



Board of Commissioners Meeting

Wednesday, September 16, 2020

LOCATION: VIRTUAL MEETING



**BOARD OF
COMMISSIONERS**

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dacheballi

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

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**Board of Commissioners Meeting
Wednesday, September 16, 2020**

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Note to Commissioners:

Find Copies of Employees of the Month, Barnes Award Recipient and Calendar of Events on left inside pocket of your binder.

September 16, 2020

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

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

I. VIRTUAL MEETING

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

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

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

II. APPROVAL OF MINUTES

- Regular/Virtual Board Meeting of August 19, 2020

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

- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDVDDd1l1WDlpZz09>
Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

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

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

V. RECOGNITIONS

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

AGENDA FOR THE VIRTUAL BOARD MEETING

VI. RESOLUTIONS

2020-4177 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR MERIDIAN RIVER DEVELOPMENT CORPORATION (MRDC).
2020-4178 Tina Washington	A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR HVAC REDUNDANCY FOR PALM TERRACE ASSISTED LIVING FACILITY (ALF).
2020-4179 Margaret Jones	A RESOLUTION APPROVING THE TAMPA HOUSING AUTHORITY TO PARTICIPATE IN THE HOUSING CHOICE VOUCHER MOBILITY DEMONSTRATION PROGRAM.
2020-4180 David Iloanya	A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH FLORIDA AREA MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ALLIE PROPERTY HOLDINGS, INC, A FLORIDA CORPORATION AND WEST TAMPA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE ACQUISITION OF EXISTING PROPERTY OF MIXED-USED COMPOSITION LOCATED AT 2711 NORTH MACDILL AVENUE, TAMPA, FLORIDA 33607.

VII. PRESIDENT/CEO's REPORT

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

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

- Department of Human Resources ~ [Kenneth Christie](#)
- Department of Asset Management ~ [Lorenzo Bryant](#)

VIII. NOTICES AND UPDATES

IX. LEGAL MATTERS

X. UNFINISHED BUSINESS

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

XI. NEW BUSINESS

XII. ADJOURNMENT

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

August 17, 2020

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

This meeting of the Tampa Housing Authority Board of Commissioners was called to order at 8:44 a.m. Before the meeting began, Chairman James Cloar read the following statement:

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

Other Board members participating in this virtual meeting were Bemetra Salter Liggins, Ben Dacheballi, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin and legal counsel Ricardo Gilmore.

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

II. MINUTES

A motion to approve the Minutes of the Board meeting of July 15, 2020 was made by Commissioner Johnson-Griffin and seconded by Commissioner Hardwick:

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

III. PUBLIC FORUM

Last month's speaker, Mr. Aaron Vargas addressed the Board once again this month regarding the redevelopment of Robles Park. He had read the response in this month's information packet for this meeting and thanked the agency's staff for taking the time to address some of his concerns. He appreciated the language and the intent behind empowering THA residents to make their own decisions when moving away from Robles Park.

Mr. Vargas stated that we were currently in a housing crisis, not just of affordability but of supply and there was not enough housing in Tampa to support the growing demand for units. The reality was that just because tenants had vouchers did not mean landlords will allow them to use those vouchers.

The speaker was interested in a few more specifics, such as what case management and education was meant for these tenants as they leave Robles Park. Secondly, while he appreciated the right of first refusal, it will be at least two years or more realistically 3-4 years, between when a tenant moves out and when they can return and execute their right of first refusal. Mr. Vargas' concern was with what was happening between that 2 to 4-year gap.

An article from the Tampa Bay Times indicated that only about 10% of tenants in this type of redevelopment are expected to return. In the North Boulevard Homes redevelopment over half of the tenants ended up in higher poverty neighborhoods, said Mr. Vargas. With all due respect for the great work that THA has done, Mr. Vargas thinks more can be built from previous work to make some necessary improvements.

Lastly, Mr. Vargas would like to know what type of policies and protections the Board was considering for long-term homeowners; as the neighborhood redeveloped, properties values and taxes will increase, thus investors can swarm in and strong-arm people into selling.

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

Mr. Vargas' purpose was not to critique but rather to work with all parties involved to find creative solutions. He stated that THA had already done amazing things in the community, but he loves the City and his neighbors not to say we can do even better and improve. He looked forward to hearing how the Board will work to make improvements from past redevelopments projects, implement some new policies and planning for Robles Park.

