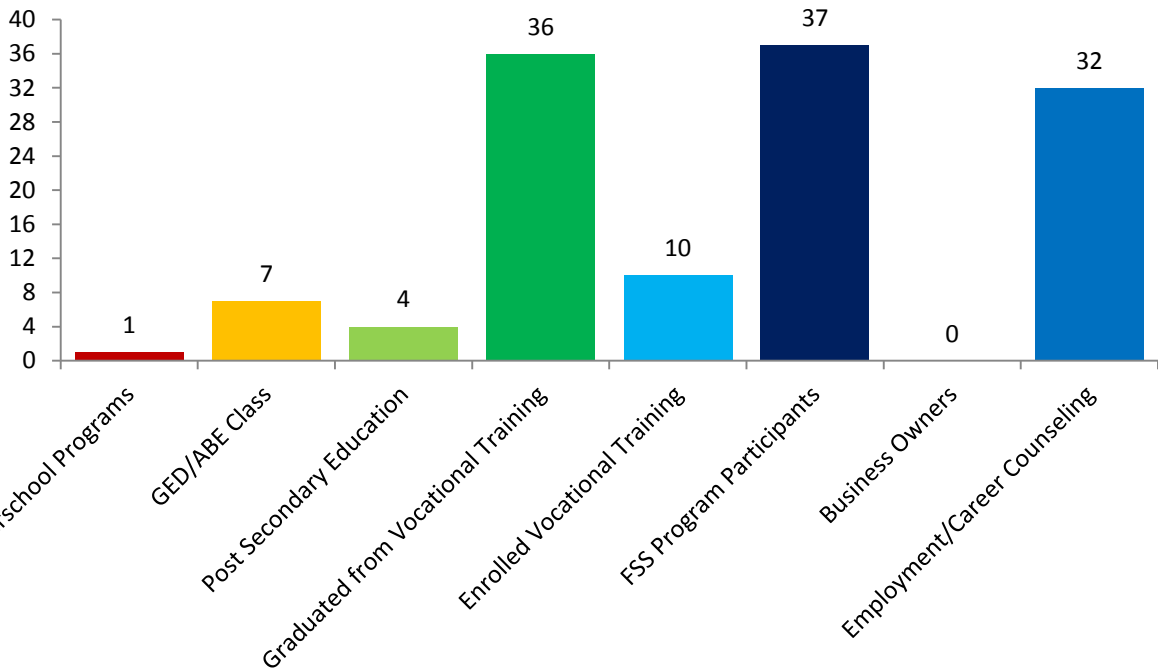
**West River Initiative**

**Participant Enrollment**

1707 Participants Enrolled  
678 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

# JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP)

## AUGUST 2018

---

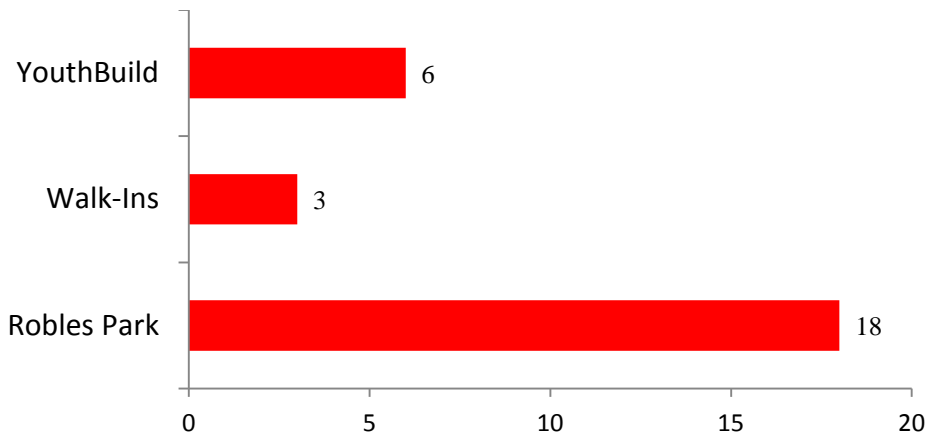
The Job Development and Placement Program (JDPP) will provide direct services by partnering with a variety of community-based agencies, schools, and other non-profit organizations to provide employment training, education services, and job placement services to residents.

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:**

- Quest Corporation of America Hosted a 3 day job readiness workshop at Robles Park JPI
- 2 residents from Robles Park went on a tour of T-Mobile
- JDPP hosted its Open Forum, over 20 companies attended this event
- Hosted a Resume Workshop for YB
- Attended USF Part Time Job Fair to recruit companies for the upcoming THA Job Fair
- Bobbie Owens was employed by Wawa

### **Upcoming Events:**

- Evaluating Employment Characteristics of the Residents  
(Every Tuesday @ Robles Park Villages 11:30 – 12:30):

# YOUTHBUILD AUGUST 2018

## **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	26	16	24	2	68
GED/H.S Attainments	75%	15	8	4	1	28
Literacy and Numeracy Gains	65%	45%	41%	60%		60%
Attainment of Degree/ Certification	85%	23	11	20	3	57
Placements Employment/ Secondary Education	74%	23	10	12	6	45
Additional Certifications:		23	14			37

## **Monthly Highlights:**

- D. Plasket received his GED.
- YB Coordinator met with HCC Operation College to solidify the partnership that would give our students another outlet for GED in a college setting.
- Continued to complete the building and painting of the mobile libraries which is our AmeriCorps project.
- Students began removing the floor and preparing it for the new project of laying down new laminate flooring.
- Completed the YB application for THA YB to become full affiliated with YB USA that would allow the program to apply for additional funding.

## **Upcoming Events:**

- Region 3 Peer to Peer: YB Program Manager will be attending in September

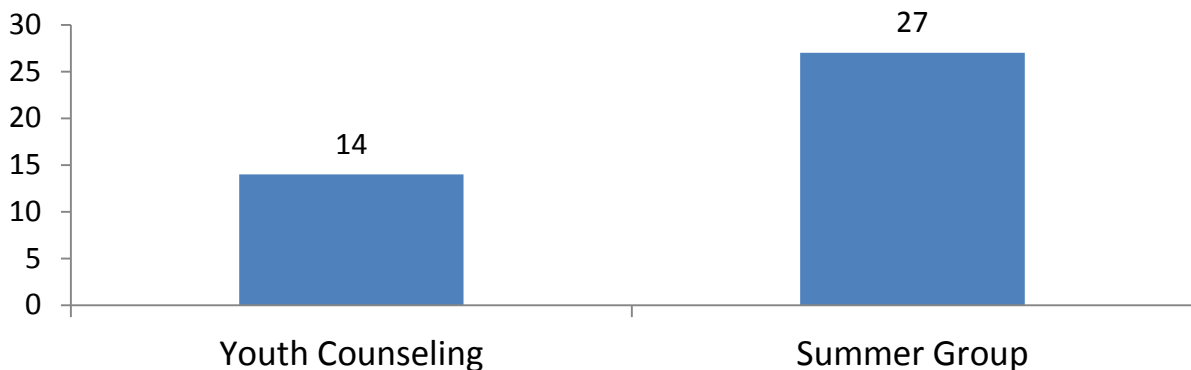
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors 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 seven (5) staff (Program Manager, Contracted Case Manager, Data Specialist, and two interns).

**Service Goal:**

- One hundred fifty-six (**156**) youth and their families by June 30, 2019

**Accomplishments:**

- Forty-one (**41**) active cases in 2018-2019 Fiscal Year.



**Monthly Highlights:**

- August 7 – Last session for C. Blythe Andrews weekly youth group (ages 6-9) – Field trip to Ballast Point Park
- Quality Improvement Committee – Clearwater, FL - August 8 – August 10, 2018
- August 15 – Group Planning Meeting with Lisa Peroune-Price, Sligh MS Social Worker
- August 20 – 6 New Fall Semester Interns started
- August 31 – YouthBuild Anger Management Class – (5) attendees

**Upcoming Events:**

- Fall Executive Advisory Retreat – Key Largo, FL - September 19 – 21, 2018
- Early October – Start Group Sessions at Sligh MS, Plant City HS, Broward ES & Stewart MS
- 6th Annual Fall Parent Workshop – Tentative Date: Wednesday, November 21st

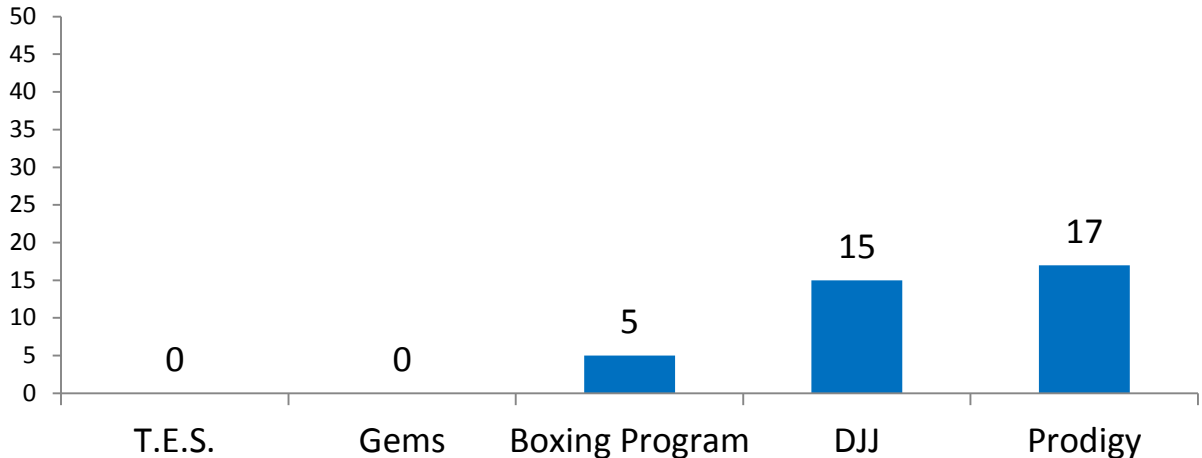
## OAKS AT RIVERVIEW COMMUNITY CENTER AUGUST 2018

---

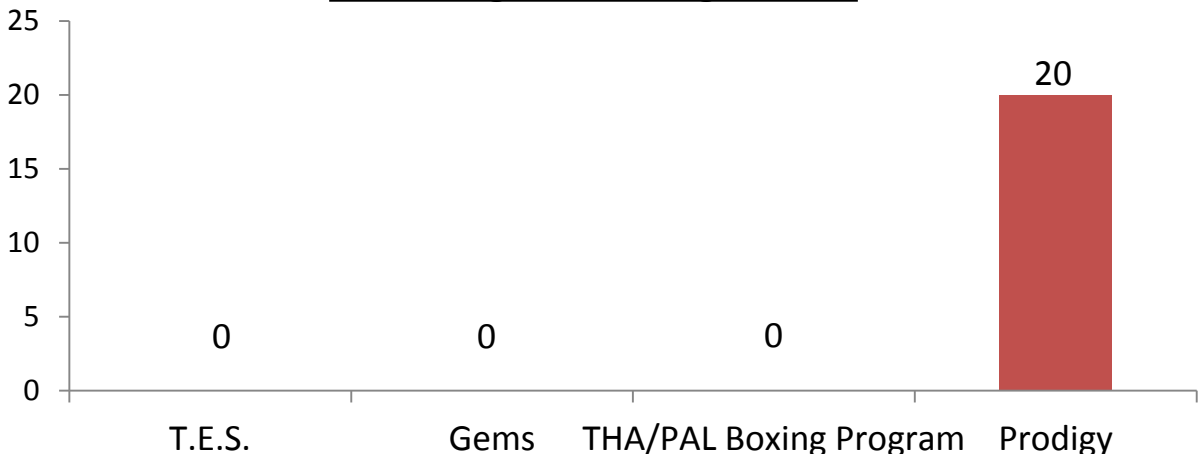
The Oaks at Riverview Community Center (ORCC) provides services relating youth development that includes: tutorial services, artistic expressions, recreational and academic games, computer learning, supportive services, cultural arts, multi-purpose (events, lunch/snack, and presentations), a sound proof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

### Oaks at Riverview Community Center Participation – Total Attendance – 57

#### Elementary Afterschool Programs - 37



#### Middle/High School Programs - 20





## JOBS PLUS INITIATIVE AUGUST 2018

---

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.

**The Jobs Plus Initiative program consists of the following three core components:**

- 1) Employment-Related Service
- 2) Financial Incentives
- 3) Community Support for Work

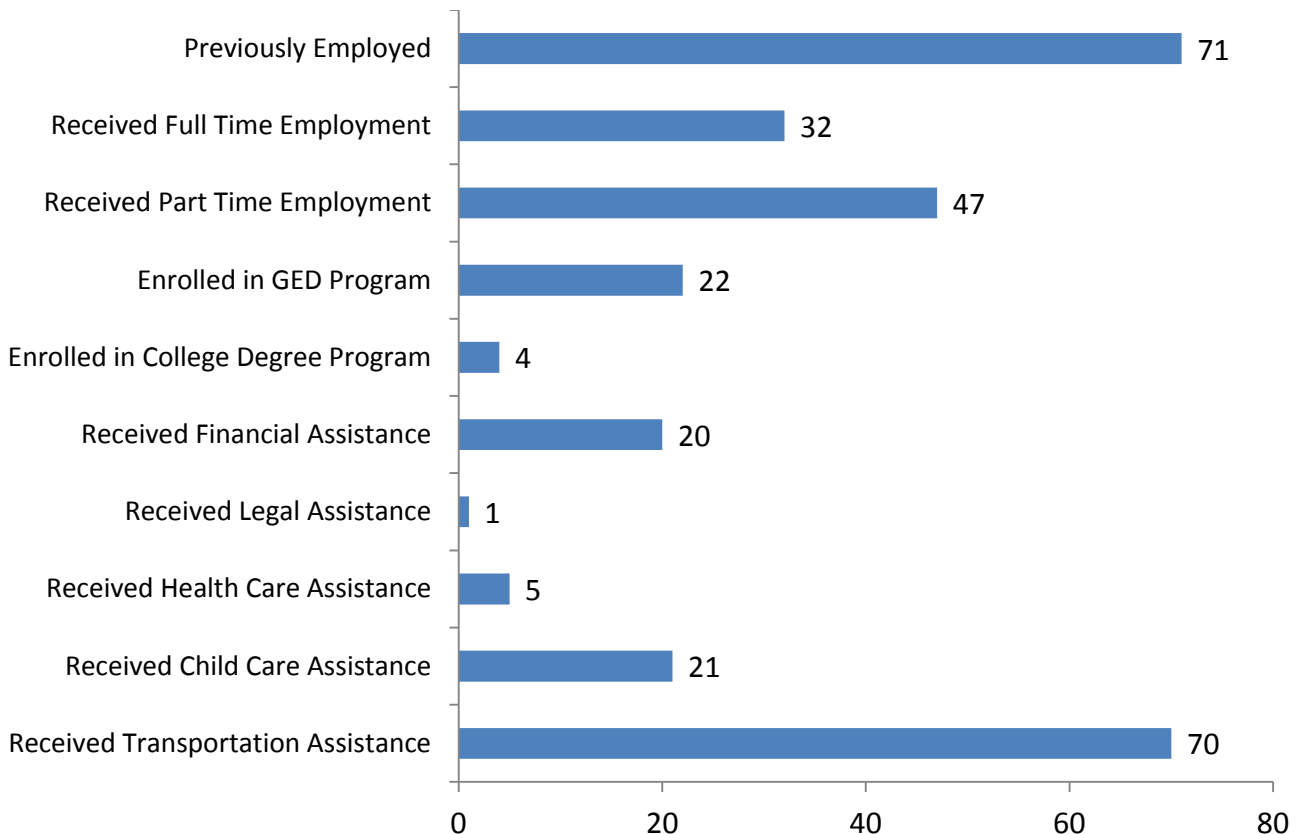
### **Participant Enrollment**

213 Adult Participants enrolled since the beginning of the Program (15 Left Development)

9 Participants enrolled in August

10 Youths are participating in the JPI Program

### **Participant Services**





Jobs Plus Initiative in collaboration with Connect Home:

Four (4) residents have completed the Microsoft Word Specialist Prep class and will begin the “Exam Cram” for their certification.

ConnectHome is currently recruiting Robles Park residence for the next certification class in Digital Literacy. Upon completion, the residence will receive a certification from Microsoft in Digital Literacy.

Seven (7) students have successfully completed the Internet Blog Course.

ConnectHome Nation will be providing additional assistance with ideas and resources on device distribution and raising funds.

## Local Partners

- Boys & Girls Club of Tampa Bay
- CareerSource for Tampa Bay
- Champions for Children
- Children’s Board of Hillsborough County
- City of Tampa – EECBG
- Community Stepping Stones
- Community Training Works
- Corporation of Community and National Services (CNCS)
- Environmental Protection Commission of Hillsborough County
- Hillsborough Community College (HCC)
- Hillsborough County Library Services
- Hillsborough Public School District
- Hillsborough Education Foundation
- Hillsborough Extension Services
- Johnson Control
- Limitless Vistas (Corps Network)
- Lowry Park Zoo
- Museum of Science and Industry (MOSI)
- Pinellas County Urban League
- Remixing Education through Entertainment, Inc.
- Tampa Bay Technical Forum
- Tampa Heights Junior Civic Association
- Tampa Housing Authority
- Tampa Electric Company (TECO)
- The Centre for Women
- The Florida Aquarium
- The Skills Center
- U.S. Department of Housing and Urban Development (HUD)
- University of South Florida (USF)

## National Partners

- Association of Science-Technology Centers (ASTC)
- Boys and Girls Club
- Corporation of National and Community Services/AmeriCorps
- National Center for Women & IT (NCWIT)
- The Corps Network
- U.S. Department of Energy
- U.S. Department of Housing and Urban Development (HUD)
- US 2020/Citizen Schools.

**HOUSING AUTHORITY of the CITY OF TAMPA  
BOARD SUMMARY REPORT  
AUGUST 2018**

**Center for Affordable Homeownership (CFAH)**

**Homebuyer Education**

For the month of August, the CFAH had Twenty-Three (23) 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, Seventeen (17) 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	18	33	28	41	19	46	31	24					240
FTHB* Graduates	15	30	19	30	16	42	29	23					204
FTHB* Counseling	10	17	12	22	36	38	31	17					183
Foreclosure Counseling	0	0	0	0	0	0	0	0					0
Total Clients Served	10	17	12	22	36	38	31	17					183
FTHB New Clients	10	17	12	22	36	38	31	17					183
Foreclosure New Clients	0	0	0	0	0	0	0	0					0
Total New Clients	10	17	12	22	36	38	31	17					183
Non-Section 8 Purchased Home	2	0	0	1	6	0	1	0					10
Public Housing FTHB Attendees	0	0	0	0	0	0	1	0					1
Section 8 FTHB Attendees	3	2	0	1	2	1	0	0					9
Outreach and Distribution	43	56	44	60	40	55	42	50					390



## AUGUST 2018

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

**Subcontract Grant Period: January 1, 2018 – September 30, 2018**

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

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

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

- **Food Staging Class** - Grade levels include Middle/High School (**Tuesdays & Thursdays – 10:00am – 11:30am**)
- **Music Production Class** - Grade levels include Elementary School (**Tuesdays & Thursdays – 9:30am – 10:00pm**)

Month	Number of Students Enrolled
January	0
February	0
March	0
April	40
May	16
June	40
July	11
August	7
Total	114

**Summer/After School Services Program  
Oaks at Riverview Community Center  
AUGUST 2018**

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

**Subcontract Grant Period: August 31, 2017 – July 31, 2020.**

**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
August	0
September	0
October	4
November	10
December	15
January	15
February	15
March	15
April	15
May	15
June	15
July	15
August	12



The Greater Tampa Bay Area Council provides staff and program assistance for weekly meetings at the 5 locations for all interested boys. We are expanding the program to include girls in the Cub Scout program starting in August of 2018 and to include a girls' Scouting Program in February of 2019. We plan one off-site trip 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).

### Monthly Participation – August 2018

	Property	# Registered Scouts	# Attended
Pack 803	Trio	12	3
Crew 803	Trio	9	9
Pack 804	Robles	10	6
Troop 804	Robles	13	7
Pack 805	North Blvd	15	3
Troop 805	North Blvd	10	4
Pack 806	C. Blythe Andrews	17	1
Troop 806	C. Blythe Andrews	7	3
Pack 807	ORCC	23	0
Troop 807	ORCC	6	0
Total		122	36

### Looking Forward

- Aquaknots Camporee 2018 – Scouting B.S.A. with lots of Merit Badges – September 14
- Cub Scout Recruiting – Continues into September
- Regular Meetings with Advancement
- Cubfest – Cub Scout Family Camping with Superhero Theme– September 29
- Spookaree, Family Camping – Halloween fun in a campout – October 19



Johnson Control's Foundation  
Sustainability Ambassadors Grant Program  
August 2018

In September 2016 the Tampa Housing Authority was awarded a grant to support the Sustainability Ambassadors Program. The Tampa Housing Johnson Controls Sustainability Ambassadors Program is a resident driven initiative to provide training and education on water and energy saving practices. THA will identify 10 resident volunteers each year who will participate in National Energy Foundation train the trainer energy patrol workshop. The ambassadors will then engage their fellow residents through workshops, one-on-one consumption audits, field trips, and linkages to job training opportunities. This program will take place at 3 different THA properties each grant year. The Housing Authority will receive \$50,000 to run the program for 3 years. The program is funded through December 2019. Through these funds we have hired a part-time Sustainability Ambassador Coach, who will facilitate resident training and education and recruit our resident sustainability ambassadors.

**Program Goals:**

- Identify 3 properties each year to target for resident training and education on energy saving measures.
- Recruit 10 resident volunteers each year
- Reduce energy and water consumption on our target properties
- Facilitate resident training and job placement in the fields of energy, water, and conservation.

**August Highlights**

Shantica Holder, the Sustainability Ambassador Coach, recruited a handful of new volunteers from the Robles and Moses White / Seminole communities. A small training session was held for the new volunteers on how to spot energy and water waste issues and teach their neighbors how to conserve energy and water in their homes. Energy and water data has been collected for all properties and will be used as a baseline to create goals for each target site and measure the impact of the program.



**Geraldine Barnes Award Winner:  
Deborah Barr**

**Personal Development**

Ms. Barr has been a resident of JL Young since September 2010 and during her time has been a very active member of the community.

Ms. Barr is responsible for the adult literacy program being instituted at JL Young Apartments. Because of her advocacy and enthusiasm to learn, the program was started January 2017. It has since grown and is meeting the needs of other residents who are motivated to become more literate. Just the act of coming to class is courageous! She has impacted her peers to be brave and go for their dreams. The class has grown because she is vocal about her goals and supportive of others goals as well.

Ms. Erika Perez, THA Volunteer, states: "While I have been teaching Ms. Deborah, I have always been impressed by her resilience and consistency. Her ultimate goal is to get her high school diploma through a GED program. She always comes to class ready to learn and is quick to help a neighbor if they need help. Earlier in the year, she went through a tough time due to a family loss. This did not stop her from attending class regularly. Not only that, she encourages her classmates to keep coming back and to work. She is a walking, breathing example of what it means to want to better yourself and proves that no matter what, you can always grow and learn new things if you remain open to being coachable and teachable. I am very proud of Ms. Deborah and of how far she's come. She is a joy to teach and I look forward to seeing her continue to flourish in her studies. "

Not only is Ms. Barr an inspiration with her improved literacy and willingness to help other residents at JL Young, she also participates with various activities in the community through Israel Bethel Primitive Baptist Church. Ms. Barr currently is a mentor to youth from her church and also actively participates with the church. This past summer, Ms. Barr assisted with chaperoning the youth on their first trip to Georgia. In Georgia, they were able to visit Stoney Mountain and other places.

Ms. Barr is also an active participant with all events at JL Young organized through PPS and also encourages her friends and neighbors to participate and makes sure they are aware of all activities.

Nominator's Name: Nadia Palomino  
Occupation: Elderly Services Support Coordinator



# Memorandum



**TO:** Board of Commissioners  
**FM:** Susi Begazo-McGourty, SVP / CFO  
**CC:** Jerome D. Ryans, President / CEO  
**DATE:** September 19, 2018  
**RE:** Financial Reporting for the Month of August 31, 2018

---

## Financial Highlights August 31, 2018

### Rental Assistance Demonstration (RAD)

- **For the Five Months Ended August 31, 2018**
- As of August 31, 2018 the RAD properties generated net cash from operations in the amount of \$599,617 after deducting the Operating Reserves in the amount of \$285,491; PPS funding in the amount of \$149,649; Transfers to the Corporate Overhead in the amount of \$386,858 and Replacement Reserves of \$344,490.
- The total RAD rents and other revenue budgeted for this period was \$4,759,338. The \$353,242 positive variance is primarily attributable to higher occupancy and property vacancy payments. The Year-to-date expenses total is \$2,993,233. This is approximately 2.9% less than budgeted, or with a positive variance of \$88,168.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing, these properties have \$636,568 in Capital Improvements projects included in the FY2019 Budget.

### Assisted Housing

#### For the Five Months Ended August 31, 2018

- The Voucher utilization for August 31, 2018 remains excellent near 100%; additionally HUD increased administrative fee subsidy in August.
- The Assisted Housing Program YTD Administrative Revenue is \$2,833,168 which represents a positive variance of \$173,992. Expenditures are \$2,698,053 with \$24,509 over plan. This is attributable to higher professional services, specifically inspection costs. The annual income is \$135,115.
- In August 2017 the agency has been asked to provide RAD leased unit and HAP costs information for each of the RAD LLCs. Forecasted payments have been reduced due to lower than expected utilization on the RAD properties. This information will also help HUD determine the impact of the year-end benchmarking which adjusts payments to actual utilization.

## **Business Activities**

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

#### **For the Four Months Ended July 30, 2018**

- Palm Terrace is an assisted living facility for the elderly, consisting of 73 private and semi-private beds.
- The Statement of Operations was \$1,279.
- Operating Cash Balance was \$236,555.
- Replacement Reserves Cash Balance was \$71,652.

## **Blended Components**

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

#### **For the Five Months Ended August 31, 2018**

In 2004, the U.S. Department of Housing and Urban Development (HUD) contracted with the North Tampa Housing Development Corporation (NTHDC) to handle the Performance Based Contract Administration (“PBCA”). The contract includes the administration of 470 contract properties covering approximately 40,188 assisted housing units. NTHDC earns administrative fees for managing the Section 8 Housing Vouchers throughout the State of Florida.

- The Statement of Operations (after donations to affiliated entities) was \$678,159

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

#### **For the Five Months Ended August 31, 2018**

- MRDC’s communities are Meridian River, River Place and River Pines. A substantial capital improvement plan was implemented in 2012 for the MRDC properties. Meridian maintained an occupancy of 98%
- The Statement of Operations after debt service was \$627,077.

## **Related Entities**

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

#### **For the Five Months Ended August 31, 2018**

- The Ella at Encore operates 32 Low Income Public Housing units, 64 Project Based Section 8 units, and 64 Affordable Housing Units and was 98.75% occupied.
- Income or Loss after Financials \$64,910.
- Operating Cash Balance was \$82,424.

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

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

#### **For the Five Months Ended August 31, 2018**

- The Trio at Encore operates 32 Low Income Public Housing units, 67 Project Based Section 8 units, and 42 Market Rate Units and was 100% occupied.
- Income or Loss after Financials \$137,129
- Operating Cash Balance was \$152,610.
- Year to Date Replacement Reserve \$55,522.

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

#### **For the Five Months Ended August 31, 2018**

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project Based Section 8 units, and was 100.0% occupied.
- The Statement of Operations after debt and replacement reserves was \$191,327.
- Operating Cash Balance was \$648,836.
- Year to Date Replacement Reserve \$18,016.

### **The Gardens at South Bay**

#### **For the Five Months Ended May 31, 2018**

- The Gardens at South Bay, LTD is a mixed finance project consisting of 216 apartment units and was 99.2% occupied.
- The Statement of Operations after Debt and Replacement Reserves was (\$266,260).
- Approximately \$238,745 was utilized on water intrusion repair.

# Tampa Housing Authority

RAD Properties Summary 1,519 Units

Net Operating Income

For the Five Months Ended August 31, 2018

<b>Occupancy Percentage:</b>	<b>97.56%</b>
------------------------------	---------------

	Robles Park, LLC	Arbors Estate, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	YTD Actual	5 Month Budget	Variance	Annual Budget	PUM
<b>Total Revenue</b>	\$ 1,943,645	\$ 827,651	\$ 704,213	\$ 716,411	\$ 567,419	\$ 4,759,338	\$ 4,406,096	\$ 353,242	\$ 10,574,631	\$ 627
Admin Salaries / Benefits	194,351	74,044	64,657	84,072	58,622	475,746	460,386	(15,359)	1,104,927	\$ 63
Administrative Expenses	80,472	36,592	19,680	21,841	9,640	168,225	181,569	13,344	435,767	\$ 22
Management Fees	162,483	60,290	49,460	52,767	42,018	367,018	367,018	(0)	880,844	\$ 60
Tenant Services Salary / Benefits	10,421	2,384	9,831	9,147	5,673	37,455	38,299	843	91,917	\$ 6
Tenant Service Expenses	4,156	2,037	2,690	2,166	1,416	12,464	45,407	32,943	108,977	\$ 2
Utilities	83,391	35,892	73,408	47,392	24,888	264,971	254,965	(10,005)	611,917	\$ 44
Maintenance Salary / Benefits	319,693	121,363	85,682	86,933	61,342	675,013	670,322	(4,691)	1,608,773	\$ 111
Maintenance Expenses	131,029	44,212	43,989	24,006	20,595	263,831	278,792	14,961	669,100	\$ 43
Contracted Maintenance Services	179,781	89,645	87,187	75,272	48,010	479,895	529,885	49,990	1,271,723	\$ 79
Protective Services Salary and Benefits	12,933	5,269	4,836	4,790	3,353	31,180	38,821	7,641	93,171	\$ 5
General Expenses	71,507	47,509	49,886	25,240	23,292	217,434	213,644	(3,790)	512,745	\$ 36
Other Expenses	-	-					2,292		5,500	\$ -
<b>Total Expenses</b>	\$ 1,250,217	\$ 519,237	\$ 491,306	\$ 433,625	\$ 298,848	\$ 2,993,233	\$ 3,081,400	\$ 88,168	\$ 7,395,361	\$ 493
<b>Net Operating Income</b>	\$ 693,428	\$ 308,413	\$ 212,907	\$ 282,786	\$ 268,572	\$ 1,766,105	\$ 1,324,696	\$ 441,410	\$ 3,179,270	\$ 291
Operating Reserves	120,756	47,785	42,834	42,669	31,447	285,491	285,491	-	685,178	\$ 47
PPS Fundng	96,128		35,653		17,868	149,649	149,649	-	359,158	\$ 25
Transfer to Corporate Overhead	71,155	125,948	12,261	87,501	89,994	386,858	386,858	-	928,460	\$ 64
Replacement Reserves	209,880	40,110	35,490	34,650	24,360	344,490	344,490	-	826,776	\$ 57
<b>Total Other Out Flows</b>	\$ 497,919	\$ 213,843	\$ 126,237	\$ 164,820	\$ 163,670	\$ 1,166,488	\$ 1,166,488	\$ -	\$ 2,799,572	\$ 192
<b>Net Cash From Operations</b>	\$ 195,510	\$ 94,571	\$ 86,669	\$ 117,966	\$ 104,902	\$ 599,617	\$ 158,208	\$ 441,410	\$ 379,698	\$ 99

# Tampa Housing Authority

Robles Park, LLC

431 Units

## Net Operating Income

For the Five Months Ended August 31, 2018

<b>Occupancy Percentage:</b>	<b>97.22%</b>
------------------------------	---------------

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 383,641</b>	<b>\$ 362,035</b>	<b>\$ 21,606</b>	<b>\$ 1,943,645</b>	<b>\$ 1,810,177</b>	<b>\$ 133,468</b>	<b>\$ 4,344,424</b>	<b>\$ 902</b>
Admin Salaries / Benefits	30,711	36,208	5,497	194,351	181,041	(13,310)	434,498	\$ 90
Administrative Expenses	17,301	13,769	(3,531)	80,472	68,846	(11,626)	165,231	\$ 37
Management Fees	32,497	32,497	-	162,483	162,483	-	389,959	\$ 75
Tenant Services Salary / Benefits	2,159	2,114	(45)	10,421	10,571	150	25,371	\$ 5
Tenant Service Expenses	861	3,645	2,784	4,156	18,225	14,069	43,740	\$ 2
Utilities	17,098	15,802	(1,296)	83,391	79,011	(4,380)	211,175	\$ 39
Maintenance Salary / Benefits	78,736	62,210	(16,525)	319,693	311,052	(8,641)	746,525	\$ 148
Maintenance Expenses	42,048	26,225	(15,823)	131,029	131,125	96	314,700	\$ 61
Contracted Maintenance Services	43,394	36,804	(6,589)	179,781	184,021	4,240	441,651	\$ 83
Protective Services Salary and Benefits	-	2,804	2,804	12,933	14,018	1,085	33,642	\$ 6
General Expenses	12,750	13,964	1,214	71,507	69,818	(1,689)	167,562	\$ 33
<b>Total Expenses</b>	<b>\$ 277,554</b>	<b>\$ 246,042</b>	<b>\$ (31,511)</b>	<b>\$ 1,250,217</b>	<b>\$ 1,230,210</b>	<b>\$ (20,006)</b>	<b>\$ 2,974,053</b>	<b>\$ 580</b>
<b>Net Operating Income</b>	<b>\$ 106,087</b>	<b>\$ 115,993</b>	<b>\$ (9,906)</b>	<b>\$ 693,428</b>	<b>\$ 579,966</b>	<b>\$ 113,462</b>	<b>\$ 1,370,371</b>	<b>\$ 322</b>
Operating Reserves	24,151	24,151	-	120,756	120,756	-	289,814	\$ 56
PPS Funding	17,905	17,905	-	89,524	89,525	-	230,708	\$ 42
Transfer to Corporate Overhead	14,231	14,231	-	71,155	71,155	-	170,771	\$ 33
Replacement Reserves	41,976	41,976	-	209,880	209,880	-	503,712	\$ 97
<b>Total Other Out Flows</b>	<b>\$ 98,263</b>	<b>\$ 98,263</b>	<b>\$ -</b>	<b>\$ 491,314</b>	<b>\$ 491,315</b>	<b>\$ -</b>	<b>\$ 1,195,005</b>	<b>\$ 228</b>
<b>Net Cash From Operations</b>	<b>\$ 7,825</b>	<b>\$ 17,730</b>	<b>\$ (9,906)</b>	<b>\$ 202,114</b>	<b>\$ 88,651</b>	<b>\$ 113,463</b>	<b>\$ 175,366</b>	<b>\$ 94</b>

# Tampa Housing Authority

Arbors Estates, LLC

191 Units

## Net Operating Income

For the Five Months Ended August 31, 2018

<b>Occupancy Percentage:</b>	<b>95.80%</b>
------------------------------	---------------

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	\$ 160,204	\$ 152,684	\$ 7,521	\$ 827,651	\$ 763,418	\$ 64,233	\$ 1,832,203	\$ 867
Admin Salaries / Benefits	11,622	17,305	5,683	74,044	78,437	4,393	188,249	\$ 78
Administrative Expenses	10,087	7,581	(2,507)	36,592	37,903	1,311	90,966	\$ 38
Management Fees	12,058	12,058	-	60,290	60,290	-	144,697	\$ 105
Tenant Services Salary / Benefits	495	487	(8)	2,384	2,434	49	5,840	\$ 4
Tenant Service Expenses	444	1,634	1,190	2,037	8,171	6,134	19,610	\$ 4
Utilities	6,893	7,151	258	35,892	35,757	(135)	92,349	\$ 63
Maintenance Salary / Benefits	25,334	24,451	(883)	121,363	122,255	892	293,412	\$ 212
Maintenance Expenses	20,543	8,883	(11,660)	44,212	44,414	202	106,595	\$ 77
Contracted Maintenance Services	26,450	17,361	(9,089)	89,645	86,803	(2,843)	208,327	\$ 156
General Expenses	8,432	8,789	357	47,509	43,946	(3,563)	105,470	\$ 83
Other Expenses	-	417	417	-	2,083	2,083	5,000	\$ -
<b>Total Expenses</b>	\$ 122,359	\$ 106,117	\$ (16,243)	\$ 519,237	\$ 530,583	\$ 11,346	\$ 1,279,933	\$ 544
<b>Net Operating Income</b>	\$ 37,845	\$ 46,567	\$ (8,722)	\$ 308,413	\$ 232,835	\$ 75,578	\$ 552,270	\$ 323
Operating Reserves	9,557	9,557	-	47,785	47,785	-	114,683	\$ 50
Transfer to Corporate Overhead	25,190	25,190	-	125,948	125,948	-	302,275	\$ 220
Replacement Reserves	8,022	8,022	-	40,110	40,110	-	96,264	\$ 42
<b>Total Other Out Flows</b>	\$ 42,769	\$ 42,769	\$ -	\$ 213,843	\$ 213,843	\$ -	\$ 513,222	\$ 224
<b>Net Cash From Operations</b>	\$ (4,924)	\$ 3,798	\$ (8,722)	\$ 94,571	\$ 18,992	\$ 75,578	\$ 39,048	\$ 99

# Tampa Housing Authority

Seminole Park Apartments, LLC

169 Units

Net Operating Income

For the Five Months Ended August 31, 2018

**Occupancy Percentage: 98.50%**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 133,292</b>	<b>\$ 126,163</b>	<b>\$ 7,129</b>	<b>\$ 704,213</b>	<b>\$ 630,816</b>	<b>\$ 73,396</b>	<b>\$ 1,513,959</b>	<b>\$ 833</b>
Admin Salaries / Benefits	8,884	12,885	4,001	64,657	64,426	(232)	154,621	\$ 77
Administrative Expenses	8,353	5,617	(2,736)	19,680	28,084	8,404	67,403	\$ 23
Management Fees	9,892	9,892	-	49,460	49,460	-	118,705	\$ 59
Tenant Services Salary / Benefits	1,848	2,049	201	9,831	10,246	415	24,590	\$ 12
Tenant Service Expenses	579	1,445	866	2,690	7,225	4,536	17,341	\$ 3
Utilities	20,718	11,373	(9,345)	73,408	56,864	(16,544)	139,515	\$ 87
Maintenance Salary / Benefits	16,484	17,500	1,016	85,682	87,500	1,818	210,001	\$ 101
Maintenance Expenses	10,830	7,508	(3,322)	43,989	37,542	(6,448)	90,100	\$ 52
Contracted Maintenance Services	18,863	19,253	390	87,187	96,267	9,080	231,040	\$ 103
Protective Services Salary and Benefits	1,093	1,294	201	4,836	6,470	1,634	15,527	\$ 6
General Expenses	9,840	6,633	(3,207)	49,886	33,166	(16,720)	79,599	\$ 59
<b>Total Expenses</b>	<b>\$ 107,385</b>	<b>\$ 95,450</b>	<b>\$ (11,935)</b>	<b>\$ 491,306</b>	<b>\$ 477,249</b>	<b>\$ (14,056)</b>	<b>\$ 1,148,441</b>	<b>\$ 581</b>
<b>Net Operating Income</b>	<b>\$ 25,908</b>	<b>\$ 30,713</b>	<b>\$ (4,806)</b>	<b>\$ 212,907</b>	<b>\$ 153,567</b>	<b>\$ 59,340</b>	<b>\$ 365,518</b>	<b>\$ 252</b>
Operating Reserves	8,567	8,567	-	42,834	42,834	-	102,801	\$ 51
PPS Funding	7,131	7,131	-	35,653	35,653	-	85,566	\$ 70
Transfer to Corporate Overhead	2,452	2,452	-	12,261	12,261	-	29,426	\$ 15
Replacement Reserves	7,098	7,098	-	35,490	35,490	-	85,176	\$ 70
<b>Total Other Out Flows</b>	<b>\$ 25,247</b>	<b>\$ 25,247</b>	<b>\$ -</b>	<b>\$ 126,237</b>	<b>\$ 126,237</b>	<b>\$ -</b>	<b>\$ 302,969</b>	<b>\$ 149</b>
<b>Net Cash From Operations</b>	<b>\$ 660</b>	<b>\$ 5,466</b>	<b>\$ (4,806)</b>	<b>\$ 86,669</b>	<b>\$ 27,330</b>	<b>\$ 59,340</b>	<b>\$ 62,549</b>	<b>\$ 103</b>

# Tampa Housing Authority

Shimberg Estate, LLC

165 Units

Net Operating Income

For the Five Months Ended August 31, 2018

**Occupancy Percentage: 98.72%**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 139,249</b>	<b>\$ 133,751</b>	<b>\$ 5,498</b>	<b>\$ 716,411</b>	<b>\$ 668,754</b>	<b>\$ 47,657</b>	<b>\$ 1,605,009</b>	<b>\$ 868</b>
Admin Salaries / Benefits	13,784	16,024	2,240	84,072	80,120	(3,952)	192,288	\$ 102
Administrative Expenses	6,580	5,437	(1,143)	21,841	27,185	5,344	65,244	\$ 26
Management Fees	10,553	10,553	-	52,767	52,767	-	126,641	\$ 64
Tenant Services Salary / Benefits	1,896	1,857	(39)	9,147	9,285	138	22,284	\$ 11
Tenant Service Expenses	348	1,373	1,025	2,166	6,865	4,699	16,476	\$ 3
Utilities	14,276	7,495	(6,781)	47,392	37,473	(9,919)	96,282	\$ 57
Maintenance Salary / Benefits	17,345	17,375	30	86,933	86,877	(56)	208,505	\$ 105
Maintenance Expenses	5,907	7,527	1,620	24,006	37,634	13,628	90,320	\$ 29
Contracted Maintenance Services	16,417	19,431	3,014	75,272	97,155	21,883	233,172	\$ 91
Protective Services and Benefits	1,048	1,186	138	4,790	5,930	1,140	14,233	\$ 6
General Expenses	4,913	6,689	1,776	25,240	33,443	8,203	80,262	\$ 31
<b>Total Expenses</b>	<b>\$ 93,067</b>	<b>\$ 94,947</b>	<b>\$ 1,880</b>	<b>\$ 433,625</b>	<b>\$ 474,734</b>	<b>\$ 41,109</b>	<b>\$ 1,145,707</b>	<b>\$ 526</b>
<b>Net Operating Income</b>	<b>\$ 46,182</b>	<b>\$ 38,804</b>	<b>\$ 7,378</b>	<b>\$ 282,786</b>	<b>\$ 194,019</b>	<b>\$ 88,766</b>	<b>\$ 459,302</b>	<b>\$ 343</b>
Operating Reserves	8,534	8,534	-	42,669	42,669	-	102,406	\$ 52
Transfer to Corporate Overhead	17,500	17,500	-	87,501	87,501	-	210,002	\$ 106
Replacement Reserves	6,930	6,930	-	34,650	34,650	-	83,160	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 32,964</b>	<b>\$ 32,964</b>	<b>\$ -</b>	<b>\$ 164,820</b>	<b>\$ 164,820</b>	<b>\$ -</b>	<b>\$ 395,568</b>	<b>\$ 200</b>
<b>Net Cash From Operations</b>	<b>\$ 13,218</b>	<b>\$ 5,840</b>	<b>\$ 7,378</b>	<b>\$ 117,966</b>	<b>\$ 29,199</b>	<b>\$ 88,766</b>	<b>\$ 63,734</b>	<b>\$ 143</b>



# Tampa Housing Authority

Scruggs Manor Estate, LLC

116 Units

## Net Operating Income

For the Five Months Ended August 31, 2018

**Occupancy Percentage: 97.67%**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 111,818</b>	<b>\$ 106,586</b>	<b>\$ 5,231</b>	<b>\$ 567,419</b>	<b>\$ 532,932</b>	<b>\$ 34,487</b>	<b>\$ 1,279,036</b>	<b>\$ 978</b>
Admin Salaries / Benefits	8,687	11,273	2,586	58,622	56,363	(2,259)	135,271	\$ 101
Administrative Expenses	3,224	3,910	686	9,640	19,551	9,911	46,922	\$ 17
Management Fees	8,404	8,404	-	42,018	42,018	-	100,842	\$ 72
Tenant Services Salary / Benefits	1,176	1,153	(23)	5,673	5,763	90	13,832	\$ 10
Tenant Service Expenses	245	984	740	1,416	4,921	3,505	11,810	\$ 2
Utilities	6,526	5,710	(816)	24,888	28,549	3,660	72,596	\$ 43
Maintenance Salary / Benefits	12,113	12,528	414	61,342	62,638	1,296	150,331	\$ 106
Maintenance Expenses	3,337	5,615	2,278	20,595	28,077	7,483	67,385	\$ 36
Contracted Maintenance Services	9,552	13,128	3,575	48,010	65,639	17,629	157,533	\$ 83
Protective Services and Benefits	733	863	129	3,353	4,313	960	10,352	\$ 6
General Expenses	4,557	6,654	2,097	23,292	33,272	9,980	79,853	\$ 40
Other Expenses		42	42	-	208	208	500	\$ -
<b>Total Expenses</b>	<b>\$ 58,554</b>	<b>\$ 70,262</b>	<b>\$ 11,709</b>	<b>\$ 298,848</b>	<b>\$ 351,312</b>	<b>\$ 52,464</b>	<b>\$ 847,226</b>	<b>\$ 515</b>
<b>Net Operating Income</b>	<b>\$ 53,264</b>	<b>\$ 36,324</b>	<b>\$ 16,940</b>	<b>\$ 268,572</b>	<b>\$ 181,620</b>	<b>\$ 86,952</b>	<b>\$ 431,810</b>	<b>\$ 463</b>
Operating Reserves	6,289	6,289	-	31,447	31,447	-	75,474	\$ 54
PPS Funding	3,574	3,574	-	17,868	17,868	-	42,884	\$ 31
Transfer to Corporate Overhead	17,999	17,999	-	89,994	89,994	-	215,986	\$ 155
Replacement Reserves	4,872	4,872	-	24,360	24,360	-	58,464	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 32,734</b>	<b>\$ 32,734</b>	<b>\$ -</b>	<b>\$ 163,670</b>	<b>\$ 163,670</b>	<b>\$ -</b>	<b>\$ 392,808</b>	<b>\$ 282</b>
<b>Net Cash From Operations</b>	<b>\$ 20,530</b>	<b>\$ 3,590</b>	<b>\$ 16,940</b>	<b>\$ 104,902</b>	<b>\$ 17,950</b>	<b>\$ 86,952</b>	<b>\$ 39,002</b>	<b>\$ 181</b>

# Tampa Housing Authority

JL YOUNG, INC

447 Units

## Net Operating Income

For the Eight Months Ended August 31, 2018

**Occupancy Percentage: 97.76%**

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
<b>Total Revenue</b>	<b>\$ 308,925</b>	<b>\$ 299,685</b>	<b>\$ 9,240</b>	<b>\$ 2,490,683</b>	<b>\$ 2,397,479</b>	<b>\$ 93,204</b>	<b>\$ 3,596,218</b>	<b>\$ 696</b>
Admin Salaries / Benefits	21,713	32,142	10,429	259,363	257,132	(2,231)	385,699	\$ 73
Administrative Expenses	11,966	13,612	1,646	42,146	108,894	66,747	163,340	\$ 12
Management Fees	24,677	24,677	0	216,460	197,419	(19,040)	296,129	\$ 61
Tenant Services Salary / Benefits	6,595	6,427	(168)	50,291	51,417	1,127	77,126	\$ 14
Tenant Service Expenses	1,030	998	(32)	13,078	7,984	(5,094)	11,976	\$ 4
Utilities	51,054	23,395	(27,659)	171,278	193,368	22,091	286,946	\$ 48
Maintenance Salary / Benefits	57,696	57,865	169	433,296	462,920	29,624	694,380	\$ 121
Maintenance Expenses	4,486	16,478	11,992	49,963	131,827	81,865	197,741	\$ 14
Contracted Maintenance Services	56,057	42,695	(13,362)	244,467	341,561	97,095	512,342	\$ 68
Protective Services Salary and Benefits	2,933	2,672	(261)	21,367	21,375	8	32,063	\$ 6
Protective Service Expenses	7,552	8,333	781	54,988	66,667	11,679	100,000	\$ 15
General Expenses	6,720	6,921	202	58,029	55,370	(2,658)	83,056	\$ 16
<b>Total Expenses</b>	<b>\$ 252,478</b>	<b>\$ 236,215</b>	<b>\$ (16,263)</b>	<b>\$ 1,614,724</b>	<b>\$ 1,895,935</b>	<b>\$ 281,211</b>	<b>\$ 2,840,797</b>	<b>\$ 452</b>
<b>Net Operating Income</b>	<b>\$ 56,447</b>	<b>\$ 63,469</b>	<b>\$ (7,023)</b>	<b>\$ 875,958</b>	<b>\$ 501,544</b>	<b>\$ 374,415</b>	<b>\$ 755,422</b>	<b>\$ 245</b>
Operating Reserves	21,292	21,292	-	170,332	170,332	-	255,499	\$ 48
PPS Funding	3,334	3,334	-	26,672	26,672	-	40,008	\$ 7
Transfer to Corporate Overhead	12,063	12,063	-	96,504	96,504	-	144,756	\$ 27
Replacement Reserves	18,774	18,774	-	150,192	150,192	-	225,288	\$ 42
<b>Total Other Out Flows</b>	<b>\$ 55,463</b>	<b>\$ 55,463</b>	<b>\$ -</b>	<b>\$ 443,700</b>	<b>\$ 443,700</b>	<b>\$ -</b>	<b>\$ 665,551</b>	<b>\$ 124</b>
<b>Net Cash From Operations</b>	<b>\$ 984</b>	<b>\$ 8,007</b>	<b>\$ (7,023)</b>	<b>\$ 432,258</b>	<b>\$ 57,843</b>	<b>\$ 374,415</b>	<b>\$ 89,871</b>	<b>\$ 121</b>

**Tampa Housing Authority**  
**Central Office Cost Center Income And Operating Expenses**  
**For the Five Months Ended August 31, 2018**