Attorney Ricardo Gilmore informed Mr. Vargas knew that Board members do not comment during this meeting, it was not to ignore concerns or questions but rather it is the agency's procedure, adding that everything brought up by Mr. Vargas will be addressed in writing and added to the official record.

IV. EMPLOYEES OF THE MONTH

- Administration ~ [Maria Lugo](#)
- Properties ~ [Alex Gonzalez](#)

V. SPECIAL RECOGNITION

- Geraldine Barnes Award Recipient ~ [Damaris Lorenzo](#)

VI. RESOLUTIONS

The Director of Contracting and Procurement, Ms. Tina Washington presented resolution 2020-4175.

2020-4175	A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR GARDENS AT SOUTHBAY APARTMENTS.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Homans:

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

The Director of Real Estate Development, Mr. David Iloanya presented resolution 2020-4176. After Mr. Iloanya's presentation of this resolution, Commissioner Dachevall provided details regarding his reasons for abstention. Attorney Gilmore added that he would forward a form for the Commissioner to sign, the form will explain the Commissioner's abstention and will become a part of the minutes.

2020-4176	A RESOLUTION APPROVING THE AWARD OF ROBLES PARK VILLAGE MASTER PLANNING AND ZION CEMETERY PRESERVATION TO THE FIRMS OF BAKER BARRIOS AND PMG.
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A motion was made by Commissioner Johnson-Griffin and seconded by Commissioner Homans:

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

VII. PRESIDENT/CEO'S REPORT

Finance and Related Entities

The Sr. VP/CFO, Ms. Susi Begazo-McGourty's report included an update for a rebid process for NTHDC (North Tampa Housing Development Corp.) HUD had not yet come up with the documents to do the rebid. NTHDC is a performance based contract, staff continued to work remotely and earnings were the same even though the virus had impacted the way business is conducted; the NTHDC contract continued to perform at a level expected, while there had been no changes in revenue.

Overall, the properties were trending with lower expenses than expected, they were all having higher income than expected based on the services provided.

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

There was higher delinquency for the RAD properties, and the matter was being addressed with the director of Asset Management, Mr. Lorenzo Bryant. Some families had lost some of their RAD benefits, and staff was working with them to help them with payment agreements.

Board members were informed regarding a COVID award of \$1.1 million for the Department of Assisted Housing. A committee was formed to look for eligible expenses, the Board will be updated regarding any decisions.

Commissioner Johnson-Griffin asked why some families lost their RAD benefits, some of the reasons were due to lack of payment, responded the CFO. There were 12 families that did not process recertifications. Fortunately, the agency was able to work close with each family to explain the process.

Mr. Bryant added that most were issues that fell out of compliance with the Assisted Housing department, that administers their subsidy. Some families had violations prior to COVID, and the normal processing was not possible, for those families their exit will be facilitated. Staff was able to help some families with new payment agreements by reaching out to organizations for assistance, consequently some payments will be recovered.

Operations and Real Estate Development

The Sr. VP/COO, Mr. Leroy Moore began his report with Encore updates that included lot 12 and the Urban Farm. A retail tenant for a restaurant operator at the Ella was in final lease negotiations, the COO hoped to provide the name to the Board by next month's Board meeting.

At West River, a certificate of occupancy was expected soon for the Renaissance, an appropriate socially distance celebration should be expected, as well. The Mary Bethune High Rise was not far behind the Renaissance, a CO will likely be acquired within the next two months. Families will be moving into both buildings well before end of year.

The three towers were vertical at the Boulevard T3 site, a fourth tower was expected to close by October or later for that same site. Staff was working on a seventh building, T4 Phase 1 project, already funded and hoping to close by end of year or early 2021. This site was already totaling 927 units either complete or under construction, while still pursuing other funding opportunities. There were currently three signed contracts for market rate residential, townhomes for sale and for a grocery store; staff was also looking for an office building prospect at West River.

Mr. Moore provided details regarding the ribbon cutting celebration for high speed, Wi-Fi system installed at the Tempo at Encore! This was a gift to THA's Encore development from PBX-Change, they reached out to the agency through Commissioner Bemetra Salter Liggins.