	YTD Actual	YTD Budget	Variance	Annual
Management Fees RAD	\$ 490,405	\$ 490,405	\$ -	\$ 1,176,973
Management Fees Assisted Housing	552,770	552,770	-	1,326,647
Other Fees	258,496	258,496	-	620,391
<b>Total Revenue</b>	<b>\$ 1,301,671</b>	<b>\$ 1,301,671</b>	<b>\$ -</b>	<b>\$ 3,124,011</b>
Admin Salaries / Benefits	\$ 1,350,188	\$ 1,362,484	\$ 12,296	\$ 3,269,963
Administrative Expenses	\$ 279,244	\$ 231,000	(48,244)	\$ 542,040
Tenant and Social Services	462	833	371	2,000
Utilities	35,119	37,796	2,677	93,036
Ord Maint & Operation	198,032	229,707	31,675	492,987
Protective Services	10,197	-	(10,197)	160,709
General Expenses	91,341	100,588	9,246	80,701
Other Expenses	1,247	6,250	5,003	15,000
<b>Total Expenses</b>	<b>\$ 1,965,831</b>	<b>\$ 1,968,659</b>	<b>\$ 2,828</b>	<b>\$ 4,656,436</b>
Contribution from other Entities				
Transfer In - NTHD	182,554	182,554	-	438,129
Transfers from RAD Properties	447,173	447,173	-	1,073,216
Transfer In - EPC Savings	8,733	8,733	-	21,080
<b>Total Contributions from Other Sources</b>	<b>638,461</b>	<b>638,461</b>	<b>-</b>	<b>1,532,425</b>
<b>Net Income or (Loss)</b>	<b>\$ (25,699)</b>	<b>\$ (28,527)</b>	<b>\$ (2,828)</b>	<b>\$ 1</b>

**Tampa Housing Authority**  
 Assisted Housing Voucher Program  
 Statement of Operations - Vouchers  
 For the Five Months Ended Aug 31, 2018

5.3 - vms s8

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Subsidies / Grant Income	7,062,961	6,679,849	383,112	34,141,651	33,399,241	742,410	79,027,569
Other Revenue	85,955	49,099	36,856	260,301	245,496	14,805	500,000
<b>Total Revenue</b>	<b>\$ 7,148,916</b>	<b>\$ 6,728,948</b>	<b>\$ 419,968</b>	<b>\$ 34,401,952</b>	<b>\$ 33,644,737</b>	<b>\$ 757,215</b>	<b>\$ 79,527,569</b>
Other Expenses	7,005,134	6,730,197	(274,937)	35,783,368	33,650,987	(2,132,381)	79,527,569
<b>Total Expenses</b>	<b>\$ 7,005,134</b>	<b>\$ 6,730,197</b>	<b>\$ (274,937)</b>	<b>\$ 35,783,368</b>	<b>\$ 33,650,987</b>	<b>\$ (2,132,381)</b>	<b>\$ 79,527,569</b>
<b>Net Operating Income</b>	<b>\$ 143,782</b>	<b>\$ (1,249)</b>	<b>\$ 145,031</b>	<b>\$ (1,381,416)</b>	<b>\$ (6,250)</b>	<b>\$ (1,375,166)</b>	<b>\$ -</b>

**Tampa Housing Authority**  
 Assisted Housing Voucher Program  
 Statement of Operations-Administration  
 For the Five Months Ended August 31, 2018

5.2 - vadm

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Subsidy / Grant Income	\$ 531,149	\$ 528,168	\$ 2,981	\$ 2,798,621	\$ 2,640,841	\$ 157,780	\$ 6,338,019
Other Revenue	7,934	3,667	4,267	34,547	18,335	16,212	195,119
<b>Total Revenue</b>	<b>\$ 539,083</b>	<b>\$ 531,835</b>	<b>\$ 7,248</b>	<b>\$ 2,833,168</b>	<b>\$ 2,659,176</b>	<b>\$ 173,992</b>	<b>\$ 6,533,138</b>
Admin Salaries / Benefits	361,215	347,067	(14,148)	1,694,324	1,735,335	41,011	4,149,806
Administrative Expenses	(17,837)	69,828	87,665	414,565	349,142	(65,423)	852,943
Management Fees	110,554	110,554	(0)	552,770	552,770	(0)	1,326,647
Tenant Service Expenses	4,968	833	(4,135)	4,968	4,167	(801)	10,000
Maintenance Expenses	456	456	-	2,075	2,083	8	5,000
Contracted Maintenance Services	2,187	1,233	(954)	5,467	6,175	708	14,801
General Expenses	4,016	6,803	2,787	23,884	34,014	10,130	173,941
<b>Total Expenses</b>	<b>\$ 465,559</b>	<b>\$ 536,774</b>	<b>\$ 71,215</b>	<b>\$ 2,698,053</b>	<b>\$ 2,683,685</b>	<b>\$ (14,368)</b>	<b>\$ 6,533,138</b>
<b>Net Income</b>	<b>\$ 73,524</b>	<b>\$ (4,939)</b>	<b>\$ 78,463</b>	<b>\$ 135,115</b>	<b>\$ (24,509)</b>	<b>\$ 159,624</b>	<b>\$ -</b>

**Tampa Housing Authority**  
 Assisted Housing Voucher Program  
 Balance Sheet (Aug 2018)

Assets		Liabilities and Equity	
<b>Cash</b>		<b>Current Liabilities</b>	
Admin Cash - Unrestricted	\$ 4,408,225	Accrued Liabilities	\$ 1,554,301
Family Self-Sufficiency Escrow	1,084,260	Accrued Wages	73,224
<b>Total Cash</b>	<b>\$ 5,492,485</b>	<b>Total Current Liab</b>	<b>\$ 1,627,525</b>
<b>Receivables</b>		<b>Restricted Liabilities</b>	
Receivables - Fraud	712,233	FSS Liability	1,084,260
Receivables - Other	1,641,351	<b>Total Restricted Liab</b>	<b>\$ 1,084,260</b>
Receivables - Landlord/Tenant	705,921		
Allowance for Doubtful Accts - Land/Tenant	(343,209)	<b>Total Long Term Liab</b>	<b>\$ 137,448</b>
Allowance for Doubtful Accts - Fraud	(705,921)		
<b>Total Receivables</b>	<b>\$ 2,010,374</b>	<b>Total Liabilities</b>	<b>\$ 2,849,233</b>
<b>Prepaid Expenses</b>		<b>Fund Equity</b>	
Prepaid Expenses	85,055	Invested in Capital Assets	7,651
<b>Total Prepaid Expenses</b>	<b>\$ 85,055</b>	Restricted Retained Earnings	979,152
<b>Fixed Assets</b>		Unrestricted Retained Earnings	3,795,085
Furniture Equipment Machinery	192,540	<b>Total Fund Equity</b>	<b>\$ 4,781,888</b>
Accumulated Depreciation	(149,333)	<b>Total Liabilities and Equity</b>	<b>\$ 7,631,121</b>
<b>Total Fixed Assets</b>	<b>\$ 43,207</b>		
<b>Total Assets</b>	<b>\$ 7,631,121</b>		

**Tampa Housing Authority**  
Palm Terrace Assisted Living Facility  
Statement of Operations for Month Ended August 31, 2018

	Current Month			Fiscal YTD			PUM
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Revenues</b>							
Long term Care	45,543.26	39,000.00	6,543.26	227,125.74	195,000.00	32,125.74	\$622
Adult Daycare Services	14,246.20	9,000.00	5,246.20	48,495.16	45,000.00	3,495.16	\$133
Rental Income	22,411.05	21,500.00	911.05	112,616.64	107,500.00	5,116.64	\$309
Operating Income	53,348.72	50,020.00	3,328.72	247,881.98	250,100.00	(2,218.02)	\$679
Section 8 HAP	40,720.00	36,500.00	4,220.00	190,996.60	172,500.00	18,496.60	\$523
Personal Needs Allowances	(3,964.64)	(4,000.00)	35.36	(18,173.27)	(20,000.00)	1,826.73	(\$50)
<b>Total Tenant Revenues</b>	<b>172,304.59</b>	<b>152,020.00</b>	<b>20,284.59</b>	<b>808,942.85</b>	<b>750,100.00</b>	<b>58,842.85</b>	<b>\$2,055</b>
Other Non-Rental Income	447.00	1,052.00	(605.00)	2,190.93	5,261.00	3,070.07	\$6
<b>Total Revenues</b>	<b>172,751.59</b>	<b>153,072.00</b>	<b>19,679.59</b>	<b>811,133.78</b>	<b>755,361.00</b>	<b>61,912.92</b>	<b>\$2,069</b>
<b>Expenses</b>							
Salaries Expense	70,845.18	76,989.00	(6,143.82)	438,650.95	416,489.00	22,161.95	\$1,202
Administration	5,615.04	3,888.00	1,727.04	23,353.16	19,440.00	3,913.16	\$64
Utilities	14,925.94	14,140.00	785.94	66,553.07	70,700.00	(4,146.93)	\$182
Maintenance	19,315.59	9,275.00	10,040.59	78,770.59	46,375.00	32,395.59	\$216
Advertising & Marketing	350.00	815.00	(465.00)	4,523.91	4,075.00	448.91	\$12
Management Fee	8,149.21	7,654.00	495.21	39,773.72	37,784.00	1,989.72	\$109
Asset Management Fee	1,863.33	1,917.00	(53.67)	9,316.65	9,585.00	(268.35)	\$26
Reserve for Replacement	2,150.00	2,150.00	-	10,750.00	10,750.00	-	\$29
Audit/Accounting Fees	1,950.00	3,200.00	(1,250.00)	9,750.00	16,000.00	(6,250.00)	\$27
Legal Fees	770.00	150.00	620.00	4,770.00	750.00	4,020.00	\$13
Insurance	4,028.83	4,400.00	(371.17)	20,144.15	22,000.00	(1,855.85)	\$55
Food Service	15,018.31	12,250.00	2,768.31	70,269.58	62,750.00	7,519.58	\$193
Adult Day Care	244.79	1,445.00	(1,200.21)	897.57	6,825.00	(5,927.43)	\$2
Residential Programs	3,995.67	4,030.00	(34.33)	21,134.90	20,050.00	1,084.90	\$58
Bad Debt	5,318.10	0.00	5,318.10	11,196.50	-	11,196.50	\$31
<b>Total Expenses</b>	<b>154,539.99</b>	<b>142,303.00</b>	<b>6,918.89</b>	<b>809,854.75</b>	<b>743,573.00</b>	<b>(66,281.75)</b>	<b>\$1,482</b>
<b>Net Operating Income</b>	<b>18,211.60</b>	<b>10,769.00</b>	<b>(7,442.60)</b>	<b>1,279.03</b>	<b>11,788.00</b>	<b>52,890.68</b>	<b>\$91</b>

# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Five Months Ended August 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Revenues</b>							
HUD Administrative Fees	\$ 944,812	\$ 897,255	\$ 47,557	\$ 4,767,500	4,486,277	\$ 281,224	\$ 10,767,064
<b>Total Revenue</b>	<b>\$ 944,812</b>	<b>\$ 897,255</b>	<b>\$ 47,557</b>	<b>\$ 4,767,500</b>	<b>\$ 4,486,277</b>	<b>\$ 281,224</b>	<b>\$ 10,767,064</b>
<b>Expenses</b>							
Administrative Salaries	19,801	21,944	2,143	110,425	109,719	(706)	263,327
Admin Operating Costs	1,302	4,719	3,417	5,930	23,597	17,667	56,632
Management Fees	8,333	8,333	0	41,665	41,667	2	100,000
Audit Fees	5,000	1,625	(3,375)	8,000	8,125	125	19,500
Legal Fees	-	4,583	4,583	-	22,917	22,917	55,000
Insurance Costs	11,853	11,853	-	59,263	59,263	-	142,230
Service Provider Contract Costs	729,532	583,216	(146,316)	2,916,080	2,916,080	-	6,998,592
<b>Total Expenses</b>	<b>\$ 775,820</b>	<b>\$ 636,273</b>	<b>\$ (139,547)</b>	<b>\$ 3,141,363</b>	<b>\$ 3,181,367</b>	<b>\$ 40,004</b>	<b>\$ 7,635,281</b>
<b>Net Operating Income</b>	<b>\$ 168,992</b>	<b>\$ 260,982</b>	<b>\$ (91,990)</b>	<b>\$ 1,626,138</b>	<b>\$ 1,304,910</b>	<b>\$ 321,228</b>	<b>\$ 3,131,783</b>
<b>Affiliated Entities Operational Funding</b>							
THA - Other Operational Funding Pending*	125,722	105,473	(20,248)	947,979	1,570,476	622,498	3,769,143
<b>Affiliated Entities Operational Funding</b>	<b>\$ 125,722</b>	<b>\$ 105,473</b>	<b>\$ (20,248)</b>	<b>\$ 947,979</b>	<b>\$ 1,570,476</b>	<b>\$ 622,498</b>	<b>\$ 3,769,143</b>
<b>Net Income after Affiliated Funding</b>	<b>\$ 43,270</b>	<b>\$ 155,509</b>	<b>\$ (112,239)</b>	<b>\$ 678,159</b>	<b>\$ (265,567)</b>	<b>\$ 943,725</b>	<b>\$ (637,360)</b>

\*See detail breakdown on next page.



# Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

Statement of Operations for the One and Five Months Ended August 31, 2018

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
<b>Affiliated Entities Operational Funding</b>							
THA - THA Employee Programs	\$ 7,052	\$ 3,708	\$ (3,343)	\$ 14,724	\$ 18,542	\$ 3,818	\$ 44,500
THA - Executive Salaries and Benefits Funding	24,127	24,127	-	120,634	120,634	-	289,522
THA - Funding of Boys Club Building	11,253	11,253	-	56,264	56,265	0.66	135,036
THA - Funding of Corporate Overhead	12,384	12,384	-	61,920	61,920	-	148,607
THA - Funding Property Guest Artists	-	-	-	6,000	-	(6,000)	-
THA - Funding of ORCC	33,669	33,669	-	168,347	168,347	-	404,033
THA - Funding of PPS	14,682	14,682	-	73,408	73,408	-	176,180
THA - Encore Chiller Plant Reserve & Deficit Funding	-	-	-	100,000	100,000	-	300,000
THA - Encore Reed - Wellness Center	-	-	-	-	-	-	450,000
THA - Encore Ella - Art Project	-	-	-	-	-	-	608,894
THA - Encore Ella - Technology Park	-	-	-	-	-	-	300,000
THA - Encore Reed - Wellness Clinic Equipment	-	-	-	-	-	-	150,000
THA - Belmont Height Homes	5,000	-	(5,000)	20,000	25,000	5,000	60,000
Transfer to AHDC	-	-	-	-	-	-	48,871
THA - Encore - Member Loans CPDG LLC	-	-	-	300,000	300,000	-	300,000
THA - Black Caucus Trip (Washington D.C.)	-	1,000	1,000	-	3,000	3,000	12,000
THA - Senior Cabaret, Elder Affairs, Fatherhood, Myon	17,555	4,650	(12,905)	26,041	40,000	13,959	46,500
THA - MLK Parade	-	-	-	640	-	(640)	5,000
THA - Encore CDD Funding	-	-	-	-	72,500	72,500.00	290,000
<b>Affiliated Entities Operational Funding</b>	<b>\$ 125,722</b>	<b>\$ 105,473</b>	<b>\$ (20,248)</b>	<b>\$ 947,979</b>	<b>\$ 1,039,616</b>	<b>\$ 91,637</b>	<b>\$ 3,769,143</b>

# Tampa Housing Authority

## Meridian River Development Corporation - Consolidated

### Statement of Operations For The One and Seven Months Ended July 31, 2018

	Current Month			Fiscal YTD			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	2018
<b>Revenues:</b>							
Gross Potential Rent	\$436,639	\$419,344	\$17,295	\$3,012,026	\$2,935,408	\$76,618	\$5,032,128
(Loss) Gain to Lease	1,546	(75)	1,621	4	(525)	529	(900)
Vacancy	(15,389)	(21,844)	6,455	(95,057)	(152,908)	57,851	(262,128)
Bad Debt	(5,648)	(5,100)	(548)	(13,064)	(35,700)	22,636	(61,200)
Concessions	-	-	-	-	-	-	-
Other Income	16,619	8,658	7,961	102,527	60,031	42,496	102,546
<b>Total Revenues</b>	<b>\$433,767</b>	<b>\$400,983</b>	<b>\$32,784</b>	<b>\$3,006,436</b>	<b>\$2,806,306</b>	<b>\$200,130</b>	<b>\$4,810,446</b>
<b>Expenses:</b>							
Administrative Salaries	31,833	40,197	8,364	217,634	281,379	63,745	482,364
Advertising & Promotion	5,518	9,640	4,122	34,558	56,730	22,172	94,530
Maintenance	73,340	84,349	11,009	506,114	550,013	43,899	975,358
Turnover Expense	11,175	34,486	23,311	168,457	313,927	145,470	483,707
Administrative	18,164	14,400	(3,764)	61,515	71,290	9,775	117,165
Utilities	29,843	36,030	6,187	201,900	247,810	45,910	423,260
Management Fees	30,432	29,653	(779)	166,183	207,571	41,388	355,836
Professional Fees	9,717	8,364	(1,353)	110,413	58,798	(51,615)	100,618
Insurance and Taxes	36,116	38,286	2,170	254,310	268,002	13,692	459,432
<b>Total Expenses</b>	<b>\$246,138</b>	<b>\$295,405</b>	<b>\$49,267</b>	<b>\$1,721,084</b>	<b>\$2,055,520</b>	<b>\$334,436</b>	<b>\$3,492,270</b>
<b>Net Operating Income</b>	<b>\$187,629</b>	<b>\$105,578</b>	<b>\$82,051</b>	<b>\$1,285,352</b>	<b>\$750,786</b>	<b>\$534,566</b>	<b>\$1,318,176</b>
Non - Capitalized Improvements	-	8,750	8,750	177,132	465,550	288,418	509,300
<b>Income After Improvements</b>	<b>\$187,629</b>	<b>\$96,828</b>	<b>\$90,801</b>	<b>\$1,108,220</b>	<b>\$285,236</b>	<b>\$822,984</b>	<b>\$808,876</b>
Debt Services	68,735	68,746	11	481,143	481,222	79	824,952
<b>Income After Debt Services</b>	<b>\$118,894</b>	<b>\$28,082</b>	<b>(\$90,812)</b>	<b>\$627,077</b>	<b>(\$195,986)</b>	<b>(\$823,063)</b>	<b>(\$16,076)</b>

City, ST.: **Tampa, FL** I/AVP: **Dawn A. Wolter**  
 Month/Year: **August-18** Units: **160**

## Ella at Encore Monthly Executive Summary

Physical Occupancy **98.75%**  
 Ending Cash **\$82,424** Payables **\$0**  
 Accruals **\$874**

<b>1 RENT REVENUE</b>
Rent Revenue (Gain/Loss)
Rent Rev - Tenant Gross Potential
Rent Rev - Tenant Subsidy Payment
<b>TOTAL MARKET RENT</b>
Rent Rev - Foregone (Lost) Rent
Rent Rev - Excess Income
<b>GROSS POSSIBLE</b>
Vacancy - Apartments
Admin Rent Free Unit
Rental Concessions
<b>TOTAL VACANCIES</b>
<b>2 NET RENTAL INCOME</b>
Laundry & Vending Rev
Tenant Charges
Tenant Charges - Water Sewer Reimb
Damages & Cleaning
Misc Rev
<b>TOTAL OTHER REVENUE</b>
<b>3 TOTAL REVENUE</b>
4 Administrative Exp
5 Payroll Exp
6 Utilities Exp
7 Supplies & Repairs
8 Contract Services
9 Turnkey/Lease Exp
10 Other Operating Exp
11 Taxes & Insurance
<b>12 COST OF OPERATIONS</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>
14 Financial Expenses
15 Corp/Partnership Rev
16 Insurable Losses
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>
18 Depreciation/Amortization
<b>19 NET PROFIT OR LOSS</b>
20 Reserves
<b>21 NET CASH SURPLUS</b>
22 Capital Expenditure

Current Period			
Actual	Budget	Var	Var. %
\$0.00	\$0.00	\$0	0%
\$57,282.00	\$52,675.00	\$4,607	9%
\$64,698.00	\$58,571.00	\$6,127	10%
\$121,980.00	\$111,246.00	\$10,734	10%
(\$7,074.00)	(\$32.00)	(\$7,042)	22006%
\$5,160.00	\$4,047.00	\$1,113	28%
<b>\$120,066.00</b>	<b>\$115,261.00</b>	<b>\$4,805</b>	<b>4%</b>
(\$1,646.00)	(\$3,336.00)	\$1,690	51%
\$0.00	\$0.00	\$0	0%
\$0.00	\$0.00	\$0	0%
(\$1,646.00)	(\$3,336.00)	\$1,690	51%
<b>\$118,420.00</b>	<b>\$111,925.00</b>	<b>\$6,495</b>	<b>6%</b>
\$465.75	\$500.00	(\$34)	7%
\$50.00	\$445.00	(\$395)	89%
\$0.00	\$0.00	\$0	0%
\$97.00	\$0.00	\$97	100%
\$695.62	\$25.00	\$671	2682%
\$1,308.37	\$970.00	\$338	35%
<b>\$119,728.37</b>	<b>\$112,895.00</b>	<b>\$6,833</b>	<b>6%</b>
\$8,231.06	\$11,076.00	\$2,845	26%
\$26,067.97	\$27,418.00	\$1,350	5%
\$31,952.18	\$31,938.00	(\$14)	0%
\$1,493.48	\$2,355.00	\$862	37%
\$3,164.55	\$4,138.00	\$973	24%
\$476.31	\$1,485.00	\$1,009	68%
\$3,973.65	\$2,087.00	(\$1,887)	90%
\$7,186.15	\$8,904.00	\$1,718	19%
<b>\$82,545.35</b>	<b>\$89,401.00</b>	<b>\$6,856</b>	<b>8%</b>
<b>\$37,183.02</b>	<b>\$23,494.00</b>	<b>\$13,689</b>	<b>58%</b>
\$19,930.38	\$20,058.00	\$128	1%
\$1,000.00	\$1,000.00	\$0	0%
\$0.00	\$0.00	\$0	0%
<b>\$16,252.64</b>	<b>\$2,436.00</b>	<b>\$13,817</b>	<b>567%</b>
\$58,328.20	\$58,328.00	(\$0)	0%
(\$42,075.56)	(\$55,892.00)	\$13,816	25%
(\$155.70)	(\$23.00)	(\$156)	78%
(\$41,919.86)	(\$55,169.00)	\$13,249	24%
\$0.00	\$0.00	\$0	0%

Year-To-Date			
Actual	Budget	Var	Var. %
\$0.00	\$0.00	\$0	0%
\$476,262.00	\$421,400.00	\$54,862	13%
\$495,649.00	\$468,568.00	\$27,081	6%
\$971,911.00	\$889,968.00	\$81,943	9%
(\$63,259.00)	(\$4,019.00)	(\$59,240)	1474%
\$25,914.00	\$32,376.00	(\$6,462)	20%
<b>\$934,566.00</b>	<b>\$918,325.00</b>	<b>\$16,241</b>	<b>2%</b>
(\$31,872.00)	(\$26,577.00)	(\$5,295)	20%
\$0.00	\$0.00	\$0	0%
(\$551.00)	\$0.00	(\$551)	100%
(\$32,423.00)	(\$26,577.00)	(\$5,846)	22%
<b>\$902,143.00</b>	<b>\$891,748.00</b>	<b>\$10,395</b>	<b>1%</b>
\$3,869.46	\$4,060.00	(\$191)	5%
\$2,138.71	\$3,690.00	(\$1,551)	42%
\$0.00	\$0.00	\$0	0%
\$1,935.45	\$0.00	\$1,935	100%
\$3,002.52	\$1,100.00	\$1,903	173%
\$10,946.14	\$8,850.00	\$2,096	24%
<b>\$913,089.14</b>	<b>\$900,598.00</b>	<b>\$12,491</b>	<b>1%</b>
\$99,324.85	\$108,023.00	\$8,698	8%
\$211,408.09	\$226,858.00	\$15,450	7%
\$193,551.11	\$196,700.00	\$3,149	2%
\$17,338.99	\$19,705.00	\$2,366	12%
\$54,084.23	\$48,336.00	(\$5,748)	12%
\$5,365.40	\$7,860.00	\$2,495	32%
\$28,583.66	\$15,101.00	(\$13,483)	89%
\$64,996.85	\$72,582.00	\$7,585	10%
<b>\$674,653.18</b>	<b>\$695,165.00</b>	<b>\$20,512</b>	<b>3%</b>
<b>\$238,435.96</b>	<b>\$205,433.00</b>	<b>\$33,003</b>	<b>16%</b>
\$158,532.84	\$159,634.00	\$1,101	1%
\$14,993.00	\$8,000.00	(\$6,993)	87%
\$0.00	\$0.00	\$0	0%
<b>\$64,910.12</b>	<b>\$37,799.00</b>	<b>\$27,111</b>	<b>72%</b>
\$466,625.60	\$466,624.00	(\$2)	0%
(\$401,715.48)	(\$428,825.00)	\$27,110	6%
(\$257.51)	(\$4,492.00)	(\$4,234)	94%
(\$401,457.97)	(\$424,333.00)	\$22,875	5%
\$33,258.38	\$46,099.00	\$12,841	28%

**ECONOMIC OCCUPANCY**

**101.59%**

**104.00%**

(Market Trends, Concessions, Rent Increases, Etc.)