The Job Training facility at Encore was completed about a month ago, said the COO. The final version of the lease agreement was sent to the School District for execution. Information will be provided regarding trainings at the facility as well as information regarding scheduling a grand opening celebration of sort.

Earlier during this meeting, the Board approved the master planning contract for Robles Park, which staff will execute in the next week or so; this was a six-month planning window from September to February. Due to current cautionary restrictions with large groups, staff will get the word out with virtual meetings, surveys, telephone calls, interviews, using THA website more effectively, etc. Depending on the planning process, relocation will take place in the Summer or Fall of next year.

The COO spoke of PMG at the request of the Chair. The team of Baker Barrios Associates includes PMG, a New York developer. With PMG, THA has a better prospective of the final buildability of the plan being designed for Robles Park. THA does not have a developer partner for the redevelopment, however once finished with the redevelopment plan, THA will secure partners for horizontal and vertical development. It gives both PMG and THA a ground-truthing of this plan from the start, certainly very valuable for THA as well as for PMG, if they compete for the development opportunity.

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

Commissioner Johnson-Griffin asked if it was getting closer to a grocery store for Encore. Mr. Moore responded that for the grocer lot 12, staff was designing the store without a tenant. The marketing and broker contract partners that helped find buyers for lot 9 and 11 at Encore were currently looking for buyers for lot 5 and lot 10, and their contract now includes retail tenant for the grocer lot 12.

The Director of Human Resources, Mr. Kenneth Christie provided new updates as to how the agency was responding to the Coronavirus. He added that staff was provided with updates from the Center for Disease Control, on how and what to do when it is determined that a staff member has been in close contact with someone that has COVID-19.

The Director of Asset Management, Mr. Lorenzo Bryant reported that in corroboration with the Hillsborough County Division of Emergency Management Offices of Fire and Rescue Division and the Program and Property Services department, THA had entered into an agreement to facilitate on-site COVID testing at all of THA's self-managed and third party managed sites. Approximately 600 residents were scheduled for testing with a 7 to 10-day response.

VIII. NOTICES AND UPDATES

None to come before this forum

IX. LEGAL MATTERS

None to come before this forum

Attorney Gilmore thanked THA as a whole and several individual members of the staff for expressing their condolences for the loss of his mother.

X. UNFINISHED BUSINESS

Repeat Public Forum - None to come before this forum

XI. NEW BUSINESS

None to come before this forum

XII. ADJOURNMENT

There being no further business to come before this Board, the Chair declared this meeting of the THA Board of Commissioners adjourned at 9:49 a.m.

Approved this 16th day of September 2020.

Chairperson

Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Dachepalli, B. Ben	NAME OF BOARD, COUNCIL, COMMISSION AUTHORITY, OR COMMITTEE Tampa Housing Authority
MAILING ADDRESS 101 East Kennedy Blvd., 37th Floor	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Tampa	COUNTY Hillsborough
DATE ON WHICH VOTE OCCURRED August 19, 2020	NAME OF POLITICAL SUBDIVISION MY POSITION IS <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained), to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting, *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, B. Ben Dachehalli, hereby disclose that on August 19, 20 20 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss,
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

PMG Affordable is a client of Hill Ward Henderson, which is my employer. The Board was required to approve of a resolution in which PMG Affordable was selected as the master planner of Robles Park. Because PMG Affordable is a client of my law firm, I notified the Board on the record and abstained from the vote.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict

September 9, 2020

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

PART I

GOVERNMENT IN THE SUNSHINE LAW

A. SCOPE OF THE SUNSHINE LAW

Florida's Government in the Sunshine Law, s. 286.011, F.S., commonly referred to as the Sunshine Law, provides a right of access to governmental proceedings of public boards or commissions at both the state and local levels. The law is equally applicable to elected and appointed boards, and applies to any gathering of two or more members of the same board to discuss some matter which will foreseeably come before that board for action. Members-elect to such boards or commissions are also subject to the Sunshine Law, even though they have not yet taken office. There are three basic requirements of s. 286.011, F.S.:

- (1) meetings of public boards or commissions must be open to the public;
- (2) reasonable notice of such meetings must be given; and
- (3) minutes of the meetings must be taken and promptly recorded.