City, ST.: **Tampa, FL** AVP: **Dawn A. Wolter**  
 Month/Year: **August-18** Units: **141**

## TRIO AT ENCORE Monthly Executive Summary

Physical Occupancy **100.00%**  
 Ending Cash **\$152,610** Payables **\$178**  
 Accruals **\$13,972**

	Current Period				Year-To-Date			
	Actual	Budget	Var	Var. %	Actual	Budget	Var	Var. %
<b>1 RENT REVENUE</b>								
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$75,995.00	\$73,038.00	\$2,957	4%	\$593,411.74	\$585,753.00	\$7,659	1%
Rent Rev - Tenant Subsidy Payment	\$61,807.00	\$64,771.00	(\$2,964)	5%	\$501,701.00	\$516,719.00	(\$15,018)	3%
<b>TOTAL MARKET RENT</b>	<b>\$137,802.00</b>	<b>\$137,809.00</b>	<b>(\$7)</b>	<b>0%</b>	<b>\$1,095,112.74</b>	<b>\$1,102,472.00</b>	<b>(\$7,359)</b>	<b>1%</b>
Rent Rev - Foregone (Lost) Rent	(\$1,720.77)	(\$818.00)	(\$903)	110%	(\$16,827.98)	(\$23,918.00)	\$7,090	30%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%	\$0.00	\$0.00	\$0	0%
<b>GROSS POSSIBLE</b>	<b>\$136,081.23</b>	<b>\$136,991.00</b>	<b>(\$910)</b>	<b>1%</b>	<b>\$1,078,284.76</b>	<b>\$1,078,554.00</b>	<b>(\$269)</b>	<b>0%</b>
Vacancy - Apartments	(\$320.00)	(\$6,850.00)	\$6,530	95%	(\$27,854.87)	(\$53,929.00)	\$26,074	48%
Admin Rent Free Unit	(\$537.50)	(\$625.00)	\$88	14%	(\$4,300.00)	(\$5,000.00)	\$700	14%
Rental Concessions	(\$112.50)	\$0.00	(\$113)	100%	(\$1,912.46)	\$0.00	(\$1,912)	100%
<b>TOTAL VACANCIES</b>	<b>(\$970.00)</b>	<b>(\$7,475.00)</b>	<b>\$6,505</b>	<b>87%</b>	<b>(\$34,067.33)</b>	<b>(\$58,929.00)</b>	<b>\$24,862</b>	<b>42%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$135,111.23</b>	<b>\$129,516.00</b>	<b>\$5,595</b>	<b>4%</b>	<b>\$1,044,217.43</b>	<b>\$1,019,625.00</b>	<b>\$24,592</b>	<b>2%</b>
Laundry & Vending Rev	\$180.00	\$350.00	(\$170)	49%	\$2,407.08	\$2,860.00	(\$453)	16%
Tenant Charges	\$1,160.00	\$2,590.00	(\$1,430)	55%	\$11,248.09	\$18,604.00	(\$7,356)	40%
Tenant Charges - Water Sewer Reimb	\$12,388.24	\$11,167.00	\$1,221	11%	\$59,957.38	\$82,497.00	(\$22,540)	27%
Damages & Cleaning	\$198.45	\$350.00	(\$152)	43%	\$3,161.61	\$2,800.00	\$362	13%
Forfeited Deposits	\$300.00	\$0.00	\$300	100%	\$832.87	\$0.00	\$833	100%
Misc Rev	\$316.83	\$50.00	\$267	534%	\$4,243.96	\$1,300.00	\$2,944	226%
<b>TOTAL OTHER REVENUE</b>	<b>\$14,543.52</b>	<b>\$14,507.00</b>	<b>\$37</b>	<b>0%</b>	<b>\$81,850.99</b>	<b>\$108,061.00</b>	<b>(\$26,210)</b>	<b>24%</b>
<b>3 TOTAL REVENUE</b>	<b>\$149,654.75</b>	<b>\$144,023.00</b>	<b>\$5,632</b>	<b>4%</b>	<b>\$1,126,068.42</b>	<b>\$1,127,686.00</b>	<b>(\$1,618)</b>	<b>0%</b>
4 Administrative Exp	\$14,167.75	\$12,705.00	(\$1,463)	12%	\$113,174.27	\$119,969.00	\$6,795	6%
5 Payroll Exp	\$27,903.37	\$30,190.00	\$2,287	8%	\$207,008.42	\$242,317.00	\$35,309	15%
6 Utilities Exp	\$21,484.66	\$31,460.00	\$9,975	32%	\$165,014.66	\$208,636.00	\$43,621	21%
7 Supplies & Repairs	\$4,700.53	\$1,915.00	(\$2,786)	145%	\$22,279.95	\$19,590.00	(\$2,690)	14%
8 Contract Services	\$10,684.53	\$3,155.00	(\$7,530)	239%	\$64,952.97	\$46,801.00	(\$18,152)	39%
9 Turnkey/Lease Exp	\$458.83	\$1,800.00	\$1,341	75%	\$7,426.70	\$11,610.00	\$4,183	36%
10 Other Operating Exp	\$1,827.31	\$475.00	(\$1,352)	285%	\$23,739.21	\$6,370.00	(\$17,369)	273%
11 Taxes & Insurance	\$21,202.14	\$20,573.00	(\$629)	3%	\$174,227.25	\$165,902.00	(\$8,325)	5%
<b>12 COST OF OPERATIONS</b>	<b>\$102,429.12</b>	<b>\$102,273.00</b>	<b>(\$156)</b>	<b>0%</b>	<b>\$777,823.43</b>	<b>\$821,195.00</b>	<b>\$43,372</b>	<b>5%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$47,225.63</b>	<b>\$41,750.00</b>	<b>\$5,476</b>	<b>13%</b>	<b>\$348,244.99</b>	<b>\$306,491.00</b>	<b>\$41,754</b>	<b>14%</b>
14 Financial Expenses	\$43,296.24	\$39,455.00	(\$3,841)	10%	\$307,213.52	\$313,071.00	\$5,857	2%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%	\$6,000.00	\$8,000.00	\$2,000	25%
16 Insurable Losses	(\$21,686.45)	\$0.00	\$21,686	100%	(\$102,098.08)	\$0.00	\$102,098	100%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$24,615.84</b>	<b>\$1,295.00</b>	<b>\$23,321</b>	<b>1801%</b>	<b>\$137,129.55</b>	<b>(\$14,580.00)</b>	<b>\$151,710</b>	<b>1041%</b>
18 Depreciation/Amortization	\$57,189.00	\$57,012.00	(\$177)	0%	\$456,804.00	\$456,096.00	(\$708)	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$32,573.16)</b>	<b>(\$55,717.00)</b>	<b>\$23,144</b>	<b>42%</b>	<b>(\$319,674.45)</b>	<b>(\$470,676.00)</b>	<b>\$151,002</b>	<b>32%</b>
20 Reserves	(\$10,067.96)	(\$6,795.00)	\$3,273	48%	(\$55,522.45)	(\$51,791.00)	\$3,731	7%
<b>21 NET CASH SURPLUS</b>	<b>(\$22,505.20)</b>	<b>(\$48,922.00)</b>	<b>\$26,417</b>	<b>54%</b>	<b>(\$264,152.00)</b>	<b>(\$418,885.00)</b>	<b>\$154,733</b>	<b>37%</b>
22 Capital Expenditure	\$0.00	\$0.00	\$0	0%	\$3,065.92	\$21,910.00	\$18,844	86%

**ECONOMIC OCCUPANCY**

**101.26%**

**101.56%**

City, ST.: **Tampa, FL** VVP: **Dawn A. Wolter**  
 Month/Year: **August-18** Units: **158**

## REED AT ENCORE Monthly Executive Summary

Physical Occupancy **100.00%**  
 Ending Cash **\$648,836** Payables **\$0**  
 Accruals **\$689**

<b>1 RENT REVENUE</b>	\$0.00	\$0.00		
Rent Revenue (Gain/Loss)	\$0.00	\$0.00	\$0	0%
Rent Rev - Tenant Gross Potential	\$32,461.00	\$29,622.00	\$2,839	10%
Rent Rev - Tenant Subsidy Payment	\$99,068.00	\$101,841.00	(\$2,773)	3%
<b>TOTAL MARKET RENT</b>	<b>\$131,529.00</b>	<b>\$131,463.00</b>	<b>\$66</b>	<b>0%</b>
Rent Rev - Foregone (Lost) Rent	\$0.00	\$0.00	\$0	0%
Rent Rev - Excess Income	\$0.00	\$0.00	\$0	0%
<b>GROSS POSSIBLE</b>	<b>\$131,529.00</b>	<b>\$131,463.00</b>	<b>\$66</b>	<b>0%</b>
Vacancy - Apartments	(\$712.00)	(\$3,944.00)	\$3,232	82%
Admin Rent Free Unit	\$0.00	\$0.00	\$0	0%
Rental Concessions	\$0.00	\$0.00	\$0	0%
<b>TOTAL VACANCIES</b>	<b>(\$712.00)</b>	<b>(\$3,944.00)</b>	<b>\$3,232</b>	<b>82%</b>
<b>2 NET RENTAL INCOME</b>	<b>\$130,817.00</b>	<b>\$127,519.00</b>	<b>\$3,298</b>	<b>3%</b>
Laundry & Vending Rev	\$457.00	\$600.00	(\$143)	24%
Tenant Charges	\$0.00	\$255.00	(\$255)	100%
Tenant Charges - Water Sewer Reimb	\$262.40	\$0.00	\$262	100%
Damages & Cleaning	\$0.00	\$0.00	\$0	0%
Misc Rev	\$1,200.52	\$25.00	\$1,176	4702%
<b>TOTAL OTHER REVENUE</b>	<b>\$1,919.92</b>	<b>\$880.00</b>	<b>\$1,040</b>	<b>118%</b>
<b>3 TOTAL REVENUE</b>	<b>\$132,736.92</b>	<b>\$128,399.00</b>	<b>\$4,338</b>	<b>3%</b>
4 Administrative Exp	\$11,056.90	\$10,492.00	(\$565)	5%
5 Payroll Exp	\$26,605.49	\$27,040.00	\$435	2%
6 Utilities Exp	\$22,246.33	\$23,050.00	\$804	3%
7 Supplies & Repairs	\$1,919.81	\$2,555.00	\$635	25%
8 Contract Services	\$11,718.03	\$8,576.00	(\$3,142)	37%
9 Turnkey/Lease Exp	\$555.00	\$1,035.00	\$480	46%
10 Other Operating Exp	\$0.00	\$0.00	\$0	0%
11 Taxes & Insurance	\$9,844.53	\$10,916.00	\$1,071	10%
<b>12 COST OF OPERATIONS</b>	<b>\$83,946.09</b>	<b>\$83,664.00</b>	<b>(\$282)</b>	<b>0%</b>
<b>13 PROFIT/LOSS FROM OPERATIONS</b>	<b>\$48,790.83</b>	<b>\$44,735.00</b>	<b>\$4,056</b>	<b>9%</b>
14 Financial Expenses	\$30,064.47	\$55,703.00	\$25,639	46%
15 Corp/Partnership Rev	\$1,000.00	\$1,000.00	\$0	0%
16 Insurable Losses	\$0.00	\$0.00	\$0	0%
<b>17 INCOME OR LOSS AFTER FINANCIALS</b>	<b>\$17,726.36</b>	<b>(\$11,968.00)</b>	<b>\$29,694</b>	<b>248%</b>
18 Depreciation/Amortization	\$66,054.00	\$66,054.00	\$0	0%
<b>19 NET PROFIT OR LOSS</b>	<b>(\$48,327.64)</b>	<b>(\$78,022.00)</b>	<b>\$29,694</b>	<b>38%</b>
20 Reserves	(\$2,777.91)	(\$28,711.00)	(\$25,933)	90%
<b>21 NET CASH SURPLUS</b>	<b>(\$45,549.73)</b>	<b>(\$49,311.00)</b>	<b>\$3,761</b>	<b>8%</b>
22 Capital Expenditure	\$2,054.71	\$0.00	(\$2,055)	100%

Current Period				
Actual	Budget	Var	Var. %	
\$0.00	\$0.00			
\$0.00	\$0.00	\$0	0%	
\$32,461.00	\$29,622.00	\$2,839	10%	
\$99,068.00	\$101,841.00	(\$2,773)	3%	
\$131,529.00	\$131,463.00	\$66	0%	
\$0.00	\$0.00	\$0	0%	
\$0.00	\$0.00	\$0	0%	
\$131,529.00	\$131,463.00	\$66	0%	
(\$712.00)	(\$3,944.00)	\$3,232	82%	
\$0.00	\$0.00	\$0	0%	
\$0.00	\$0.00	\$0	0%	
(\$712.00)	(\$3,944.00)	\$3,232	82%	
\$130,817.00	\$127,519.00	\$3,298	3%	
\$457.00	\$600.00	(\$143)	24%	
\$0.00	\$255.00	(\$255)	100%	
\$262.40	\$0.00	\$262	100%	
\$0.00	\$0.00	\$0	0%	
\$1,200.52	\$25.00	\$1,176	4702%	
\$1,919.92	\$880.00	\$1,040	118%	
\$132,736.92	\$128,399.00	\$4,338	3%	
\$11,056.90	\$10,492.00	(\$565)	5%	
\$26,605.49	\$27,040.00	\$435	2%	
\$22,246.33	\$23,050.00	\$804	3%	
\$1,919.81	\$2,555.00	\$635	25%	
\$11,718.03	\$8,576.00	(\$3,142)	37%	
\$555.00	\$1,035.00	\$480	46%	
\$0.00	\$0.00	\$0	0%	
\$9,844.53	\$10,916.00	\$1,071	10%	
\$83,946.09	\$83,664.00	(\$282)	0%	
\$48,790.83	\$44,735.00	\$4,056	9%	
\$30,064.47	\$55,703.00	\$25,639	46%	
\$1,000.00	\$1,000.00	\$0	0%	
\$0.00	\$0.00	\$0	0%	
\$17,726.36	(\$11,968.00)	\$29,694	248%	
\$66,054.00	\$66,054.00	\$0	0%	
(\$48,327.64)	(\$78,022.00)	\$29,694	38%	
(\$2,777.91)	(\$28,711.00)	(\$25,933)	90%	
(\$45,549.73)	(\$49,311.00)	\$3,761	8%	
\$2,054.71	\$0.00	(\$2,055)	100%	

Year-To-Date				
Actual	Budget	Var	Var. %	
\$0.00	\$0.00	\$0	0%	
\$261,087.10	\$236,976.00	\$24,111	10%	
\$792,984.90	\$814,728.00	(\$21,743)	3%	
\$1,054,072.00	\$1,051,704.00	\$2,368	0%	
(\$1,904.43)	(\$283.00)	(\$1,621)	573%	
(\$3.93)	\$0.00	(\$4)	100%	
\$1,052,163.64	\$1,051,421.00	\$743	0%	
(\$11,760.00)	(\$31,543.00)	\$19,783	63%	
\$0.00	\$0.00	\$0	0%	
(\$126.00)	\$0.00	(\$126)	100%	
(\$11,886.00)	(\$31,543.00)	\$19,657	62%	
\$1,040,277.64	\$1,019,878.00	\$20,400	2%	
\$3,572.00	\$4,860.00	(\$1,288)	27%	
\$1,725.00	\$2,635.00	(\$910)	35%	
\$685.40	\$0.00	\$685	100%	
\$10.00	\$0.00	\$10	100%	
\$6,296.21	\$938.00	\$5,358	571%	
\$12,288.61	\$8,433.00	\$3,856	46%	
\$1,052,566.25	\$1,028,311.00	\$24,255	2%	
\$97,902.83	\$103,879.00	\$5,976	6%	
\$198,907.20	\$221,586.00	\$22,679	10%	
\$158,232.38	\$167,883.00	\$9,651	6%	
\$19,557.99	\$19,280.00	(\$278)	1%	
\$52,444.93	\$46,294.00	(\$6,151)	13%	
\$3,650.89	\$5,270.00	\$1,619	31%	
\$3,969.42	\$2,592.00	(\$1,377)	53%	
\$77,391.30	\$78,954.00	\$1,563	2%	
\$612,056.94	\$645,738.00	\$33,681	5%	
\$440,509.31	\$382,573.00	\$57,936	15%	
\$236,332.21	\$438,276.00	\$201,944	46%	
\$6,000.00	\$8,000.00	\$2,000	25%	
\$6,850.00	\$0.00	(\$6,850)	100%	
\$191,327.10	(\$63,703.00)	\$255,030	400%	
\$528,432.00	\$528,432.00	\$0	0%	
(\$337,104.90)	(\$592,135.00)	\$255,030	43%	
(\$18,016.26)	(\$224,469.00)	(\$206,453)	92%	
(\$319,088.64)	(\$367,666.00)	\$48,577	13%	
\$2,054.71	\$11,240.00	\$9,185	82%	

**ECONOMIC OCCUPANCY**

**100.00%**

**100.18%**

# Tampa Housing Authority

The Gardens at Southbay

## Statement of Operations for The One and Seven Months Ended July 31, 2018

	Current Month			Fiscal YTD			Budget 2018	PUM
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Revenues</b>								
Gross Potential Rent	\$ 177,595	174,265	\$ 3,330	\$ 1,234,996	1,219,855	\$ 15,141	\$ 2,091,180	\$ 817
Vacancy Budget	(4,422)	(8,900)	4,478	(17,590)	(62,300)	44,710	(106,800)	(12)
<b>Economic Rent</b>	<b>\$ 173,173</b>	<b>165,365</b>	<b>7,808</b>	<b>1,217,406</b>	<b>1,157,555</b>	<b>59,851</b>	<b>1,984,380</b>	<b>805</b>
HUD Public Housing Subsidy	8,083	9,000	(917)	56,339	63,000	(6,661)	108,000	37
Concessions	(506)	(750)	244	(2,121)	(5,250)	3,129	(9,000)	(1)
Other Non-Rental Income	8,010	5,820	2,190	51,394	40,740	10,654	69,840	34
Bad Debt	(5,316)	(1,800)	(3,516)	(21,785)	(11,800)	(9,985)	(20,000)	(14)
<b>Total Rental Revenue</b>	<b>\$ 183,444</b>	<b>\$ 177,635</b>	<b>\$ 5,809</b>	<b>\$ 1,301,233</b>	<b>\$ 1,244,245</b>	<b>\$ 56,988</b>	<b>\$ 2,133,220</b>	<b>\$ 861</b>
Interest Income	525	-	525	3,095	-	3,095	-	2
<b>Total Revenue</b>	<b>\$ 183,969</b>	<b>\$ 177,635</b>	<b>\$ 6,334</b>	<b>\$ 1,304,328</b>	<b>\$ 1,244,245</b>	<b>\$ 60,083</b>	<b>\$ 2,133,220</b>	<b>\$ 863</b>
<b>Expenses</b>								
Salaries	14,100	15,800	1,700	89,601	110,600	20,999	189,600	59
Advertising & Promotion	945	1,505	560	11,531	12,197	666	16,822	8
Maintenance	30,378	25,486	(4,892)	197,981	195,297	(2,684)	354,057	131
Administrative	5,888	7,240	1,352	44,615	49,663	5,048	81,455	30
Turnover Expenses	20,616	13,050	(7,566)	87,143	85,595	(1,548)	108,865	58
Utilities	8,193	9,180	987	43,191	62,260	19,069	108,160	29
Professional Fees	3,949	4,000	51	31,970	28,000	(3,970)	48,000	21
Insurance and Taxes	11,550	15,582	4,032	80,850	109,074	28,224	186,984	53
Management Fee	8,343	8,070	(273)	60,174	56,490	(3,684)	96,840	40
<b>Total Expenses</b>	<b>\$ 103,962</b>	<b>\$ 99,913</b>	<b>\$ (4,049)</b>	<b>\$ 647,056</b>	<b>\$ 709,176</b>	<b>\$ 62,120</b>	<b>\$ 1,190,783</b>	<b>\$ 428</b>
<b>Net Operating Income</b>	<b>\$ 80,007</b>	<b>\$ 77,722</b>	<b>\$ 2,285</b>	<b>\$ 657,272</b>	<b>\$ 535,069</b>	<b>\$ 122,203</b>	<b>\$ 942,437</b>	<b>\$ 435</b>
Debt Service - (Mortgage Principle)	18,134	18,719	585	126,938	131,033	4,095	224,628	84
Interest	52,532	51,899	(633)	369,703	363,293	(6,410)	622,788	245
Interest Accrual Dfd Devel. Fee and Lea	23,088	25,630	2,542	161,616	179,410	17,794	307,560	107
Replacement Reserves	3,790	3,790	-	26,530	26,530	-	45,480	18
Building Improvements	36,192	27,800	(8,392)	238,745	236,300	(2,445)	370,100	158
<b>Cash Flow from Operations after Mortgage Principle Payment and Replacement Reserves</b>	<b>\$ (53,729)</b>	<b>\$ (50,116)</b>	<b>\$ 8,183</b>	<b>\$ (266,260)</b>	<b>\$ (401,497)</b>	<b>\$ 135,237</b>	<b>\$ (628,119)</b>	<b>\$ (176)</b>

**HOUSING AUTHORITY of the CITY OF TAMPA**  
**BOARD REPORT SUMMARY**  
**August 2018**

**Department of Asset Management**  
**Leonard Burke, Senior Asset Manager**

**Tampa Housing Authority RAD Project Based Properties**

During the month of August 2018, the Asset Management Department participated in a Communication, Leadership & Professional Presence Training coordinated by the Human Resource department at Stetson University. The training was designed to help management understand how our presence impacts internal and external relationships.

HAI Group, THA's property and liability insurance provider held and training for all the maintenance staff on August 29, 2018, on ways to properly respond to work orders as well as ways to minimize safety concerns when completing maintenance repairs.

**Encore Properties**

The Trio at Encore annual compliance review by Seltzer Management was conducted on August 7, 2018. The inspector did not report any deficiencies to ownership. There was also a back to school back pack give away on Saturday, August 11, 2018, in the Trio community room. The event provided over 50 children with back packs and school supplies.

FDOT led a second open house town hall meeting for the Encore residents on August 21, 2018, to discuss concept design options for the Downtown Tampa Interchange (I-275/I-4).

**Cedar Pointe Apartments**

On August 3, 2018, U.S. Department of HUD conducted a REAC inspection at Cedar Pointe Apartment. Management did an excellent job of preparing for the inspection. As a result, the property received a score of 97. The construction turnover date for Cedar Pointe Phase II to the property management team has been rescheduled again to the end of September. Management has notified all the applicants of the revised delivery date. Cedar Pointe Phase II will consist of 24 one, two and three bedroom units.

**Belmont Heights Estates**

On August 17, 2018, U.S. Department of HUD conducted a REAC inspection at Belmont Heights Phase II. The property received a score of 87.

**Meridian River Development Corp**

Management expressed concerns to the City of Tampa about safety risk for pedestrians attempting to cross 40<sup>th</sup> Street without any nearby crosswalks in front of River Pines Apartments. Due to the limited crosswalks and high motorist use, a resident of River Pines was fatality wounded by a vehicle. As a result of management's letter, the City of Tampa installed a pedestrian cross walk in front of River Pines Apartment.

## ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2019

Aug-18

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
<b>J. L. Young, Inc.</b>	<b>99.21%</b>	<b>97.76%</b>
<b>Robles, LLC</b>	<b>87.89%</b>	<b>97.22%</b>
<b>Azzarelli, LLC</b>	<b>98.62%</b>	<b>98.84%</b>
Azzarelli	97.90%	100.00%
Scruggs Manor	99.33%	97.67%
<b>Seminole, LLC</b>	<b>97.67%</b>	<b>98.50%</b>
Seminole Park	95.76%	97.00%
Moses White Estates	99.58%	100.00%
<b>Shimberg, LLC</b>	<b>97.56%</b>	<b>97.88%</b>
Shimberg Estates	98.40%	98.72%
Squire Villa	100.00%	96.67%
C. Blythe Andrews	94.27%	98.25%
<b>Arbors, LLC</b>	<b>97.24%</b>	<b>98.16%</b>
Arbors at Padgett Estates	99.18%	95.80%
Azeele	96.88%	100.00%
Bay Ceia Apartments	100.00%	95.00%
Soho Place Apartments	100.00%	100.00%
St. Louis/St. Conrad	90.14%	100.00%
<b>Overall Average</b>	<b>96.36%</b>	<b>97.56%</b>



**August-18****Tenant Accounts Receivable**

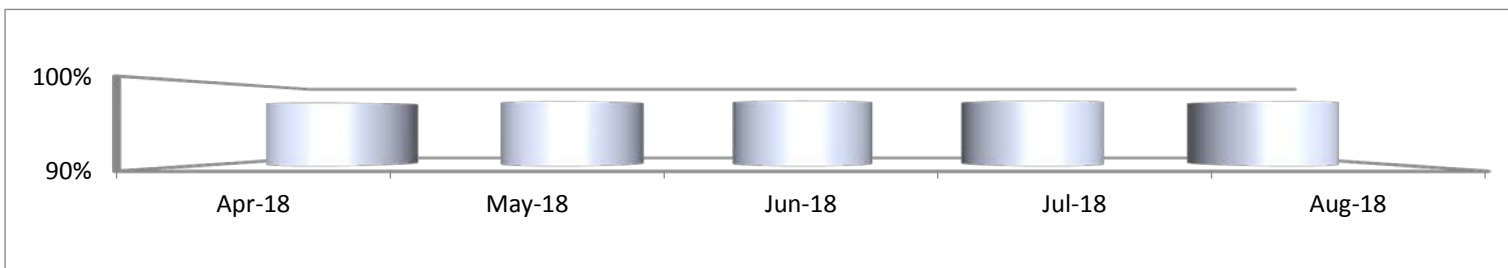
Property	Total Tenant Revenue	Accts Receivable	Bad Debt Write-offs	Fraud	Future Legal Adjustments to TARs	Adjusted Receivables	%
<b>J L Young, Inc.</b>	<b>\$519,865.00</b>	<b>\$8,699.00</b>	<b>\$4,565.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,134.00</b>	<b>99.21%</b>
<b>Robles Park, LLC</b>	<b>\$253,440.00</b>	<b>\$58,795.00</b>	<b>\$10,284.00</b>	<b>\$0.00</b>	<b>\$17,818.00</b>	<b>\$30,693.00</b>	<b>87.89%</b>
<b>Azzarelli, LLC</b>	<b>\$145,191.00</b>	<b>\$2,072.00</b>	<b>\$529.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,543.00</b>	<b>98.62%</b>
Azzarelli	\$40,031.00	\$842.00	\$0.00	\$0.00	\$0.00	\$842.00	97.90%
Scruggs Manor	\$105,160.00	\$1,230.00	\$529.00	\$0.00	\$0.00	\$701.00	99.33%
<b>Seminole Park, LLC</b>	<b>\$212,874.00</b>	<b>\$7,456.00</b>	<b>\$743.00</b>	<b>\$0.00</b>	<b>\$1,165.00</b>	<b>\$5,548.00</b>	<b>97.67%</b>
Seminole Park	\$121,747.00	\$5,365.00	\$198.00	\$0.00	\$0.00	\$5,167.00	95.76%
Moses White Estates	\$91,127.00	\$2,091.00	\$545.00	\$0.00	\$1,165.00	\$381.00	99.58%
<b>Shimberg, LLC</b>	<b>\$204,708.00</b>	<b>\$6,491.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,491.00</b>	<b>97.56%</b>
Shimberg Estates	\$91,542.00	\$1,464.00	\$0.00	\$0.00	\$0.00	\$1,464.00	98.40%
Squire Villa	\$25,448.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
C.B. Andrews	\$87,718.00	\$5,027.00	\$0.00	\$0.00	\$0.00	\$5,027.00	94.27%
<b>Arbors, LLC</b>	<b>\$222,626.00</b>	<b>\$8,237.00</b>	<b>\$3,557.00</b>	<b>\$0.00</b>	<b>\$1,725.00</b>	<b>\$2,955.00</b>	<b>97.24%</b>
Arbors at Padgett	\$134,084.00	\$6,379.00	\$3,557.00	\$0.00	\$1,725.00	\$1,097.00	99.18%
Azele	\$10,132.00	\$316.00	\$0.00	\$0.00	\$0.00	\$316.00	96.88%
Bay Ceia Apartments	\$48,978.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Soho Place	\$13,786.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
St. Louis/St. Conrad	\$15,646.00	\$1,542.00	\$0.00	\$0.00	\$0.00	\$1,542.00	90.14%
<b>Totals</b>	<b>\$1,558,704.00</b>	<b>\$91,750.00</b>	<b>\$19,678.00</b>	<b>\$0.00</b>	<b>\$20,708.00</b>	<b>\$51,364.00</b>	<b>96.36%</b>

**Reporting Month: August 2018  
Occupancy Report**

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD	Adjusted	Leased Units	Vacant Units	Assigned Units	%
<b>J L Young, Inc.</b>	<b>450</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>447</b>	<b>437</b>	<b>10</b>	<b>5</b>	<b>97.76%</b>
<b>Robles, LLC</b>	<b>433</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>431</b>	<b>419</b>	<b>12</b>	<b>7</b>	<b>97.22%</b>
<b>Azzarelli, LLC</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>114</b>	<b>2</b>	<b>2</b>	<b>98.84%</b>
Azzarelli	30	0	0	0	30	30	0	0	100.00%
Scruggs Manor	86	0	0	0	86	84	2	2	97.67%
<b>Seminole Park, LLC</b>	<b>169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>169</b>	<b>166</b>	<b>3</b>	<b>3</b>	<b>98.50%</b>
Seminole Park	100	0	0	0	100	97	3	3	97.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
<b>Shimberg, LLC</b>	<b>165</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>165</b>	<b>162</b>	<b>3</b>	<b>3</b>	<b>97.88%</b>
Shimberg Estates	78	0	0	0	78	77	1	1	98.72%
Squire Villa	30	0	0	0	30	29	1	1	96.67%
C.B. Andrews	57	0	0	0	57	56	1	1	98.25%
<b>Arbors, LLC</b>	<b>191</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191</b>	<b>184</b>	<b>7</b>	<b>3</b>	<b>98.16%</b>
Arbors at Padgett	119	0	0	0	119	114	5	2	95.80%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	38	2	1	95.00%
Soho Place	14	0	0	0	14	14	0	0	100.00%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
<b>Total</b>	<b>1,524</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1,519</b>	<b>1,482</b>	<b>37</b>	<b>23</b>	<b>97.56%</b>

**AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING**

**97.56%**



Agency Wide	Apr-18	May-18	Jun-18	Jul-18	Aug-18
Total Units	3,043	3,043	3,043	3,043	3,043
Service/Non-Dwelling	2	2	2	2	2
Fire Casualty	1	1	1	1	1
Conversion units	0	0	0	0	0
Demolition units	821	821	821	821	821
Modernization	2	2	2	2	2
Available	1,519	1,519	1,519	1,519	1,519
Occupied	1,480	1,482	1,483	1,483	1,482
Vacant	39	37	36	36	37
% Occupancy Rate	<b>97.43%</b>	<b>97.56%</b>	<b>97.63%</b>	<b>97.63%</b>	<b>97.56%</b>

## Resident Retention

Property Name	Monthly Recertifications	Completed Recertifications
<b>J L Young, Inc.</b>	<b>36</b>	<b>36</b>
<b>Robles Park Village, LLC</b>	<b>12</b>	<b>12</b>
<b>Azzarelli, LLC</b>	<b>9</b>	<b>9</b>
Azzarelli	0	0
Scruggs Manor	9	9
<b>Seminole Park, LLC</b>	<b>2</b>	<b>2</b>
Seminole Park	1	1
Moses White	1	1
<b>Shimberg Estates, LLC</b>	<b>4</b>	<b>4</b>
Shimberg Estates	2	2
Squire Villa	0	0
C.B. Andrews	2	2
<b>Arbors at Padgett, LLC</b>	<b>4</b>	<b>4</b>
Arbors at Padgett	1	1
Azeele	0	0
Bay Ceia Apts.	3	3
Soho Place	0	0
St. Louis/St. Conrad	0	0
<b>TOTAL</b>	<b>67</b>	<b>67</b>



.  
**HOUSING AUTHORITY of the CITY OF TAMPA**  
**BOARD REPORT SUMMARY**  
**August 2018**

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

THA has received notice of award for 55 Non-Elderly Disabled vouchers. The process has begun in issuing those particular vouchers.

THA has moved forward on determining eligibility for the Tampa Park Apartment families. The relocation specialists will be on site starting the week of August 13<sup>th</sup>. The first briefing with the families will be August 15<sup>th</sup> at 6 pm. The first voucher issuance will be Monday, August 20<sup>th</sup> at 9am. Goal is to issue all vouchers in the month of August. Approximately, 167 will be eligible to receive vouchers. This will increase our baseline to 10,101.

The 5k race page is now live. Thank you to Donald MacInnis. 5k Race will be held February 16<sup>th</sup>, 2019.

THA is starting the pre-leasing activities for the TEMPO which contains 122 project based units. It is anticipated that leasing will be effective for December 2018.

Two Notices of Funding Availability (NOFAS) are out for Mainstream Vouchers and Family Unification Vouchers. Mainstream vouchers will be for non-elderly disabled and the FUP vouchers will be for those individuals/families that would lose their children without a housing option. THA has applied for 100 vouchers for each grant.

The agency will be moving forward with Yard's Rent Café. This Yardi module will allow the agency to conduct business through tenant and landlord portals. The most exciting feature will be the ability to conduct re-certifications online.

**FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP**

Participants	444
Workshops	2
Escrows	256
Graduates	6
Homeownership	0
Escrow	58%
<b>Graduates</b>	Edrika Woods      \$20,390. Toni Murray        \$3,174. Dina Broom         \$1,672. Angela Hearn       \$4,584. Tiffany Dolby       \$6,201. Tonya Thomas      \$5,856.

**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.

Permanent Supportive Housing grants were successfully submitted 10/2017 to HUD through the Continuum of Care which provides rental assistance for 54 homeless disabled individuals and families.

**PROGRAMS FUNDED UNDER THE HCV PROGRAM**

**FUP**

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

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

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

The baseline for the FUP program is 405 vouchers.

### **HUD-VASH**

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

### **NED**

305 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.

### **PORTABILITY**

The agency currently administers **174** 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 is 48 families a month and the average HAP is \$680

<i><b>PROGRAM</b></i>	<i><b>BUDGETED UNITS</b></i>	<i><b>LEASED UNITS</b></i>	<i><b>UTILIZATION RATE</b></i>	
HCV/VASH PROGRAM	8,385	8,302	100% Monthly	
RAD	1,601	1,516	95% Monthly	
<i><b>PROGRAM</b></i>	<i><b>AUTHORIZED ACC</b></i>	<i><b>UTILIZED ACC</b></i>	<i><b>MONTHLY</b></i>	<i><b>ANNUAL</b></i>
HCV/VASH/RAD PROGRAM	\$6,625,674	\$ 6,680,351	98%	100%

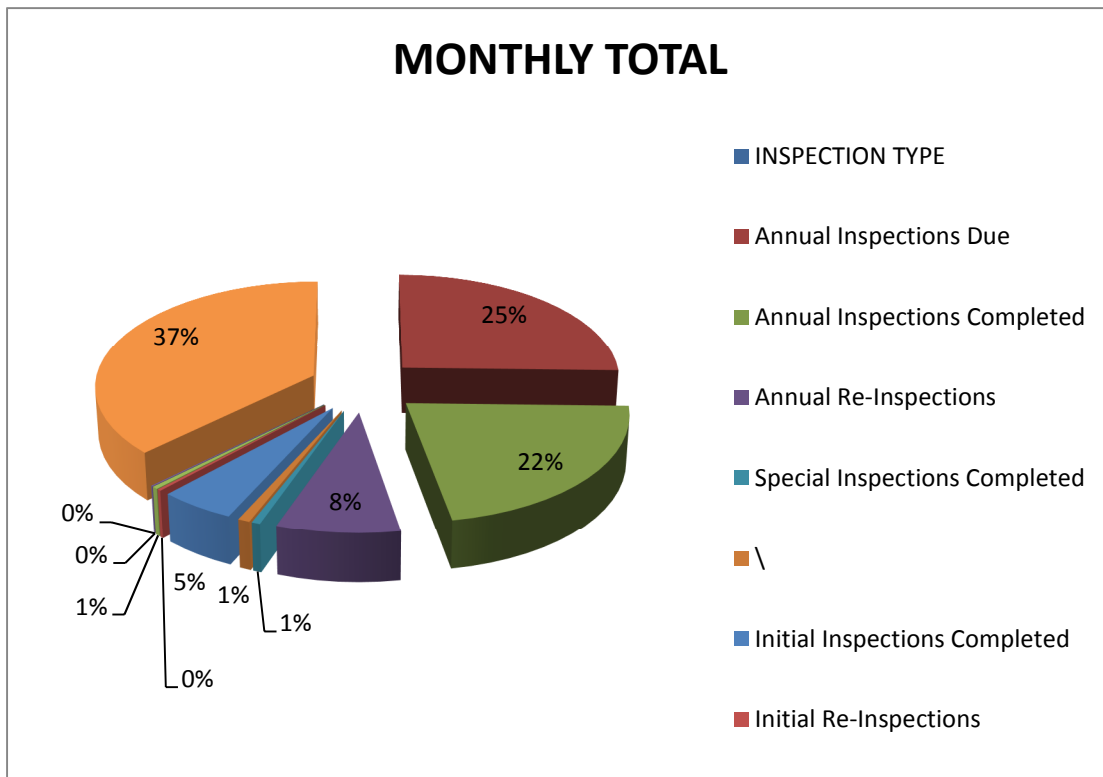


**SEMAP REVIEW**

	Possible	FY2017-18		April	May
	Points	Actual			
<b>Indicator 1: Selection from the Waiting List</b>	<b>15</b>	<b>15</b>		<b>15</b>	<b>15</b>
<b>Indicator 2: Rent Reasonableness</b>	<b>20</b>	<b>20</b>		<b>20</b>	<b>20</b>
<b>Indicator 3: Determination of Adjusted Income</b>	<b>20</b>	<b>20</b>		<b>20</b>	<b>15</b>
<b>Indicator 4: Utility Allowance Schedule</b>	<b>5</b>	<b>5</b>		<b>5</b>	<b>5</b>
<b>Indicator 5: HQS Quality Control Inspections</b>	<b>5</b>	<b>0</b>		<b>5</b>	<b>5</b>
<b>Indicator 6: HQS Enforcement</b>	<b>10</b>	<b>10</b>		<b>10</b>	<b>10</b>
<b>Indicator 7: Expanding Housing Opportunities</b>	<b>5</b>	<b>5</b>		<b>5</b>	<b>5</b>
<b>BONUS Indicator: Deconcentration</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>
<b>Indicator 8: Payment Standards</b>	<b>5</b>	<b>5</b>		<b>5</b>	<b>5</b>
<b>Indicator 9: Annual Reexaminations</b>	<b>10</b>	<b>10</b>		<b>10</b>	<b>10</b>
<b>Indicator 10: Correct Tenant Rent Calculations</b>	<b>5</b>	<b>5</b>		<b>5</b>	<b>5</b>
<b>Indicator 11: Pre-Contract HQS Inspections</b>	<b>5</b>	<b>5</b>		<b>5</b>	<b>5</b>
<b>Indicator 12: Annual HQS Inspections</b>	<b>10</b>	<b>10</b>		<b>5</b>	<b>5</b>
<b>Indicator 13: Lease-Up</b>	<b>20</b>	<b>20</b>		<b>20</b>	<b>20</b>
<b>Indicator 14: Family Self-Sufficiency (FSS)</b>	<b>10</b>	<b>10</b>		<b>10</b>	<b>10</b>
<b>TOTALS</b>	<b>145</b>	<b>140</b>		<b>140</b>	<b>135</b>
		<b>96.6%</b>		<b>96.6%</b>	<b>93.1%</b>

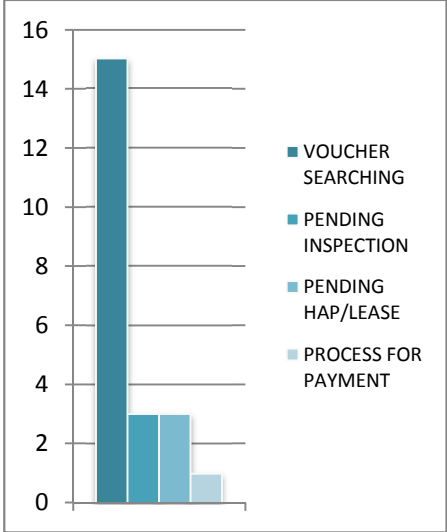
	MONTHLY TOTAL
INSPECTION TYPE	
Annual Inspections Due	960
Annual Inspections Completed	826
Annual Re-Inspections	310
Special Inspections Completed	22
Special Re-inspections Completed	30
Initial Inspections Completed	192
Initial Re-Inspections	10
Quality Control Inspections Completed	15
Quality Control Re- inspections Completed	4
Homeownership Inspection Completed	0
Total Inspections Completed	1412

# August 2018

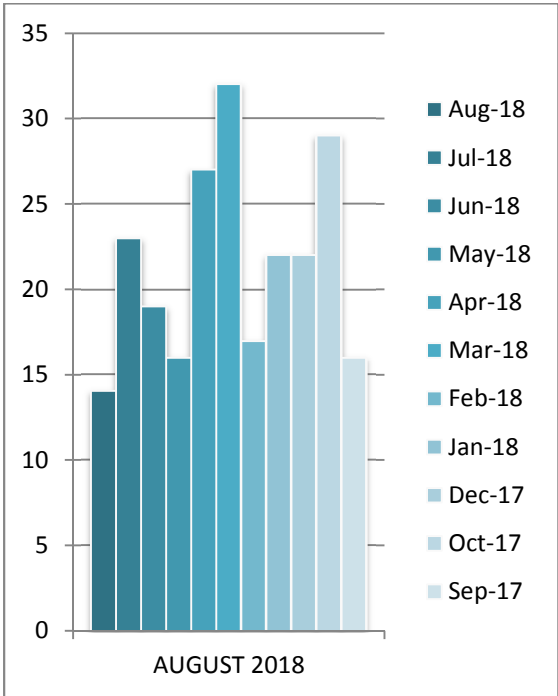


## WAITING LIST REPORT AUGUST 2018

VOUCHER SEARCHING	13
PENDING INSPECTION	2
PENDING HAP/LEASE	1
PROCESS FOR PAYMENT	0
To issue in 9/2018	11

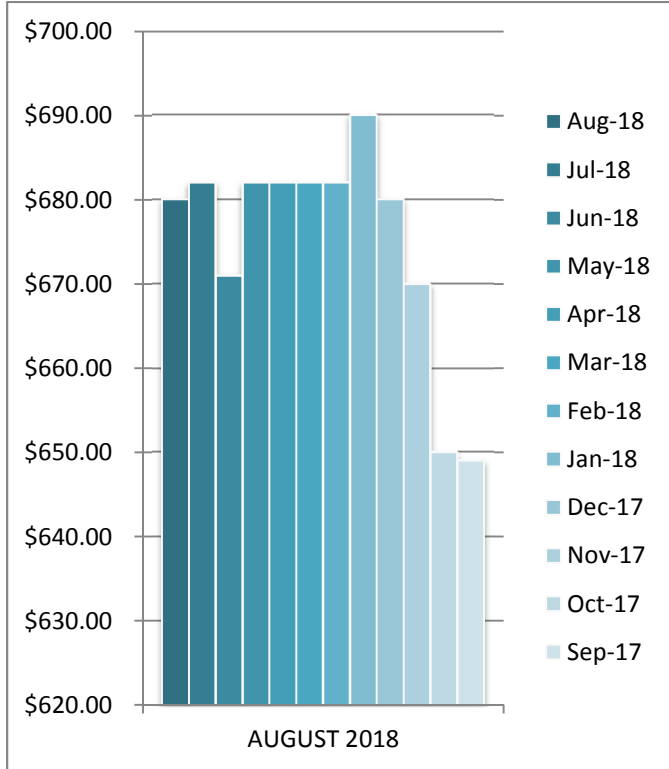


## NEW PARTICIPATING OWNERS



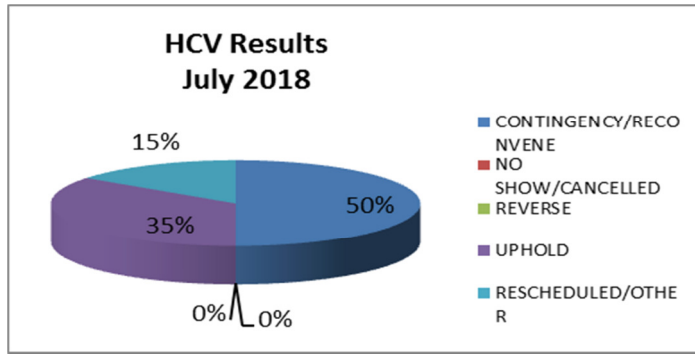
<b>AUGUST 2018</b>	<b>14</b>
<b>JULY 2018</b>	<b>23</b>
<b>JUNE 2018</b>	<b>19</b>
<b>MAY 2018</b>	<b>16</b>
<b>APRIL 2018</b>	<b>27</b>
<b>MARCH 2018</b>	<b>32</b>
<b>FEBRUARY 2018</b>	<b>17</b>
<b>JANUARY 2018</b>	<b>22</b>
<b>DECEMBER 2017</b>	<b>22</b>
<b>OCTOBER 2017</b>	<b>29</b>
<b>SEPTEMBER 2017</b>	<b>16</b>

## HOUSING ASSISTANCE PAYMENTS AUGUST 2018

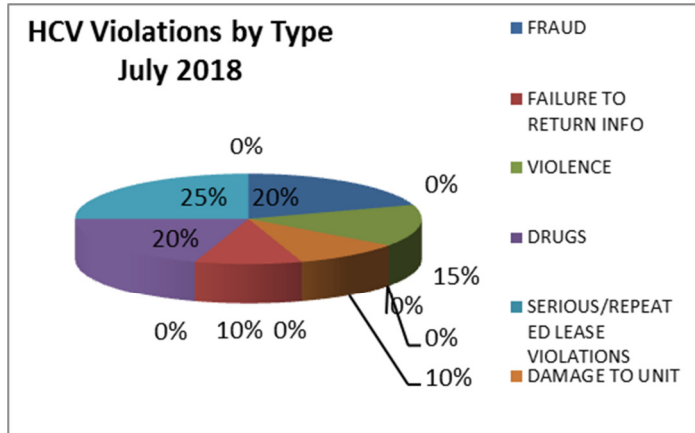


<b>AUGUST 2018</b>	<b>\$680.00</b>
<b>JULY 2018</b>	<b>\$682.00</b>
<b>JUNE 2018</b>	<b>\$671.00</b>
<b>MAY 2018</b>	<b>\$682.00</b>
<b>APRIL 2018</b>	<b>\$682.00</b>
<b>MARCH 2018</b>	<b>\$682.00</b>
<b>FEBRUARY 2018</b>	<b>\$682.00</b>
<b>JANUARY 2018</b>	<b>\$690.00</b>
<b>DECEMBER 2017</b>	<b>\$680.00</b>
<b>NOVEMBER 2017</b>	<b>\$670.00</b>
<b>OCTOBER 2017</b>	<b>\$650.00</b>
<b>SEPTEMBER 2017</b>	<b>\$649.00</b>

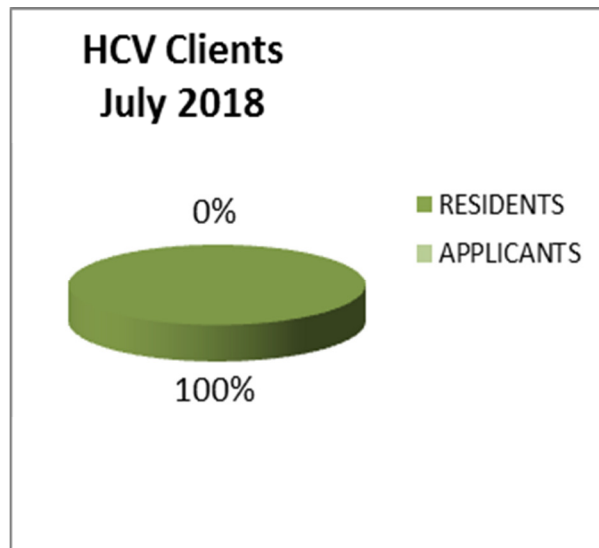
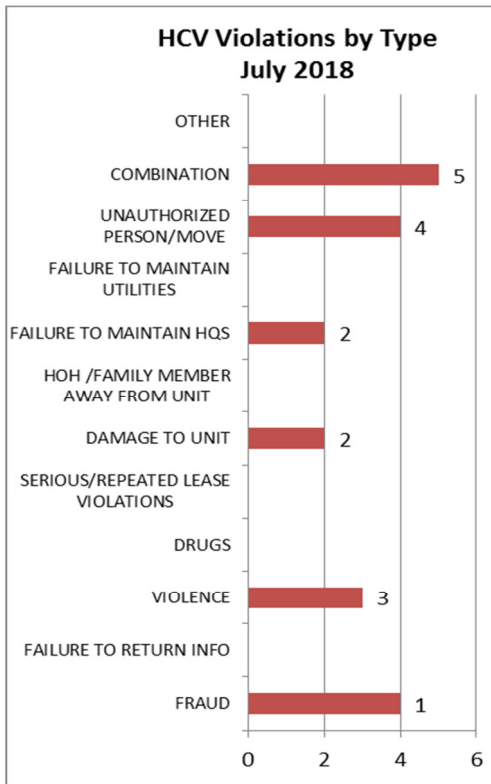
HCV HEARINGS	
CONTINGENCY/RECONVENE	10
NO SHOW/CANCELLED	0
REVERSE	0
UPHOLD	7
RESCHEDULED/OTHER	3
<b>TOTAL</b>	<b>20</b>



FRAUD	4
FAILURE TO RETURN INFO	
VIOLENCE	3
DRUGS	
SERIOUS/REPEATED LEASE VIOLATIONS	
DAMAGE TO UNIT	2
HOH /FAMILY MEMBER AWAY FROM UNIT	
FAILURE TO MAINTAIN HQS	2
FAILURE TO MAINTAIN UTILITIES	
UNAUTHORIZED PERSON/MOVE	4
COMBINATION	5
OTHER	
<b>TOTAL</b>	<b>20</b>



RESIDENTS	20
APPLICANTS	
<b>TOTAL</b>	<b>20</b>





**HOUSING AUTHORITY OF THE CITY OF TAMPA  
BOARD SUMMARY REPORT  
August 2018**

**Department of Public Safety  
Bill Jackson, Director**

**PUBLIC SAFETY DEPARTMENT UPDATES**

**POLICE REPORT REQUEST**

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

**FRAUD HOT LINE**

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

**PARKING POLICY ENFORCEMENT**

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

**TAMPA POLICE DEPARTMENT AND THE HILLSBOROUGH COUNTY SHERIFF OFFICE**

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

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

<b>POLICE REPORT REQUEST</b>				
<b>NAME</b>	<b>DATE OF REQUEST</b>	<b>DATE RECEIVED</b>	<b>POLICE REPORT #</b>	<b>REQUESTING</b>
Katevilla Shavette Shaw	8/1/2018	8/10/2018	16-051591	Silke Rivera
Gloria Adkins	8/2/2018	8/3/2018	18-39330	Trisha Foster
Tiarrah Neal	8/2/2018	8/8/2018	18-362330	Michelle Littles
Robles Park	8/16/2018	8/20/2018	18-348580	Public Safety Dept.
Robles Park	8/16/2018	8/20/2018	18-352743	Public Safety Dept.
Robles Park	8/16/2018	8/20/2018	18-355567	Public Safety Dept.
Robles Park	8/16/2018	8/20/2018	18-350429	Public Safety Dept.
Robles Park	8/16/2018	8/20/2018	18-352292	Public Safety Dept.
Robles Park	8/16/2018	Under investigation	18-352556	Public Safety Dept.
Robles Park	8/16/2018	8/20/2018	18-361291	Public Safety Dept.
Robles Park	8/16/2018	8/20/2018	18-355567	Public Safety Dept.
Robles Park	8/17/2018	8/20/2018	18-379000	Public Safety Dept.