The complete text of the Government in the Sunshine Law and related statutes may be found in Appendix B.

A constitutional right of access to meetings of collegial public bodies is recognized in Art. I, s. 24, Fla. Const. See *Frankenmuth Mutual Insurance Company v. Magaha*, 769 So. 2d 1012, 1021 (Fla. 2000), noting that the Sunshine Law "is of both constitutional and statutory dimension." Virtually all collegial public bodies are covered by the open meetings mandate of this constitutional provision with the exception of the judiciary and the state Legislature, which has its own constitutional provision requiring access. The only exceptions are those established by law or by the Constitution. The complete text of Art. I, s. 24, Fla. Const., may be found in Appendix A of this manual.

The Government in the Sunshine Law applies to "any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision." The statute thus applies to public collegial bodies within this state, at the local as well as state level. *City of Miami Beach v. Berns*, 245 So. 2d 38 (Fla. 1971). "All governmental entities in Florida are subject to the requirements of the Sunshine Law unless specifically exempted." *Sarasota Citizens for Responsible Government v. City of Sarasota*, 48 So. 3d 755, 762 (Fla. 2010).

The Sunshine Law is equally applicable to elected and appointed boards or commissions. AGO 73-223. Special district boards (AGO 74-169) and boards created by interlocal agreement (AGO 84-16) are also included. *And see* Inf. Op. to Martelli, July 20, 2009 (State Fair Authority, created by statute as a public corporation, subject to Sunshine Law). *Cf. Turner v. Wainwright*, 379 So. 2d 148, 155 (Fla. 1st DCA 1980), *affirmed and remanded*, 389 So. 2d 1181 (Fla. 1980) (legislative requirement that certain board meetings must be open to the public does not imply that the board could meet privately to discuss other matters).

B. WHAT ENTITIES ARE COVERED BY THE SUNSHINE LAW? APPLICATION OF THE SUNSHINE LAW TO:

1. Advisory boards

Advisory boards and committees created by public agencies may be subject to the Sunshine Law, even though their recommendations are not binding upon the entities that create them. The "dispositive question" is whether the committee has been delegated "decision-making authority," as opposed to mere "information-gathering or fact-finding authority." *Sarasota Citizens for Responsible Government v. City of Sarasota*, 48 So. 3d 755, 762 (Fla. 2010). "Where

the committee has been delegated decision-making authority, the committee's meetings must be open to public scrutiny, regardless of the review procedures eventually used by the traditional governmental body." *Id.*

For example, in *Town of Palm Beach v. Gradison*, 296 So. 2d 473 (Fla. 1974), a citizen planning committee appointed by a city council to assist in revision of zoning ordinances was found to be subject to the Sunshine Law. The *Gradison* court, concluding that the committee served as the alter ego of the council in making tentative decisions, stated that "any committee established by the Town Council to act in any type of advisory capacity would be subject to the provisions of the government in the sunshine law." *Id.* at 476. See also *Spillis Candela & Partners, Inc. v. Centrust Savings Bank*, 535 So. 2d 694, 695 (Fla. 3d DCA 1988) (committee which compiled a report that was perfunctorily accepted by the board made a significant ruling affecting decision-making process and was subject to s. 286.011; an "ad hoc advisory board, even if its power is limited to making recommendations to a public agency and even if it possesses no authority to bind the agency in any way, is subject to the Sunshine Law"); and *Lyon v. Lake County*, 765 So. 2d 785 (Fla. 5th DCA 2000) (Sunshine Law applies to site plan review committee created by county ordinance to serve in an advisory capacity to the county manager). Accord AGOs 98-13 (citizen advisory committee appointed by city council to make recommendations to the council regarding city government and city services), and 01-84 (school advisory council created pursuant to former s. 229.58 [now s. 1001.452], F.S).

The Sunshine Law does not establish a lesser standard for members of advisory committees that are subject to the Sunshine Law. See *Monroe County v. Pigeon Key Historical Park, Inc.*, 647 So. 2d 857, 869 (Fla. 3d DCA 1994) ("[T]he Sunshine Law equally binds all members of governmental bodies, be they advisory committee members or elected officials"). Nor is there an exception from the Sunshine Law for an advisory group created by a county commissioner and composed of volunteers. See Inf. Op. to Wallace, January 7, 2019, emphasizing that it is the nature of the functions of an advisory group that determines the application of the Sunshine Law, not the manner of their appointment or their volunteer status.

a. Advisory boards appointed by a single public official

The Sunshine Law applies to advisory committees appointed by a single public official as well as those appointed by a collegial board. See Inf. Op. to Wallace, January 7, 2019 ("In the first place, advisory groups appointed by a single public official are not immunized from the public meetings requirement").

For example, in *Wood v. Marston*, 442 So. 2d 934 (Fla. 1983), the Florida Supreme Court determined that the Sunshine Law applied to an ad hoc advisory committee appointed by a university president to screen applications and make recommendations for the position of law school dean, because the committee, in deciding which applicants to reject from further consideration, performed a policy-based, decision-making function. See also *Silver Express Company v. District Board of Lower Tribunal Trustees*, 691 So. 2d 1099 (Fla. 3d DCA 1997) (committee established by agency purchasing director to consider and rank various contract proposals subject to Sunshine Law); and *Linares v. District School Board of Pasco County*, No. 17-00230 (Fla. 6th Cir. Ct. January 10, 2018) (Sunshine Law applies to committee formed by school board planning director to develop and recommend to the superintendent proposed new school attendance boundaries). Accord AGOs 05-05 (fact that advisory group was created by chief of police and not city commission and its recommendations were made to police chief would not remove group from ambit of the Sunshine Law); 85-76 (ad hoc committee appointed by mayor for purpose of making recommendations concerning legislation); 87-42 (ad hoc committee appointed by mayor to meet with Chamber of Commerce and draft proposal for transfer of city property); and Inf. Op. to Lamar, August 2, 1993 (transition team appointed by mayor to make recommendations regarding governmental reorganization).

b. Fact-finding committees

A limited exception to the applicability of the Sunshine Law to advisory committees has been recognized for advisory committees established for fact-finding only. “[A] committee is not subject to the Sunshine Law if the committee has only been delegated information-gathering or fact-finding authority and only conducts such activities.” *Sarasota Citizens for Responsible Government v. City of Sarasota*, 48 So. 3d 755, 762 (Fla. 2010). See also *National Council on Compensation Insurance v. Fee*, 219 So. 3d 172 (Fla. 1st DCA 2017); and *Cape Publications, Inc. v. City of Palm Bay*, 473 So. 2d 222 (Fla. 5th DCA 1985). Accord AGO 95-06 (when a group, on behalf of a public entity, functions solely as a fact-finder or information gatherer with no decision-making authority, no “board or commission” subject to the Sunshine Law is created).

“In determining whether a committee is subject to the Sunshine Law, the actual function of the committee must be scrutinized to determine whether it is exercising part of the decision-making function by sorting through options and making recommendations to the governmental body.” Inf. Op. to Randolph, June 10, 2010. Thus, if an advisory committee has a decision-making function in addition to fact-finding, the Sunshine Law is applicable. See *Wood v. Marston*, 442 So. 2d 934, 938 (Fla. 1983), recognizing that while a “search and screen” committee had a fact-gathering role in soliciting and compiling applications, the committee also “had an equally undisputed decision-making function in screening the applicants” by deciding which of the applicants to reject from further consideration, and thus was subject to the Sunshine Law. And see AGO 94-21 (application of Sunshine Law to members of a negotiating team created by a city commission).

Accordingly, the determination as to whether an advisory committee created by a public official is subject to the Sunshine Law will necessarily depend on the duties and responsibilities performed by the committee. See Inf. Op. to Wallace, January 7, 2019, noting that the mere designation of a committee’s function as “providing feedback” to the public official is not dispositive of the status of the committee for Sunshine Law purposes; instead, “the key determination will be the exact nature of the feedback being requested and provided.” See also AGO 98-13 (application of the Sunshine Law to a community advisory committee appointed by a city commission).