POLICE REPORT REQUEST (continued)				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Robles Park	8/17/2018	8/20/2018	18-384068	Public Safety Dept.
Robles Park	8/17/2018	8/21/2018	18-389142	Public Safety Dept.
Robles Park	8/17/2017	8/20/2018	18-389003	Public Safety Dept.
Robles Park	8/17/2018	Service Call	18-389625	Public Safety Dept.
Scruggs Manor	8/17/218	8/21/2018	18-357399	Public Safety Dept.
Shimberg Estates	8/17/2018	8/21/2018	18-349412	Public Safety Dept.
Squire Villa	8/17/2018	Service Call	18-363808	Public Safety Dept.
The Arbors	8/17/2018	Under Investigation	18-341456	Public Safety Dept.
Bay Ceia	8/14/2018	Service Call	18-371933	Public Safety Dept.
Bay Ceia	8/14/2018	Service Call	18-373008	Public Safety Dept.
Bay Ceia	8/14/2018	Service Call	18-339903	Public Safety Dept.
Bay Ceia	8/14/2018	Service Call	18-372817	Public Safety Dept.
C.Blythe Andrews	8/14/2018	Service Call	18-360910	Public Safety Dept.
C.Blythe Andrews	8/14/2018	Service Call	18-374505	Public Safety Dept.
C.Blythe Andrews	8/14/2018	Service Call	18-374529	Public Safety Dept.
Osborne Landing	8/14/2018	Service Call	18-343866	Public Safety Dept.
Osborne Landing	8/14/2018	Service Call	18-375827	Public Safety Dept.
Arbors	8/14/2018	Service Call	18-349343	Public Safety Dept.
Arbors	8/14/2018	Service Call	18-361980	Public Safety Dept.
Arbors	8/14/2018	Service Call	18-362029	Public Safety Dept.
Arbors	8/14/2018	Service Call	18-369776	Public Safety Dept.
Arbor	8/14/2018	Service Call	18-368856	Public Safety Dept.
Squire Villa	8/14/2018	Service Call	18-383579	Public Safety Dept.
Squire Villa	8/14/2018	Service Call	18-383719	Public Safety Dept.
Squire Villa	8/14/2018	Service Call	18-383579	Public Safety Dept.
Scruggs Manor	8/14/2018	Service Call	18-340807	Public Safety Dept.
Scruggs Manor	8/14/2018	Service Call	18-362478	Public Safety Dept.
Scruggs Manor	8/14/2018	Service Call	18-340807	Public Safety Dept.
Azzarelli Apartments	8/14/2018	Service Call	18-345127	Public Safety Dept.
Azzarelli Apartments	8/14/2018	Service Call	18-371611	Public Safety Dept.
Calvin Bostick	8/07/2018	8/7/2018	18-309037	Suelinda Feick
Christopher D Spikes Jr	8/17/2018	8/21/2018	17-056267	Pamela Bain
Anteria Robison	8/20/2018	8/22/2018	18-576974	Public Safety Dept.
C.Blythe Andrews	8/22/2018	Service Call	18-224555	Public Safety Dept.
C. Blythe Andrews	8/22/2018	8/22/2018	18-224740	Public Safety Dept.
C. Blythe Andrews	8/22/2018	8/22/2018	18-224747	Public Safety Dept.
C.Blythe Andrews	8/22/2018	8/22/2018	18-353466	Public Safety Dept.
C.Blythe Andrews	8/22/2018	8/23/2018	18-253650	Public Safety Dept.
C. Blythe Andrews	8/22/2018	8/23/2018	18-283399	Public Safety Dept.
C.Blythe Andrews	8/22/2018	8/23/2018	18-294823	Public Safety Dept.
C. Blythe Andrews	8/22/2018	8/23/2018	18-294864	Public Safety Dept.
C.Blythe Andrews	8/22/2018	8/23/2018	18-296762	Public Safety Dept.
C.Blythe Andrews	8/22/2018	8/23/2018	18-333250	Public Safety Dept.
C.Blythe Andrews	8/22/2018	Service Call	18-317883	Public Safety Dept.
Osborne Landing	8/22/2018	8/23/2018	18-326899	Public Safety Dept.
Osborne landing	8/23/2018	8/24/2018	18-317379	Public Safety Dept.
Brittany Carrol	8/28/2018	8/28/2018	18-288264	Public Safety Dept.
Latanya Maria White	8/31/2018	8/31/2018	18-229662	Krystal Westfall
Monthly service call	8/31/2018	8/31/2018	Service call	Public Safety Dept.
Sarah Adams	8/31/2018	8/31/2018		Natalia Malagon
Terri Allan	8/31/2018	8/31/2018		Natalia Malagon



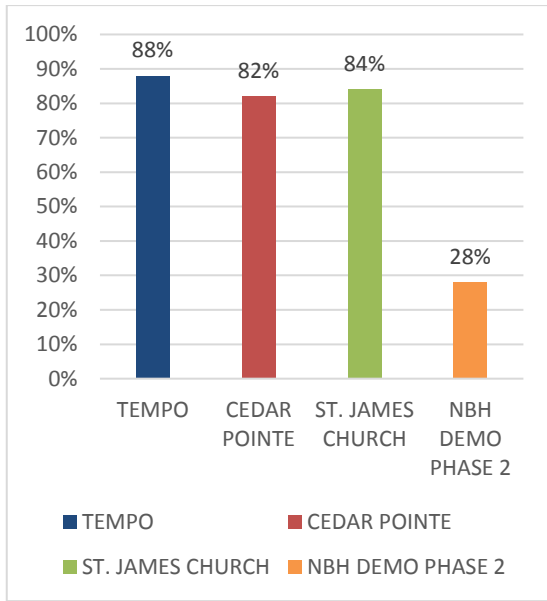
DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Robert Miller	7/25/2018	8/10/2018	No record Found	HCSO
Jonathan Eric Henry	8/2/2018	8/10/2018	No record Found	FL Dept. Children &
Carla Wood	7/25/2018	8/10/2018	No record Found	HCSO
Quintin Rozsos	7/25/2018	8/10/2018	No record Found	HCSO
Travis Smith	8/17/2018	8/17/2018	No record Found	HCSO
Cutis Stewart	8/17/2018	8/17/2018	Last Address 1602 E. 25 <sup>th</sup>	HCSO
Michael Thomas Nicolau	8/17/2018	8/17/2018	No record Found	HCSO
Alison Dumas	8/13/2018	8/13/2018	No record Found	Pasco Sheriff's office
Lahrih Clark	8/29/2018	8/29/2018	No record Found	HCSO
Robert Henao	8/29/2018	8/29/2018	No record found	HCSO
Antroy White	8/31/2018	8/31/2018	No record found	Eckerd
Benjamin Risinger	8/31/2018	8/31/2018	No record found	Eckerd
Brandy Fairweather	8/31/2018	8/31/2018	No Record found	Eckerd
Brittany P. Hill	8/31/2018	8/31/2018	No Record Found	Eckerd
Gregory Leon Facin	8/31/2018	8/31/2018	No record found	Eckerd
Jake Lorenzi	8/31/2018	8/31/2018	No record found	Eckerd
Jonathan McMillian	8/31/2018	8/31/2018	No record Found	Eckerd
Michael Cogle	8/31/2018	8/31/2018	No record Found	Eckerd
Gregory Morgan	8/31/2018	8/31/2018	No records found	Eckerd
Jessica McGinn	8/31/2018	8/31/2018	No record Found	Eckerd
Kenneth Horwich	8/31/2018	8/31/2018	No record Found	Eckerd
Michael Thomas	8/31/2018	8/31/2018	No record Found	Eckerd



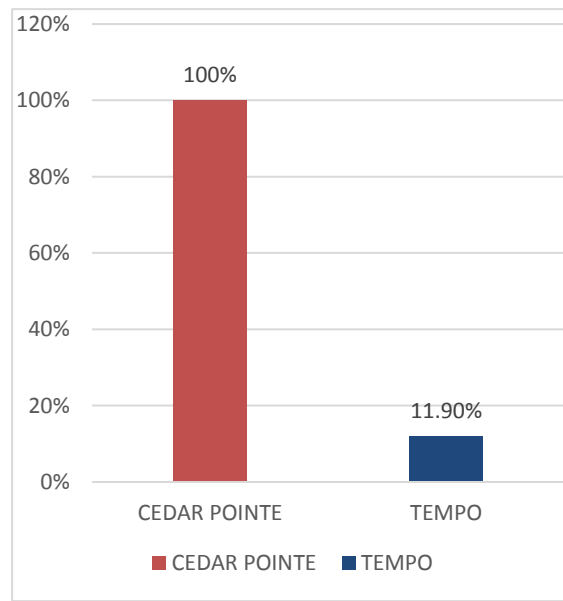
**HOUSING AUTHORITY of the CITY OF TAMPA  
BOARD SUMMARY REPORT  
August 2018**

**Department of Real Estate Development  
David Iloanya, Director**

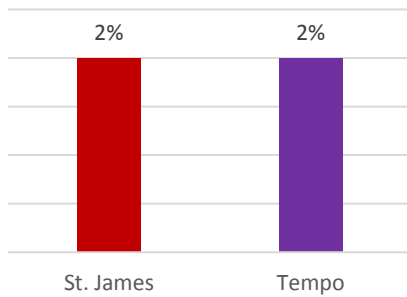
**Major Active Projects in Progress**



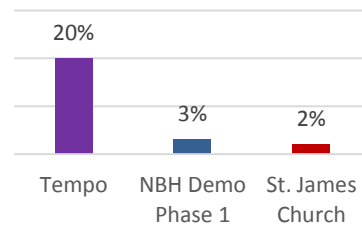
**MBE Contracts**



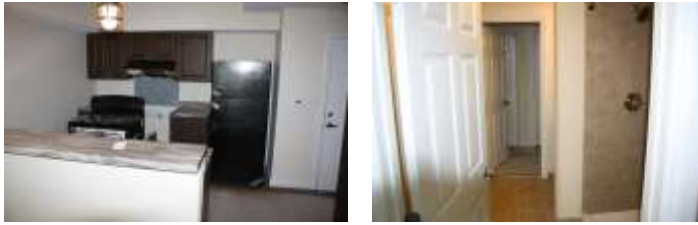
**Section 3 Business Contracts**



**Section 3 Individual New Hires**



**CNI / ENCORE DEVELOPMENTS:**



**Tempo at Encore LP –**

Is approximately 88% complete. The Contractor is concentrating on obtaining a Partial Certificate of Occupancy for Floors 1 through 3 before the end of September.



**St. James Church Historic**

**Preservation** Is 84% complete. The scaffolding is down the exterior is nearly complete.

**RETAIL SPACE AT ENCORE:**

- **REED - Medical Center / BayCare – Urgent Care Center -**  
Baycare has submitted questions regarding the lease agreement language, which are currently being reviewed by THA. Baycare is also working with their construction team to submit a timeline for the design and buildout of the facility.

**URBAN FARM -**

The final plans were submitted to the City of Tampa for the incremental review on 9/05/2018.

**LEARNING CENTER –**

Hillsborough County School Board has accepted the original plans. The Architect is reengaged and preparing the final design schedule, and confirming the previous construction timeline.

**SOLAR TECHNOLOGY PARK**

The artist, Buster Simpson, has delivered the final scope of work and budget. THA’s attorney will draw up the contract.

**34<sup>th</sup> STREET REDEVELOPMENT:**

In January of this year, new building standards went into effect. Updated plans were submitted to the City for review and approval. On July 6, 2018, CDC received confirmation of the approved building plans on file. CDC have the updated approved plans on file. The building permits on the next 3 homes were issued on 8/21/18. Site prep commenced, underground plumbing, electrical start, water taps, and stem walls have all been completed. The concrete slabs are being poured on 9/12/2018. Completion of the project should take place by the end of January 2019. CDC will also begin marketing shortly.

**WEST RIVER REDEVELOPMENT:**

Mary Bethune High Rise Comprehensive Modernization –  
Final Design plans are under review.

The Renaissance at West River -

A Pre-construction meeting was held July 19, 2018. Project is in mobilization phase.



The Boulevard at West River (Parcel T3) will be developed in four phases.

**Parcel T3A** - Funded (9% Tax Credit Award)

- 118 multi-family units at 80% affordable and 20% market

**Parcel T3B** - In funding pursuit

- Submitted funding application in March 2018 for 118 multi-family units at 80% affordable and 20% market

**Parcel T3C** - In funding pursuit

**Parcel T3D** – 80% affordable and 20% market

- North Blvd Demolition Phase 1 is 100% complete and in close-out phase. Close-out documents are being reviewed by the Architect.
- North Blvd Demolition Phase 2, Contract was awarded to General Contractor Howard Jimmie. This project is 28% complete.



NBH Demo Phase 2 underway.

**MODERNIZATION & CONSTRUCTION PROJECTS:**



**Cedar Pointe Apartments Phase 2 –**

Construction of two buildings with 24 units. The project is 82% complete. The General Contractor is being liquidated. The end of August is now the anticipated date of completion.

**Palm Terrace HVAC Upgrades -**

Test and Balance results submitted. Test and Balance results are under review.



**Wilbert Davis Boys and Girls Club Roof Replacement –**

The two lower flat roofs that were constantly leaking are being replaced. The project is 10% complete.

**2019 ANNUAL PHA PLAN:**

**Schedule -**

- |  |                      |
|--|----------------------|
| • Kick-Off Meeting                       | Thurs. Aug. 30, 2018 |
| • THA Property Bus Tour                  | TBD                  |
| • Resident Advisory Meeting              | Wed. Oct. 24, 2018   |
| • 1 <sup>st</sup> Public Hearing Meeting | Tue. Nov. 20, 2018   |
| • Board Meeting – Draft Submission       | Wed. Nov. 21, 2018   |
| • Board Meeting – HUD Submission         | Wed. Jan. 16, 2019   |





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

**August 2018**

**Submitted by: Facilities**  
Terrance Brady: Director

**Energy Services Department Activities:**

The Preventive Maintenance visits each property to ensure energy conservation measure are operating properly, inspect the unit and perform minor repairs and schedule other required repairs through the work order process. Preventive maintenance team is currently working at J L Young Apartments. The Tampa Housing Authority (THA) continues to work with the Better Buildings, a joint partnership with HUD and DOE to reduce utility consumption in our buildings; this also positions THA to receive additional grant opportunities.

**Encore Chiller Plant**

When Tempo goes on line we will reevaluate our EnerNOC agreement with TECO.

**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; see *Sustainability Ambassadors Grant Program* in section 06PPS.

**Special Project Activities:**

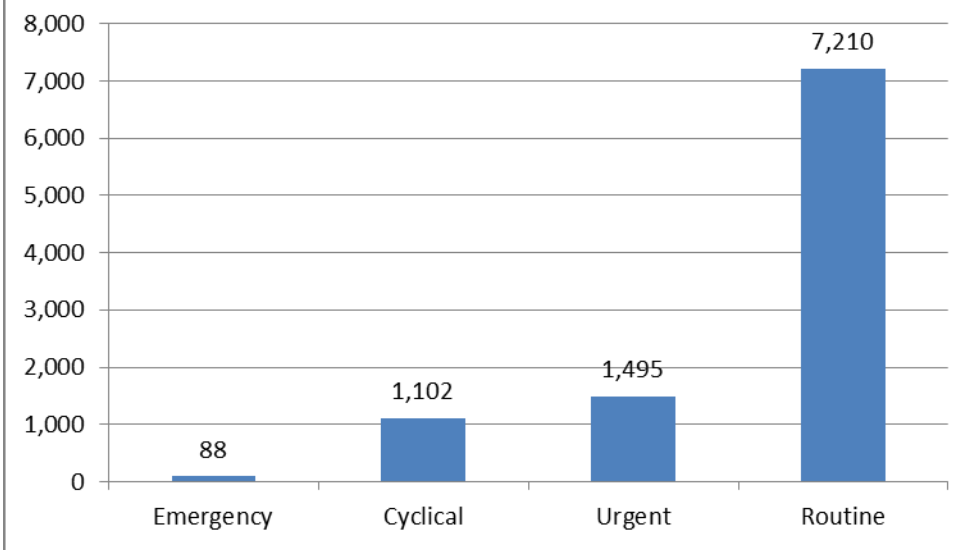
In 1999 THA began a pro-active policy to control and eliminate elevated blood lead levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years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

**Facilities:**

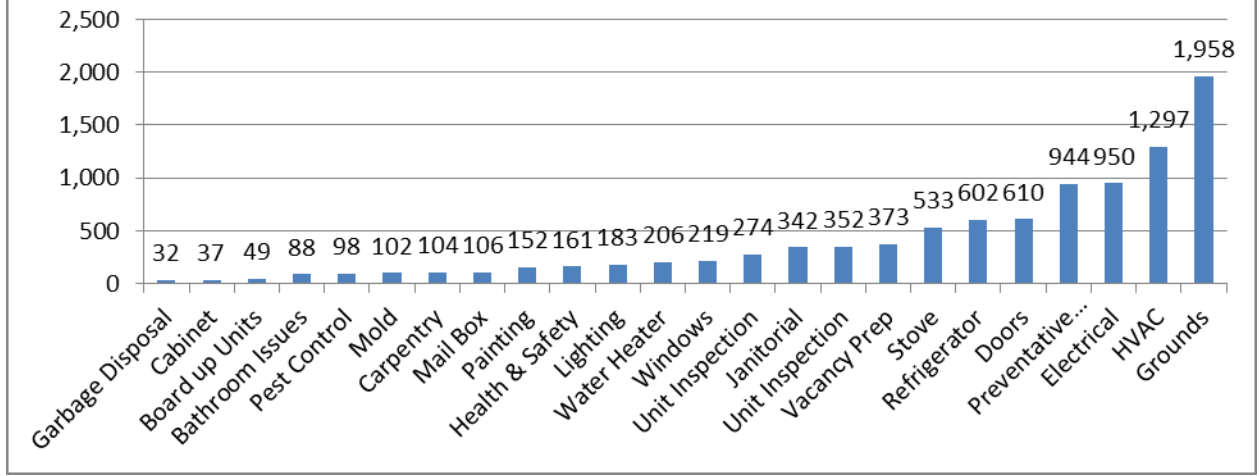
Our Focus is on improving data collection from work orders to measure and control costs and inventory. The Work Order after hour calls is showing a favorable trend downward. Work Order call ins from Nov. 2016 to Aug 2017 were an average of 168; call ins from Sept 2017 to July 2018 were 143: a 14.9 % reduction. Work Order call outs remained consistent at 92.

Facilities Board Report August 2018

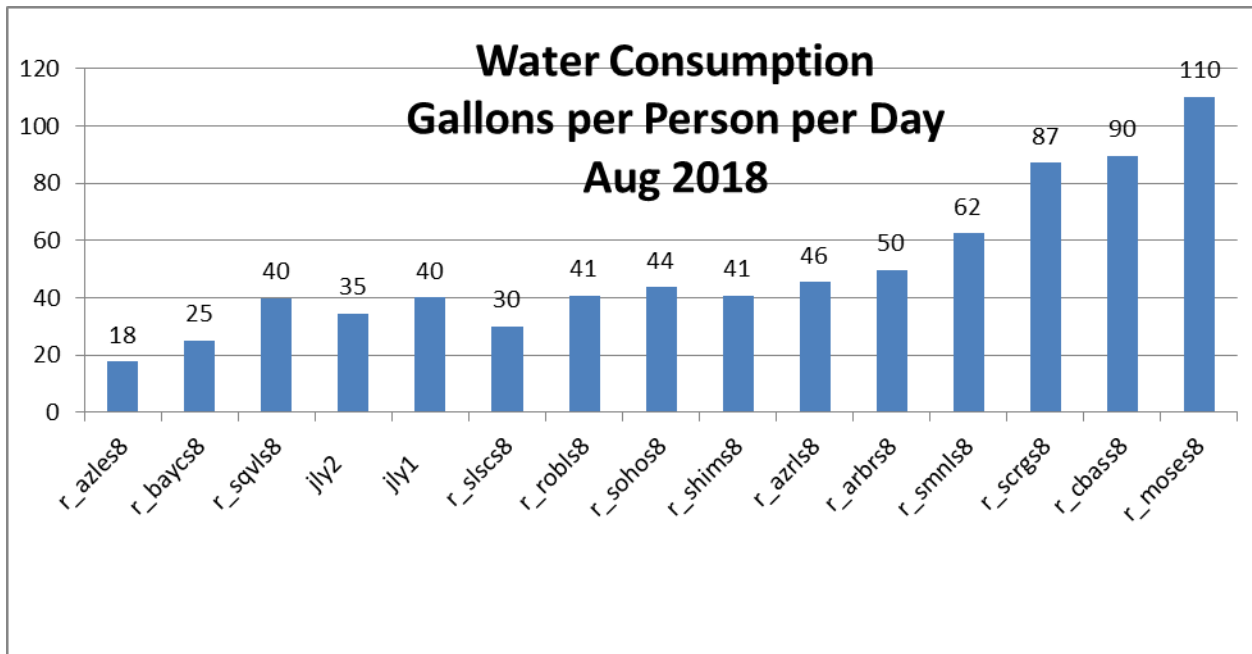
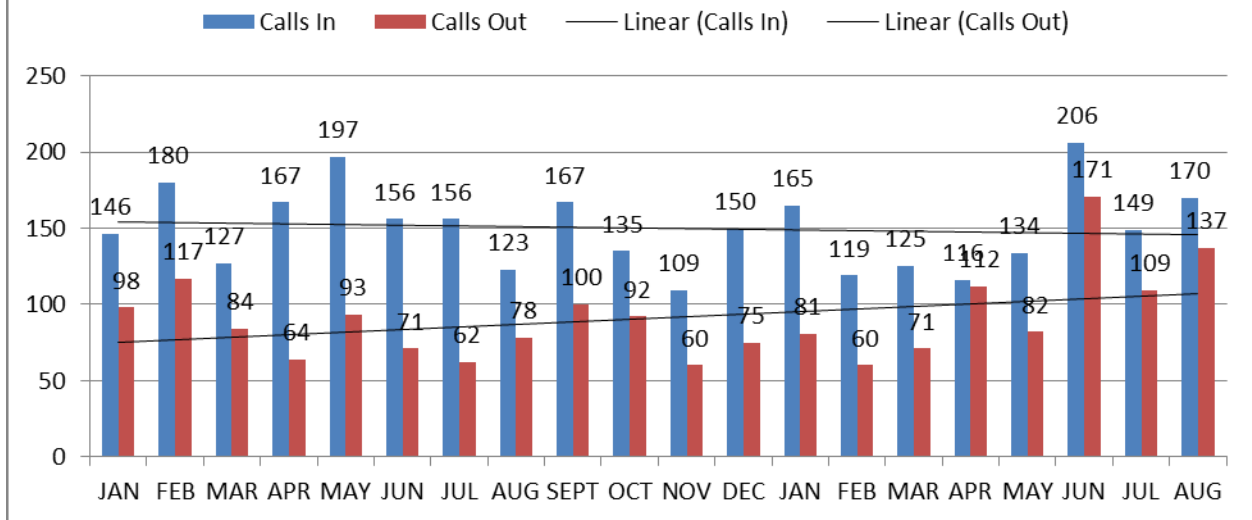
### Work Order Priority Jan 1 to Aug 31



### Jan 1 thru Aug 31 Work Order Category



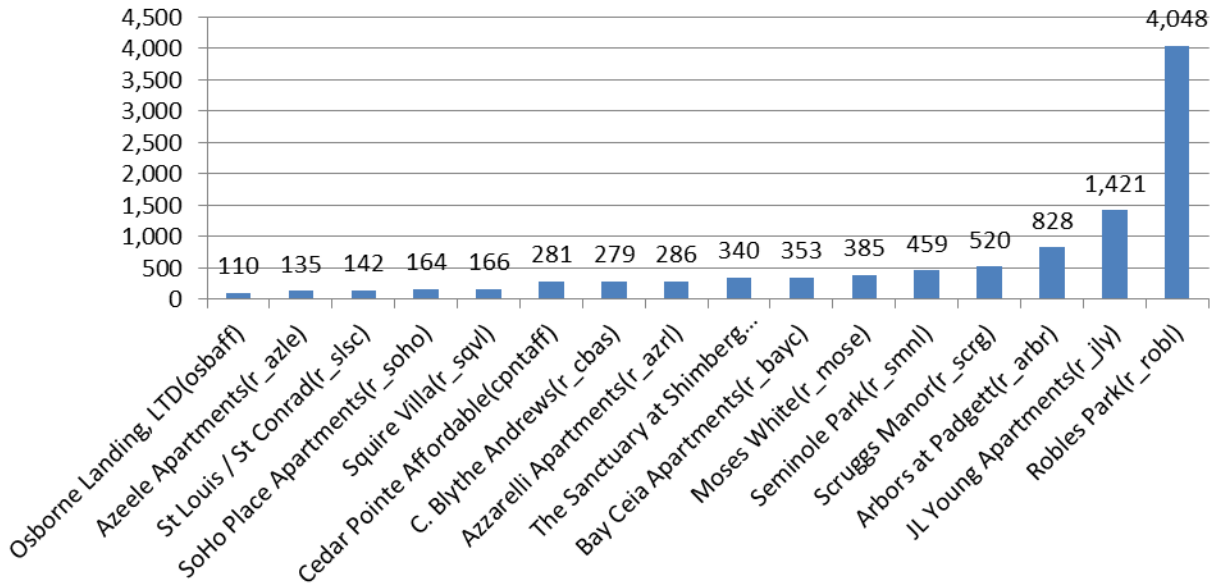
## Work Order After Hour Calls Jan 2017 thru Aug 2018



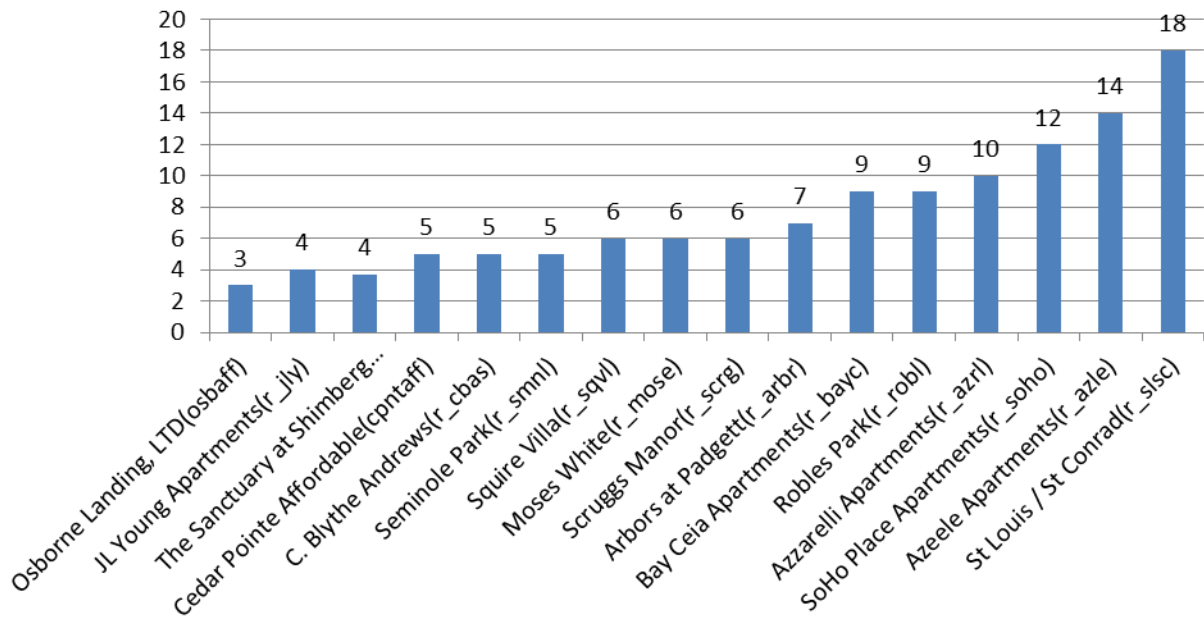
THA average number of Gallons per Person per Day (GPD) for Aug is 50

The average Tampa Single-family residential customer uses an estimated 76 GPD

## Work Orders per Property Jan 1 thru Aug 31, 2018



## Work Orders per Unit Jan 1 thru Aug 31, 2018



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

**Department of Community Affairs**  
**Lillian C. Stringer, Director**  
**August, 2018**

*Keeping the agency involved with our community is a key element in terms of engagement. By participating in community activities, events, meetings and others, we are demonstrating that we are concerned regarding what is going on in the overall community, not just housing functions, but also 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.*

### **Community Engagement for the Month of August**

#### **Executive staff and Commissioners attend the FAHRO Summer Conference**

Dr. Hazel Harvey was the luncheon speaker at the FAHRO Summer Conference in Orlando where she presented her book, *A Home Remembered*, that chronicled life in the North Boulevard Homes Community on Tampa, Florida from 1937-2017. Filled with great family photos, property photos and photos of former Tampa Housing Authority Directors, the book was indeed an interesting read. Former North Boulevard Homes residents, that became community leaders, Judges, Dentists, Teachers, Pastors and others were also featured in the book. The conference attendees were quite interested and I understand that Dr. Harvey may be on the road to continue to tout this compilation of historical facts regarding the place she grew up, North Boulevard Homes.

#### **Tampa Housing Authority Commissioner Bemetra Simmons was the featured speaker at the West Tampa Chamber of Commerce's August Luncheon**

Commissioner Simmons represented the Ray's 2020 organization and gave a great overview of the Ray's organization as well as glimpses of the proposed Ray's Baseball Park to be situated in Ybor City. She paused to field questions from the audience regarding various topics. One that stood out was the question asked as to why the proposal was for a baseball park and not a full-fledged baseball stadium, to which she replied that they were going for a family oriented setting that would provide a close intimate experience rather than a huge baseball field that was impersonal. During the presentation Commissioner Simmons also cleared up rumors that the proposed Rays Park was not planned for the Tampa Park Apartment site but for a parcel not far from it.

Commissioner Rubin Padgett, SVP/COO Leroy Moore, David Iloanya, Stephanie Gilmore, Lillian Stringer, Gloria Rayder, Monica Shogreen all enjoyed the enlightening presentation and the opportunity to network.

### THA Calendar of Events

2018	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>September</b>							1st
2nd		3rd <b>Labor Day</b>	4th	5th	6th Mission Slim-Possible (WC) Retirement - Nicholas Dickerson	7th	8th Jazz Fundraiser CBC Mtg
9th		10th	11th Homebuyers Ed. Bay Area Apt Assoc BOD Mtg	12th	13th Homebuyers Ed. Mission Slim-Possible (WC)	14th	15th
6 Days - 48th Annual Legislative Conference, Congressional Black Caucus Foundation Meeting, Washington DC							
16th		17th	18th	19th	20th Mission Slim-Possible (WC)	21st	22nd
4 Days - NAARSA, Charlotte NC							Homebuyers Ed.
23rd		24th	25th TDP Transportation Debriefing	26th Board Mtg Landlord Orientation	27th Mission Slim-Possible (WC) H&EA HEART Awards	28th	29th
30th							
<b>October</b>		1st	2nd	3rd Job Fair (PPS)	4th	5th	6th
7th	8th <b>Columbus Day</b>	9th CDC of Tampa Luncheon	10th	11th Breast Cancer Awareness Walk (WC)	12th Landlord Fair	13th	
14th	15th	16th Homebuyers Ed. Bay Area Apt Assoc BOD Mtg	17th Board Meeting	18th Homebuyers Ed WTC Lunch w/Mayor Buckhorn	19th EPA Mtg	20th	
21st	22nd Mammogram Bus	23rd FSS Graduation	24th Landlord Orientation (AH)	25th	26th	27th Homebuyers Ed.	
4 Days - NAHRO Conference, Atlanta GA							
28th	29th	30th	31st <b>Halloween</b>				
<b>November</b>					1st FPHASIF Board Mtg	2nd	3rd
4th	5th	6th Homebuyers Ed.	7th	8th Homebuyers Ed. Bay Area Apt Assoc BOD Mtg Prevent Diabetes (WC)	9th	10th	
11th <b>Veteran's Day</b>	12th <b>V-Day Observed</b>	13th	14th Landlord Orientation	15th Open Enrollment (WC)	16th Housing Fair	17th Homebuyers Ed.	
18th	19th	20th	21st Board Mtg	22nd <b>Thanksgiving Day</b>	23rd <b>Thanksgiving Holiday</b>	24th	
25th	26th	27th	28th	29th	30th		
5 Days - NAHRO OEIR at THA							



## PUBLIC NOTICE

### BOARD OF COMMISSIONERS

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

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](http://www.thafi.com)

### OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the Board of Commissioners of the above identified Authority is scheduled for **Wednesday, September 26, 2018 at 8:30 a.m.** at the **Administration Offices, 5301 West Cypress Street, Tampa Florida 33607.**

The following Meetings of the **Board of Directors** *may* take place immediately following above meetings:

*Affordable Housing Development Corporation*

*Encore Affordable Housing Development Corporation*

*JL Young Apartments Incorporated*

*Mary Bethune Development Corporation*

*Meridian River Development Corporation*

*North Tampa Housing Development Corporation*

*Tampa Housing Authority Development Corporation*

*Tampa Housing Funding Corporation*

**Dated this 12<sup>th</sup> day of September 2018**

***All board meetings are open to the public.***

**NOTICE:** Any person, who might wish to appeal any decision made by the Board of Commissioners, with respect to any matter considered at this meeting, is advised that he/she will need a record of the proceedings; for such purpose, he/she may need to ensure that a verbatim record of the proceedings be made, which will include the testimony and evidence upon which the appeal is to be asked.



**BOARD OF COMMISSIONERS**

Susan Johnson-Velez  
Chair

James A. Cloar  
Vice-Chair

Hazel S. Harvey

Billi Johnson-Griffin

Rubin E. Padgett

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

**FOR IMMEDIATE RELEASE**

**Tampa Housing Authority Receives Awards of Merit from the National Association of Housing and Redevelopment Officials (NAHRO)**

(Tampa, FL - August 2018) At its Annual summer conference held in San Francisco, CA, the National Association of Housing and Redevelopment Officials (NAHRO) honored the Tampa Housing Authority with four Awards of Merit, one of which was nominated for an Award of Excellence, *the highest recognition*. The award-winning projects were:

*The Assisted Housing Landlord Guidebook* created as a tool to supplement orientations for landlords to become familiar with programs, requirements, regulations, processes and procedures. This Guidebook is printed and left in the agency lobby for viewing while Landlords wait for appointments. It is also available for downloading from the agency’s website at [www.thafl.com](http://www.thafl.com).

*The Mass Housing Choice Briefing/Issuance* was developed to streamline processes. The agency opted to institute a mass issuance of housing choice vouchers/ briefings on a larger scale thereby reducing time spent briefing each client separately.

*The Calls for Service Safety Program* identifies safety issues affecting families prior to their escalation to criminal situations. Institution of this program has reduced criminal activity by 32% at the properties, thereby creating safer communities for our families.

The *Jobs Plus Initiative* (JPI) expands locally to families residing in the Robles Park community. JPI provides services that are employment driven and tailored to address work readiness training, employer linkages, job placement, educational advancement, technology skills, computer literacy, community leadership and financial literacy.

NAHRO President Carl S. Richie, Jr. said, “I am proud to celebrate the Tampa Housing Authority’s achievements, they have put a lot of thought, creativity and hard work into helping residents improve their lives, communities and agency processes.

President/CEO Jerome Ryans said, “We are constantly developing new initiatives that enrich the lives of our resident population. I am so proud of the remarkable leadership that staff portrays across this country.”

###

*The Housing Authority of the City of Tampa promotes the development and professional management of a variety of affordable housing opportunities, facilities and supportive services that nurture neighborhoods, provide economic development and self-sufficiency activities for residents while assuring equal access to safe, quality housing for low and moderate income families throughout the community.*



Main Office (352)567-0848  
Fax number (352)567-6035  
Hearing Impaired  
Dial 7-1-1 for Florida relay

## Pasco County Housing Authority



Terrie V. Staubs  
Executive Director

36739 S.R. 52, Suite 108, Dade City Florida 33525

***For more information please contact:***

Valerie Anderson  
Pasco County Housing Authority  
(352)-567-0848, [VAnderson@pscocoountyhousing.org](mailto:VAnderson@pscocoountyhousing.org)

**Friday, September 7, 2018**

**The Pasco County Housing Authority would like to announce the Section 8 Housing Choice Voucher Program will begin taking applications for the Waiting List.**

Pasco County, Florida; The Pasco County Housing Authority will be opening the Section 8 Housing Choice Voucher Program Waiting list. We will begin accepting applications on September 19, 2018 at 7:30 am through September 29, 2018 at 4:30 pm. All applicants must apply on line. Once the enrollment period is over, there will be a lottery drawing of 1,000 applications.

Applicants that do not have a computer may apply on line at all Public Libraries, Career Central, and at any organization that provides public access to the internet, and has computers available for public use. Applicants may also use smart phones, tablets, Xbox, PS-4, or any gaming system with internet access.

What is needed to apply: The name, relationship, date of birth for each member of the household; social security number of each household member; monthly income for the household; and a valid email address for lottery and appropriate follow up.

To begin the online application process, go to <https://pasco.housingmanager.com/>. If you have any questions about the process please call the Pasco County Housing Authority at 352-567-0848 during normal business hours, Monday through Friday, 7:30 am – 4:30 pm.

If you have a disability or need assistance completing the application, the Housing Authority will have staff available to provide assistance. Please send a message to [info@pscocoountyhousing.org](mailto:info@pscocoountyhousing.org). Because we are expecting a high volume of phone calls during the application period, please be patient. We will respond to your questions as soon as possible.

For additional information on the Pasco County Housing Authority housing assistance and programs, visit our web site at [www.pscocoountyhousing.org](http://www.pscocoountyhousing.org), or contact the Administrative office at 352-567-0848, 36739 State Road 52, Suite 108, Dade City, Florida 33525.



**ROADS TO JOBS**  
Life Skills for Construction Careers

**REGISTER  
FOR FREE  
NOW!**



# Roads to Jobs Life Skills for Construction Careers Course

Robles Park Village  
3814 Central Ave.  
Tampa, FL 33603

## Dates:

Tuesday, August 21 to  
Friday, August 24  
(Must attend all four sessions)

**Time:** 11 a.m. - 3 p.m.

Register at [RoadsToJobs.com](http://RoadsToJobs.com)  
or call (855) 219-4931

## READY TO WORK IN ROAD CONSTRUCTION BUT NOT READY FOR A JOB INTERVIEW?

Get ready to be hired for one of the many jobs available with Florida Department of Transportation contractors working on road construction projects throughout the state of Florida. The Roads to Jobs Life Skills for Construction Careers course is **FREE!** Receive training in the following areas:

- Basic construction math
- Workplace communication and grammar
- Road construction terminology
- Safety practices and procedures
- Resume and application preparation
- Job interview preparation

Be referred to contractors hiring for road construction jobs throughout Florida. You may even qualify for On-the-Job Training to learn new skills and provide more job opportunities in the construction industry.

## GREAT PAYING JOBS ARE WAITING FOR YOU:

- General laborers
- Pipe layers
- Traffic control (flaggers)
- Welders
- Paving workers
- Concrete workers
- Carpenters
- Heavy machinery operators

The Roads to Jobs Life Skills for Construction Careers program is administered by Quest Corporation of America on behalf of the Florida Department of Transportation.

[www.RoadsToJobs.com](http://www.RoadsToJobs.com) • [RoadsToJobs@QCAusa.com](mailto:RoadsToJobs@QCAusa.com) • (855) 219-4931

Community Affairs & Notices Updates



## AP-FL--Florida News Digest 6 pm, FL

Published: August 13, 2018, Tampa Bay Times, By Mike Schneider

### JUDGE-EVACUEE HOUSING

ORLANDO — FEMA says it didn't handle **housing vouchers** for displaced residents of Puerto Rico any differently from those of displaced Texas and Florida residents after last year's hurricanes. The federal disaster agency says in court papers filed Friday that it's not fair to compare the three responses to the hurricanes because the governors of the two states and territory made different requests for assistance from FEMA.

### FEMA says it didn't treat Puerto Ricans differently

Published: August 13, 2018, Tampa Bay Times

ORLANDO, Fla. (AP) — The Federal Emergency Management Agency says it didn't handle **housing vouchers** for displaced residents of Puerto Rico any differently from those of displaced Texas and Florida residents after last year's hurricanes.

FEMA said in court papers filed Friday that it's unfair to compare the three responses to the hurricanes because the governors of the two states and the island made different requests for federal assistance. The agency is fighting a lawsuit brought by Puerto Rican evacuees who are asking a judge to extend vouchers allowing them to live in hotels until they find more permanent housing. The vouchers expire at the end of the month.

"It is common sense that the impact of each disaster is unique, causing different types and amounts of damage, and affecting different numbers of people," government attorneys wrote.

Moreover, FEMA said in the filing that it had approved \$3.9 billion in assistance for Puerto Rico for Hurricane Maria, \$2.4 billion for Texas for Hurricane Harvey and \$1.1 billion for Florida for Hurricane Irma.

The evacuees said in a court filing Friday that FEMA isn't doing enough for the Puerto Ricans left homeless by Hurricane Maria, in contrast to how it treated Texas residents after Hurricane Harvey last year. Attorneys for the evacuees said FEMA had provided housing assistance in a "discriminatory manner."

"FEMA is barred from either providing or terminating disaster assistance ... in an unequal manner on account of race, color, nationality, type of citizenship, English proficiency or economic status," said the attorneys for the evacuees. "Plaintiffs ... are mostly Spanish-speaking persons of color with a unique national identity and type of citizenship ... They were hit the hardest, needed the most but have received the least."

Before ending the vouchers, the agency should make sure the evacuees find long-term housing, either through rental assistance or home-repair help, attorneys for the Puerto Rican evacuees said.

Tens of thousands of Puerto Ricans are estimated to have moved to the mainland United States after last September's devastating storm. Hundreds of families are still using the vouchers. In many cases, FEMA workers have called evacuees and told them to go back to Puerto Rico, said the evacuees' attorneys, who called it harassment.

In cases where FEMA has helped with rental assistance, the amount is based on Puerto Rican market rates and don't cover the more expensive rent in the mainland United States, the evacuees said.

"This means that poorer Puerto Rican ... evacuees must remain in transitional housing for a longer period of time in order to amass the amount of money needed to move out," they said.



## Moving Section 8 families to wealthier neighborhoods may mean higher rents for those left behind

By Christopher O'Donnell, Times Staff Writer, [codonnell@tampabay.com](mailto:codonnell@tampabay.com), (813) 226-3446

Published: April 13, 2018 | Updated: April 14, 2018 at 06:41 PM

Page | 1



Just over half of the roughly 1,200 residents at Tampa Park Apartments receive housing subsidies, many of those through federal housing choice vouchers commonly known as Section 8. Those subsidies are set to change under a new federal rule that require local housing authorities base them on average rents in each zip code. [JAMES BORCHUCK | Times]

A Tampa Housing Authority analysis found that as many as 4,500 families in Hillsborough County could end up paying more in rent under the new rule. In St. Petersburg, Housing Authority leaders say they would need an extra \$4 million per year to spare families from higher rents.

But the U.S. Department of Housing and Urban Development, which funds Section 8, is not providing any additional money.

"It's just an unfortunate situation; we've been told we have to put them in," said Tony Love, chief executive of the St. Petersburg Housing Authority.

Love's agency has requested a waiver to delay the new rule but it's unclear if HUD has any leeway.

HUD Secretary Ben Carson last year ordered a two-year delay for the rule, adopted under President Barack Obama's administration and known as Small Area Fair Market Rent or SAFMR. Local housing agencies needed more time to prepare, HUD said.

But after a civil rights group sued, a court ruled that HUD must move ahead with the policy.

While local housing agencies are concerned, some affordable housing advocates welcome the policy. They say it will help desegregate metropolitan areas and end the clustering of subsidized housing in certain neighborhoods.

More than 2 million Americans get subsidized housing through the Housing Choice Voucher Program, more commonly known as Section 8. Typically, it pays two-thirds of the cost of rent and utilities for low-income families. But under the old payment rule, vouchers were capped at a percentage of the average rent for an entire county or region.

In Tampa Bay, for example, a two-bedroom voucher would cover up to \$1,045 per month for rent and utilities. As a result, families are often priced out of better neighborhoods where rents are higher.

Now, housing agencies must establish different subsidy levels for each ZIP code they serve.

TAMPA — Families who rely on housing vouchers may have a chance at moving to neighborhoods with better schools and homes under a new federal rule that took effect this month.

But the rule may also saddle thousands of low-income families with higher rents if they stay put, local housing agencies warn.

Tampa Bay is among 24 metropolitan areas where housing subsidies will be raised in some neighborhoods so families can move out of high-poverty neighborhoods. But the flip side is lower housing subsidies in poorer neighborhoods that traditionally supply most of the region's Section 8 housing.

Local housing authorities say this has left them in a bind. They either make low-income families pay the shortfall or pass it on to landlords and risk losing them from the voucher program.

## Moving Section 8 families to wealthier neighborhoods may mean higher rents for those left behind

By Christopher O'Donnell, Times Staff Writer, [codonnell@tampabay.com](mailto:codonnell@tampabay.com), (813) 226-3446

Published: April 13, 2018 | Updated: April 14, 2018 at 06:41 PM

Page | 2

For example, in downtown Tampa or Tierra Verde, where rents are among the region's highest, that same two-bedroom voucher would now pay up to \$1,570, according to HUD data.

"It makes it easier for people to move out of low-rent areas, which are generally areas of racial concentration and low poverty," said Ed Gramlich, a senior adviser with the National Low Income Housing Coalition, a Washington, D.C., non-profit that advocates for more and better affordable housing.

If subsidies are reduced in low-income neighborhoods, the shortfall should be passed on to landlords, Gramlich said.

"Landlords are not keeping up properties and are getting more than they need," he said.

But local housing agencies fear that in a tight rental market, more landlords will refuse to take vouchers, reducing the region's affordable housing stock. And landlords in higher-rent communities may resist the "stigma" of subsidized housing because it could upset current tenants.

"The market is saturated with renters," said Margaret Jones, the Tampa Housing Authority's director of assisted housing. "Landlords don't have to deal with Section 8 if they don't want to."

In St. Petersburg, housing subsidies would drop in roughly nine of the 28 ZIP codes, according to officials there.

In 33709, an area that includes Kenneth City, the maximum subsidy would drop to \$960.

The new rule does include a hold-harmless provision for tenants in existing leases but that would end once they move. And without additional funding, the higher subsidies in other ZIP codes could drain Section 8 funds faster, meaning fewer families can get assistance, officials said.

The SAFMR rule has already been tried in a handful of metropolitan areas with mixed results.

The city of Dallas adopted it in 2011. Among voucher holders who moved to different ZIP codes, those landing in so-called "high-opportunity" neighborhoods tripled, from 5 percent to 15 percent, according to the Center on Budget and Policy Priorities.

But in five metropolitan areas that adopted the approach more recently, the number of homes available to voucher holders in low-rent neighborhoods fell, a HUD study found.

Still, the study also found that more voucher holders in the five areas moved to higher-rent communities.

In the Sarasota-Bradenton metropolitan area, also required to adopt the new rule, subsidies in 40 percent of ZIP codes will decrease by more than \$200 per month, said William Russell, president and chief executive of the Sarasota Housing Authority. They will rise in only 25 percent of ZIP codes.

Russell fears the result will be less choice for residents.

"At a time when we could least afford it, it will contract the available supply for our families," he said. "I think we're going to have a problem."

### Housing subsidies

These maximum monthly rent subsidies for Section 8 vouchers in Hillsborough County and St. Petersburg will change under a new federal rule.

Efficiency: \$765 \$765

One bedroom: \$842 \$842

Two bedroom: \$1,045 \$1,045

Three bedroom: \$1,381 \$1,373

Four bedroom: \$1,657 \$1,656

Five bedroom: \$1,906 N/A

Source: Tampa and St. Petersburg housing authorities

Community Affairs & Notices Updates

# Black Girls Read initiative encourages out of school literacy

Posted: 8/16/18 by TWC in Education, Featured | By J.A. Jones, Staff Writer, email [jjones@theweeklychallenger.com](mailto:jjones@theweeklychallenger.com)

Page | 1

TAMPA – During July’s Black Girls Read summer session, **Dominique Cobb** encouraged young attendees to scour the Robert Saunders Library as she coached them on how to identify genres. She asked the girls to call names of authors or books they might have heard of even if they hadn’t read them.

“James Patterson!” suggested one of the older girls.