Moreover, the “fact-finding exception” applies only to advisory committees and not to boards that have “ultimate decision-making governmental authority.” *Finch v. Seminole County School Board*, 995 So. 2d 1068, 1071-1072 (Fla. 5th DCA 2008). In *Finch*, the court held that the “fact-finding exception” did not apply to a school board as the ultimate decision-making body; thus the board could not take a fact-finding bus tour without complying with the Sunshine Law even though school board members were separated from each other by several rows of seats, did not discuss their preferences or opinions, and no vote was taken during the trip. And see Inf. Op. to Sugarman, August 5, 2015 (pension board not authorized to travel out of state to meet with financial consultants).

c. Staff committees

The Sunshine Law applies to meetings of elected or appointed boards; it does not ordinarily apply to staff committees or meetings. See, e.g., *Occidental Chemical Company v. Mayo*, 351 So. 2d 336 (Fla. 1977), *disapproved in part on other grounds*, *Citizens v. Beard*, 613 So. 2d 403 (Fla. 1992); *School Board of Duval County v. Florida Publishing Company*, 670 So. 2d 99, 101 (Fla. 1st DCA 1996); and AGO 89-39.

Thus, a committee composed of staff that is responsible for advising and informing the decision-maker through fact-finding consultations is not subject to the Sunshine Law. *Bennett v. Warden*, 333 So. 2d 97 (Fla. 2d DCA 1976) (meetings of committee appointed by public college president to report on employee working conditions not subject to Sunshine Law). Cf. AGO 08-63 (although Sunshine Law does not apply to orientation sessions held by counties for special magistrates hired to hear value adjustment board petitions, “nothing would preclude a county from allowing the public to attend such orientations in order to enhance the knowledge of citizens who appear before value adjustment boards”).

Accordingly, a state agency did not violate the Sunshine Law when agency employees conducted an investigation into a licensee's alleged failure to follow state law, and an assistant director made the decision to file a complaint as "[c]ommunication among administrative staff in fulfilling investigatory, advisory, or charging functions does not constitute a 'Sunshine' Law violation." *Baker v. Florida Department of Agriculture and Consumer Services*, 937 So. 2d 1161 (Fla. 4th DCA 2006), *review denied*, 954 So. 2d 27 (Fla. 2007). *And see Knox v. District School Board of Brevard*, 821 So. 2d 311, 315 (Fla. 5th DCA 2002), holding that the Sunshine Law did not apply to a group of school board employees meeting with an area superintendent to review applications, which were then sent by the area superintendent to the school superintendent with her recommendation: "[A] Sunshine violation does not occur when a governmental executive uses staff for a fact-finding and advisory function in fulfilling his or her duties."

Similarly, the court in *Lyon v. Lake County*, 765 So. 2d 785 (Fla. 5th DCA 2000), ruled that the Sunshine Law did not apply to informal meetings of staff where the discussions were "merely informational," where none of the individuals attending the meetings had any decision-making authority during the meetings, and where no formal action was taken or could have been taken at the meetings. *See also Molina v. City of Miami*, 837 So. 2d 462, 463 (Fla. 3d DCA 2002) (police discharge of firearms committee not subject to Sunshine Law because the committee "is nothing more than a meeting of staff members who serve in a fact-finding advisory capacity to the chief"); and *J.I. v. Department of Children and Families*, 922 So. 2d 405 (Fla. 4th DCA 2006) (Sunshine Law not applicable to Department of Children and Families permanency staffing meetings conducted to determine whether to file a petition to terminate parental rights); and *National Council on Compensation Insurance v. Fee*, 219 So. 3d 172, 179 (Fla. 1st DCA 2017) (Sunshine Law inapplicable to meetings "held solely for the purpose of gathering information").

However, if a staff committee has been delegated decision-making authority as opposed to mere fact-finding or information-gathering, the Sunshine Law applies to the committee. *See Wood v. Marston*, 442 So. 2d 934, 938 (Fla. 1983). It is the nature of the act performed, not the makeup of the committee or the proximity of the act to the final decision, which determines whether a committee composed of staff is subject to the Sunshine Law. *Id.* *See News-Press Publishing Company, Inc. v. Carlson*, 410 So. 2d 546, 548 (Fla. 2d DCA 1982), concluding that it would be "ludicrous" to hold that "a certain committee is governed by the Sunshine Law when it consists of members of the public, who are presumably acting for the public, but hold that a committee may escape the Sunshine Law if it consists of individuals who owe their allegiance to, and receive their salaries from, the governing authority;" and *Evergreen the Tree Treasurers of Charlotte County, Inc. v. Charlotte County Board of County Commissioners*, 810 So. 2d 526, 531-532 (Fla. 2d DCA 2002) (staff committee members delegated decision-making authority from public officials no longer function as staff members but "stand in the shoes of such public officials" insofar as the Sunshine Law is concerned).