Cobb nodded. “OK. What about James Patterson, what genre are his books?” she responded.

“Mystery?” the girl answered.

Nodding, Cobb moved on. “I heard someone say they like ‘Captain Underpants.’ What kind of book is that? It starts with a ‘C,’” she hinted after several moments of silence.

“Comics!” a tweener across the room crowed proudly proclaimed.

Cobb is a mother of four and a self-described “avid reader and foodie” who has always loved to explore new cultures and experiences. In 2012, she and co-worker Dr. Louise Vincent were both mothers with daughters struggling in school. Her daughter was being labeled as having ADHD because she wasn’t reading aloud and was having trouble retaining information that she read.

The two mothers decided to take matters into their own hands, convinced the school systems weren’t interested in helping find the solutions to the challenges their daughters were facing. Black Girls Read was born, starting with seven girls.

Now on any given month, Cobb sees between 15 and 25 young attendees

“We met at the Children’s Board because it was one of those places that welcomed us,” recalled Cobb.

After about a year, they moved to the Robert Saunders Library where they were thrilled to find a room devoted solely to African-American authors and subject matters. Soon Cobb started putting together packages to assess the girls’ reading levels, tailoring packets for their individual strengths and weaknesses.

Cobb’s passion runs deep.

“I’m up at two or three in the morning pulling articles, researching statistics, checking on school board meetings to see what issues the children are facing in school or Common Core additions to their curriculum for the upcoming year.”

At the library, Cobb has the girls pick out books and encourages them to share something about their selection.

“A lot of kids don’t actually touch books—if it’s not their phone, they’re working on the computer. My thing is the sensory thing—getting them to touch the book; touch the pages.”

Cobb said that many of her readers are from **public housing** and even though the library is in close vicinity, for many, coming to a Black Girls Read session is their first visit to a library.



**Dominique Cobb teaching her young charges the different genres in literature.**



# Black Girls Read initiative encourages out of school literacy

Posted: 8/16/18 by TWC in Education, Featured | By J.A. Jones, Staff Writer, email [jjones@theweeklychallenger.com](mailto:jjones@theweeklychallenger.com)

Getting the girls to practice public speaking is also part of Cobb's mission, so icebreakers and open sharing are incorporated in each session.

"Sometimes girls are shy. I had an issue with [reading aloud] in school. I was scared to read out loud, so I want the girls to be as comfortable as possible," Cobb stated.

Parental involvement is also vital, and Cobb was happy to report that at each session she's had nearly 100 percent parental attendance.

"I tell them at the beginning, 'I'm not a babysitter; we are in this together. It's a village and whatever I'm teaching them you need to learn too.'"

Cobb believes there's an issue in the African-American community in relation to parent-teacher communication. Often, she thinks, parents and teachers aren't on the same page.

She wants the parents to be there to watch what she's doing so whatever she's teaching them can be implemented at home. Cobb also supplies the girls with journals and offers the parents writing prompts to encourage them to write each day.

Cobb, who has returned to school for project management and business, is considering new paths for her mission because parents have repeatedly approached her about their sons. Realizing the boys need help too, she hasn't turned any away when they've shown up for the girl's group. She's contemplating starting an inclusive version this fall.

A recent graduate of the CRED program in Urban Development Certification through USF's Institute of Government, Cobb—who was a 2018 Athena Society Grant recipient for female leadership—wants to run her own program, and eventually go into politics on behalf of the community.



Mary Bird, a grandmother of an 11 and seven-year-old, was thrilled about the initiative.

"I knew Dominique from a child; she's a brilliant young lady, and she is bringing these little girls together so they can bond and have everlasting relationships," said Bird, who is happy that her grandchildren, who love to read, now see other girls who enjoy reading as well.

Monique Henry, a mother, nurse and nursing instructor, was there to volunteer. She liked the fact that the event taught the girls about the importance of reading and writing, "not just in school but during the summer, out of school, on the weekends."

Cobb credits her daughter's turnaround in school for inspiring her. After a year of being a part of Black Girls Read, her daughter jumped six reading levels and landed on the honor roll for the first time.

"I was like, 'we've got to be doing something right,'" laughed Cobb.

So far, she's been doing everything out of pocket, but for her, it's been worth it. Cobb is hoping to expand the organization and raise money for field trips while continuing to share the strategies that propelled her daughter to success with others.

# 'Riverwalk Place' would bring housing, hotel and restaurants to Bay Street

Rimrock Devlin DeBartolo Jacksonville LLC submits proposal to Downtown Investment Authority.

Jax Daily Record, by: David Cawton Staff Writer | Thursday, Aug. 16, 2018 10:40 AM EST

More housing, hotel rooms and restaurants could be coming to East Bay Street in Downtown Jacksonville.

Rimrock Devlin DeBartolo Jacksonville LLC submitted plans to the Downtown Investment Authority on Thursday showcasing what the company calls an alternate vision for the former City Hall and Duval County Courthouse sites along the St. Johns River.



Riverwalk Place would sit on Bay Street at the site of the formal Duval County Courthouse and City Hall Annex.

“Riverwalk Place” includes a five-story, 347-unit residential complex; a nine-story, 150-room limited-service hotel; 10,000 square feet for multiple restaurants; and a 6 ½-story, 468-space parking garage.



Riverwalk Place includes a five-story, 347-unit residential complex.

According to the plans, the residential, hotel and parking buildings would be developed along East Bay Street, with the restaurants facing the St. Johns River.

“Riverwalk Place will serve as the impetus for Downtown Jacksonville’s riverfront redevelopment, and we envision the community being a true 24/7 live, work, and play destination,” said Rimrock Devlin

DeBartolo Development Manager Micah Linton in a statement.

“The St. Johns River is a primary component of Downtown’s identity, and our vision will engage the river as a focal point, while also creating a mixed-use environment that is convenient and walkable,” he said.

The plan is separate from the company’s response to an April request for proposals solicited by the DIA. That RFP asked companies to provide plans for a convention center and hotel complex at the East Bay Street property.

RDD submitted a response Aug. 1 along with two Dallas-based firms.

The development group is a partnership between Jacksonville-based Rimrock Devlin Development LLC and Tampa-based DeBartolo Development LLC.

Along with Jacksonville Jaguars owner Shad Khan, the group submitted another convention center and hotel complex plan for what is now Metropolitan Park near TIAA Bank Field, about a mile away from the Bay Street property.



## 'Riverwalk Place' would bring housing, hotel and restaurants to Bay Street

Rimrock Devlin DeBartolo Jacksonville LLC submits proposal to Downtown Investment Authority.

Jax Daily Record, by: David Cawton Staff Writer | Thursday, Aug. 16, 2018 10:40 AM EST

RDD and Khan's Iguana Investments Florida LLC submitted a 73-page package to the DIA detailing plans for a 490,000-square-foot convention center building with 200,000 square feet of exhibition space, 45 breakout rooms and a 40,000-square-foot ballroom with space for expansion.

A 350-room, full-service hotel with 44,000 square feet of meeting and ballroom space, ground-floor retail and restaurants is planned for the space next to the convention center.

The hotel includes a 462-space parking garage, which would be in addition to a separate parking structure for convention-goers on what is parking Lot J outside of TIAA Bank Field.



Riverwalk Place along the St. Johns River.

"We believe the Shipyards is the optimal location for the Convention Center and hotel because of its riverfront location, ability to expand if needed, and synergies gained from its proximity to the existing sports venues and other development activities planned in the immediate area," said Edward Kobel,

DeBartolo president and chief operating officer.

He said the alternate vision for the former courthouse property "will serve as a perfect complement and will provide Downtown with much-needed uses and facilities that will help strengthen the connectivity between the downtown core and the sports complex area."

Aundra Wallace, DIA CEO, said Wednesday that his team will evaluate the three convention center proposals accepted Aug. 1, scoring each through a three-person committee.



Riverwalk Place includes a nine-story, 150-room limited-service hotel and 10,000 square feet for multiple restaurants.

Following that exercise, Wallace said it will be up to the DIA's nine-member board to decide how it wants to proceed, considering the alternate plans presented by RDD and Iguana.

Environmental Holdings Group LLC submitted the low bid of \$7,985,000 to demolish the former Jacksonville City Hall and Duval County Courthouse and is preparing the structures for removal.

The city also is demolishing the floating parking deck that collapsed in 2015 along Liberty Street and Coastline Drive behind the former courthouse, with an estimated completion in early 2019.

# 'Riverwalk Place' would bring housing, hotel and restaurants to Bay Street

Rimrock Devlin DeBartolo Jacksonville LLC submits proposal to Downtown Investment Authority.

Jax Daily Record, by: David Cawton Staff Writer | Thursday, Aug. 16, 2018 10:40 AM EST

The city moved most of the legislative and executive branch departments from the former City Hall structure in 1997 to the St. James Building at 117 W. Duval St., although some departments and the State Attorney's Office used the space for several more years.

Courthouse operations relocated in 2012 to the new Duval County Courthouse at 501 W. Adams St.



OVERALL CONCEPTUAL SITE PLAN

The site plan for Riverplace Walk.



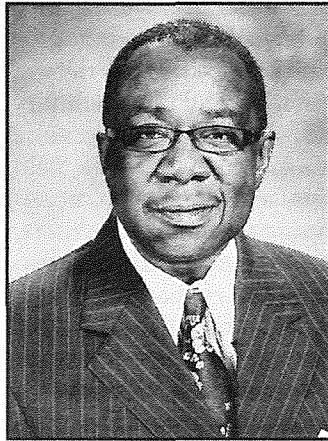
# HUD Responds To Councilman's Request For Extension

BY IRIS B. HOLTON  
Sentinel City Editor

Last month, the Department of Housing and Urban Development (HUD) informed 170 families living in the Tampa Park Apartments that they would have to move. The residents were given 30 days to relocate without any assistance.

HUD officials alleged the complex has not passed inspection for the past 4 years. As a result, three concerned citizens took the issue before City Council last week.

After hearing the news, **Ms. Connie Burton, Bishop Michelle Patty,**



**FRANK REDDICK**  
City Councilman

and **Tony Daniel** all spoke on behalf of giving the residents more time.

In response, City Council **Chairman Frank Reddick** sent a letter to HUD

requesting that the residents be given time to relocate. His letter was answered last week.

Last week, **Ruben J. Brooks**, Regional Center Director, Multifamily, Southeast Region of HUD responded to **Councilman Reddick's** letter.

In the response, he stated that the deadline for the residents of Tampa Park Apartments to move has been extended.

"Tenants currently receiving assistance will not be required to relocate until all relocation benefits and assistance has been made available to them. This includes financial assistance,

assistance locating suitable housing and tenant protection vouchers, which were made available effective August 1, 2018."

The letter further stated that, "The **Tampa Housing Authority**, who will administer the tenant protection

vouchers, a/k/a Housing Choice Vouchers, has been an invaluable partner in this transition and has been in communication with the tenants, gathering information necessary to issue the voucher," **Brooks** stated in the letter.

# Author Chronicles Story Of North Boulevard Homes

BY IRIS B. HOLTON  
Sentinel City Editor

A few years ago, **Dr. Hazel Harvey** decided to write about the place she spent her childhood. She has fond memories of growing up in the North Boulevard Homes, a public housing complex.

After making her decision, she set about committing her thoughts and ideas to paper. She never thought the project would take as long as it did. But, two years and four months later, "*The Story of North Boulevard Homes 1937-2017*," is complete.

**Dr. Harvey** said she is sharing authorship with her son, **Dr. Maurice Harvey** because he was responsible for handling the technology required for its completion.

She said this is not her first book, but it is the first of this size. It includes photographs and showcases the memories of about 125 former residents.

**Dr. Harvey** said "*The Story of North Boulevard Homes 1937-2017*," "Offers a sense of richness of the Black residents who were a part of the community of Blacks that once lived in the North Boulevard Homes. It is a labor of scholarship, life and love."

She remembers families helping each other and neighbors not minding lending a helping hand to another.

After becoming widowed, her mother was suddenly transformed into a single parent and placed in a difficult



DR. HAZEL HARVEY

financial situation. However, **Dr. Harvey** enjoyed her childhood and never knew of the "stigma" placed on living in public housing. Her memories are of a positive place growing up with the residents working towards self sufficiently.

As a result of her upbringing, **Dr. Harvey** has become a respected member of the community, an educator, community activist, and "the author of this remarkable history of the people who left public housing and did many significant things in their lives for their families and our entire community," she said.



DR. MAURICE HARVEY

## History Of Public Housing

In 1937, the Tampa Housing Authority was incorporated. That same year, the organization began construction on a government subsidized public housing complex.

The structure was named the North Boulevard Homes and covered several blocks in West Tampa. It replaced the substandard shotgun houses in the area known as Roberts City.

It contained 670 units, ranging from 1 to 5 bedrooms and was the first of its kind to be built in Tampa. The

complex has since been demolished and new buildings will stand in its place.

## About The Authors

**Dr. Hazel S. Harvey** was the first to integrate the School system at the instructional and Supervisor Level. Presently, she serves as a Commissioner of the Tampa Housing Authority and has served as chairperson of the board. **Dr. Harvey** worked as an adjunct professor at Nova University and the University of South Florida as an intern supervisor. She serves as a Director of ENCORE which is a mixed housing developed. The writer is a member of the Tampa Alumni Chapter of Links Inc., Zeta Phi Beta Sorority, Phi Beta Kappa Honor Society, Tampa Tuskegee Alumni Association and former member of the Board of Girl Scouts West Central Florida Suncoast Scouts.

**Dr. Maurice R. Harvey, Sr.**, is currently a faculty member with the Donald R. Tapia, School of Business, Graduate Business Studies, at Saint Leo University.

In addition, presently working with the University of South Florida, Institute on Black Life and the Center for Africa and the Diaspora School of Interdisciplinary Global Studies in capturing the history of Black neighborhoods in Hillsborough County.



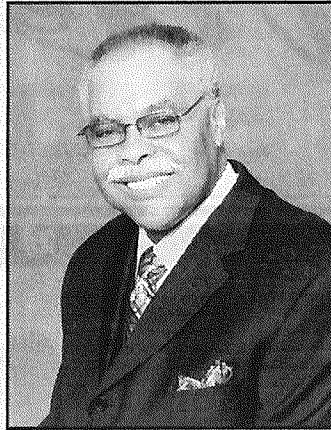
# Tampa Housing Authority Receives Awards Of Merit During Summer Conference

At its Annual Summer Conference held in San Francisco, CA, the National Association of Housing and Redevelopment Officials (NAHRO) honored the Tampa Housing Authority with four Awards of Merit, one of which was nominated for an Award of Excellence, the highest recognition.

The award-winning projects were:

**The Assisted Housing Landlord Guidebook** created as a tool to supplement orientations for landlords to become familiar with programs, requirements, regulations, processes and procedures.

This Guidebook is printed and left in the agency lobby for viewing while Landlords wait for appointments. It is also available for downloading from the agency's website at [www.thafl.com](http://www.thafl.com).



**JEROME RYANS**  
...President/CEO, Tampa Housing Authority

**The Mass Housing Choice Briefing /Issuance** was developed to streamline processes. The agency opted to institute a mass issuance of housing choice vouchers/briefings on a larger scale, thereby reducing time spent briefing each client separately.

**The Calls for Service Safety Program** identifies



From left to right are: Sr. VP of NAHRO, Ms. Sunny Shaw; THA Housing Supervisor, Anita Barrett; THA Assistant Director, Janice Justiniano; THA Housing Supervisor, Jissett Martinez; THA Sr. VP/COO, Leroy Moore; THA Community Affairs Director, Lillian Stringer; THA Board Chair, Susan Johnson-Velez; THA Commissioner, Dr. Hazel S. Harvey; and the President of NAHRO, Mr. Carl Richie.

safety issues affecting families prior to their escalation to criminal situations. Institution of this program has reduced criminal activity by 32% at the properties, thereby creating safer communities for families.

The **Jobs Plus Initiative** (JPI) expands locally to families residing in the Robles Park community. JPI provides services that are

employment driven and tailored to address work readiness training, employer linkages, job placement, educational advancement, technology skills, computer literacy, community leadership and financial literacy.

NAHRO President **Carl S. Richie, Jr.**, said, "I am proud to celebrate the Tampa Housing Authority's achievements. They have put

a lot of thought, creativity and hard work into helping residents improve their lives, communities and agency processes.

President/CEO **Jerome Ryans** said, "We are constantly developing new initiatives that enrich the lives of our resident population. I am so proud of the remarkable leadership that staff portrays across this country."

# Police officer runs free boxing class for lower income and at risk kids

## Police officer runs free boxing class for lower income and at risk kids

News Channel 8 | By: [Marco Villarreal](#) | Posted/Updated: Sep 07, 2018 08:06 AM EDT



TAMPA, Fla. - In our community there is so much to be proud of. We have great restaurants, museums, events but perhaps the best thing we have is our spirit of service. This week, one police officer is watching out for the kids he serves, most of them Hispanic and Spanish speakers, by getting them off the streets and into the ring. He has the community saying Vamos Tampa Bay.

"Who here remembers how far apart your feet should be when you're in your boxing stance," asks Coach Dennis Small. He's training kids to fight. In the ring and in life. "This is so much more than just gloves and rings and belts," says Small. When Coach Small isn't at the gym teaching kids to put 'em up he's out on the streets serving and protecting with a badge that says City of Tampa Police. It's all done through the Police Athletic League, a nonprofit that gives lower income and at risk kids, a chance at after school and athletic programs.

"In many instances they're broken homes. In many instances it's single parents that are doing their best, working multiple jobs, trying to raise their kids the best way they can," says Small. Officer Small and other volunteers on the force are instilling kids with discipline, teaching respect, and giving them a desire to succeed. "That we could actually forward the partnership of sorts and incentivize them, not just through the training and mentorship that they are receiving through us right now, but that ultimately we create that fusion between athletics and the arenas of academia so that our kids are well rounded and they feel comfortable in any environment that they find themselves in the future," says Small.

On their third year this program is catching on. [Tampa Housing Authority](#) encourages their kids to join , Powerhouse Gym and Legends Gym offer their space up for training 4 times a week, and now other businesses are jumping on board. So are the parents. "Therein now, not only have you established that relationship with that young kid, but now mom and dad, or their grandmother, or abuela. They have a resource in you," says Small. Officer Small's example and service is what has the community saying Vamos Tampa Bay.

**Contract Register August 2018**

**Contract Listing - Grid**

Solicitation #	Description	Start Date	End Date	Vendor	Contract Amount
Trio @ Encore	The Trio at Encore	7/18/2012	3/10/2014	The Trio at Encore, LP	<b>\$5,336,374.00</b>
The Tempo at Encore	The Tempo at Encore	7/9/2018		The Tempo at Encore, LP	<b>\$18,527,530.00</b>
Fair Housing	Fair Hsg Asmt 17/21	8/22/2016	4/1/2020	City Of Tampa-Land Development Coordinat	<b>\$21,150.00</b>
Choice-Partners-A	Choice Partnership Agreement	12/18/2014	9/30/2018	City of Tampa Revenue & Finance	<b>\$1,000,000.00</b>
Choice-Partners-A	Choice Partnership Agreement	5/13/2014	9/30/2018	St. Peter Claver Catholic Church	<b>\$100,000.00</b>
fy12-ifb-02bcni	FY12-IFB-02B Task 1/CNI	12/13/2013	1/31/2019	Cooper Johnson Smith Architects & Town P	<b>\$89,932.00</b>
fy12-rfp-02b	FY2012-RFP-02B-Task Order # 3	10/20/2010		Cooper Johnson Smith Architects & Town P	<b>\$18,100.00</b>
fy14-moa-09	FY14-MOA-09/CNI	5/13/2014	9/30/2018	Florida Education Fund, Inc.	<b>\$375,000.00</b>
fy14-rfp-04	FY14-RFP-04/VADM	10/31/2017	10/30/2018	CGI Federal Inc.	<b>\$475,000.00</b>
fy14-rfp-05c	FY14-RFP-05C Task 4/RED	10/7/2016	1/6/2017	Design Styles Architecture, Inc	<b>\$93,260.00</b>
fy14-rfp-05d	FY14-RFP-05D	5/1/2015	8/10/2018	Cooper Johnson Smith Architects & Town P	<b>\$83,865.00</b>
fy14-rfp-10	FY14-RFP-10/RED	7/24/2015	5/31/2018	Lambert Advisory, LLC	<b>\$173,277.29</b>
fy16-ifb-19	FY16-IFB-19/RED	2/8/2016	12/7/2016	Brennick Brothers, Inc.	<b>\$53,159.67</b>
fy16-ifb-29_red	FY16-IFB-29/RED	5/22/2017	9/29/2017	Howard Jimmie LLC	<b>\$1,337,204.00</b>
fy16-moa-04	FY16-MOA-04/CNI	10/1/2016	9/30/2017	Success 4 Kids & Families	<b>\$259,177.00</b>
fy16-rfp-01	FY16-RFP-01/ACCT	4/27/2016	4/26/2019	Berman Hopkins Wright & Laham, LLP	<b>\$175,415.00</b>
fy16-rfp-04	FY16-RFP-04/RED	6/1/2017	11/15/2017	Solar Source	<b>\$200,000.00</b>
fy16-rfq-04	FY16-RFQ-04/RED	8/12/2016	9/19/2018	The Hayes Construction Co	<b>\$1,150,000.00</b>
fy16-rfq-08	FY16-RFQ-08/ACCT	3/24/2017	3/23/2019	Fallon Advisory LLC	<b>\$100,000.00</b>
fy17.rfq.03b	Enviornmental Consulating	2/15/2018	2/14/2019	Cardno, Inc.	<b>\$300,000.00</b>
fy17-ifb-01	FY17-IFB-01/RED	7/3/2017	7/2/2018	Pro-Fit Development Inc.	<b>\$2,500,000.00</b>
fy17-ifb-03a	FY17-IFB-03A	8/1/2017	7/31/2018	Atlas Eco Pest Control Lawn and Termite	<b>\$2,880.00</b>



**Contract Register August 2018**

<b>Solicitation #</b>	<b>Description</b>	<b>Start Date</b>	<b>End Date</b>	<b>Vendor</b>	<b>Contract Amount</b>
fy17-ifb-03b	FY17-IFB-03B	8/1/2017	7/31/2018	Florida Pest Control & Chemical Co.	<b>\$61,140.00</b>
fy17-ifb-06-red	FY17-IFB-06/RED	3/13/2018	5/13/2018	Global 360 Painting	<b>\$71,500.00</b>
fy17-ifb-07	FY17-IFB-07-RED	5/7/2018	12/31/2018	Howard Jimmie LLC	<b>\$1,920,000.00</b>
fy17-moa-04	FY17-MOA-04/PPS	8/31/2017	8/16/2018	Dainara Acevedo	<b>\$42,500.00</b>
fy17-moa-05	FY17-MOA-05/PPS	8/15/2017	3/31/2021	CareerSource Tampa Bay	<b>\$148,275.00</b>
fy17-moa-06	FY17-MOA-06/YB	10/1/2017	6/30/2018	BONA5D Credit Consultants, LLC	<b>\$500.00</b>
fy17-moa-08	FY17-MOA-08/PPS	4/1/2017	3/31/2019	Project Link, Inc.	<b>\$20,000.00</b>
fy17-moa-14	FY17-MOA-14/PPS	9/1/2017	9/30/2018	Iraida V. Carrion	<b>\$8,400.00</b>
fy17-moa-18	FY17-MOA-18/PPS	9/1/2017	9/30/2018	Iraida V. Carrion	<b>\$3,600.00</b>
fy17-moa-19	FY17-MOA-19/RED	1/29/2018	2/19/2018	Small Construction Services Inc	<b>\$48,000.00</b>
fy17-moa-20	FY17-MOA-20/PPS	4/1/2018	3/31/2019	City Plan, Inc.	<b>\$18,916.00</b>
fy17-rfp-03	FY17-RFP-03	4/1/2018	3/31/2022	CVR Associates Inc	<b>\$136,900.02</b>
fy17-rfp-03a		2/15/2018	2/14/2019	GLE Associates, Inc	<b>\$300,000.00</b>
fy17-rfp-04_pps	Grant Writing Services	5/2/2018	5/3/2019	Abbie J. Weist, Inc.	<b>\$90,000.00</b>
fy17-rfq-02	FY17-RFQ-02/CNI	1/9/2018	1/8/2023	Meacham Urban Farmers LLC	<b>\$341,162.00</b>
fy18.moa.05-pps	Girls empowered Mentally	4/1/2018	3/31/2019	Girls Empowered Mentally for Success	<b>\$15,000.00</b>
fy18.moa.06	Boys Scouts Of America	4/1/2018	3/31/2019	Greater Tampa Bay Area Council	<b>\$30,000.00</b>
fy18-moa-01_2	Janitorial Services	4/24/2018	4/24/2019	MICHELLE HENRY Faithful Cleaning Service,	<b>\$27,820.00</b>
fy18-moa-08	Youthbuild Tutoring Services	8/1/2018	12/1/2018	Andrea Alderman	<b>\$10,000.00</b>
fy18-moa-09	Auditing Services	8/13/2018	12/24/2018	Ron Steele	<b>\$10,000.00</b>
fy18-sc-001	FY18-SC-001/YARDIRENTCAFE	7/25/2016	8/31/2018	Yardi System, Inc.	<b>\$22,737.98</b>



## **15. LEGAL**

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