Thus, in *Silver Express Company v. District Board of Lower Tribunal Trustees*, 691 So. 2d 1099 (Fla. 3d DCA 1997), the district court determined that a committee composed primarily of staff that was created by a college purchasing director to assist and advise her in evaluating contract proposals was subject to the Sunshine Law. The committee's job to "weed through the various proposals, to determine which were acceptable and to rank them accordingly" was sufficient to bring the committee within the scope of the Sunshine Law. *See also Roscow v. Abreu*, No. 03-CA-1833 (Fla. 2d Cir. Ct. August 6, 2004) (committee created by the state department of transportation and composed of officials from state, local, and federal agencies was subject to the Sunshine Law because the committee was responsible for screening and evaluating potential corridors and alignments for a possible expansion of the Suncoast Parkway); AGO 05-06 (city development review committee, composed of several city officials and representatives of various city departments to review and approve development applications, is subject to the Sunshine Law); and AGO 86-51 (land selection committee appointed by water management district and delegated decision-making authority to consider projects for inclusion on a list of proposed acquisition projects must comply with Sunshine Law "even though such committee may be

RANK
AND/OR
ELIMINATE

composed entirely of district staff and its decisions and recommendations are subject to further action by the district's governing board").

Similarly, in *Dascott v. Palm Beach County*, 877 So. 2d 8 (Fla. 4th DCA 2004), the court held that a meeting of a pre-termination conference panel established pursuant to a county ordinance and composed of a department head, personnel director, and equal opportunity director should have been held in the Sunshine. Even though the county administrator had the sole authority to discipline employees, that authority had been delegated to the department head who in turn chose to share that authority with the other members of the panel. *And see Linares v. District School Board of Pasco County*, No. 17-00230 (Fla. 6th Cir. Ct. January 10, 2018) (Sunshine Law applied to committee formed by school board planning director, which was composed of parents, principals, and the director, and charged with making recommendations to the superintendent on proposed school attendance boundaries).

By contrast, in *Sarasota Citizens for Responsible Government v. City of Sarasota*, 48 So. 3d 755, 763 (Fla. 2010), the Court found that a county administrator's discussions with staff and consultants while negotiating a memorandum of understanding with a baseball team did not violate the Sunshine Law because the administrator's "so-called negotiations team only served an informational role." According to the Court, "[t]his is not a situation where [the administrator] and the individuals he consulted made joint decisions. *Cf. Dascott v. Palm Beach County*, [supra]." *See also McDougall v. Culver*, 3 So. 3d 391 (Fla. 2d DCA 2009) and *Jordan v. Jenne*, 938 So. 2d 526 (Fla. 4th DCA 2006).

2. Candidates or members-elect

a. Candidates

The Sunshine Law does not apply to candidates for office, unless the candidate is an incumbent seeking reelection. AGO 92-05.

b. Members-elect

The requirements of the Sunshine Law apply not only to meetings of covered boards or commissions but also to "meetings with or attended by any person elected to such board or commission, but who has not yet taken office." Section 286.011(1), F.S. Thus, members-elect are subject to the Sunshine Law in the same manner as board members who are currently in office. *See also Hough v. Stembridge*, 278 So. 2d 288, 289 (Fla. 3d DCA 1973) (individual, upon election to public office, loses his or her status as a private individual and acquires a position more akin to that of a public trustee and therefore is subject to s. 286.011, F.S.). *Cf. Inf. Op. to Lamar*, August 2, 1993 (Sunshine Law applies to transition team made up of citizens appointed by the mayor to make recommendations on city government reorganization). *And see Linares v. District School Board of Pasco County*, No. 17-00230 (Fla. 6th Cir. Ct. January 10, 2018) (Sunshine Law applied to advisory committee members "from the moment each member was selected to be on the [committee])."

A candidate who is unopposed is not considered to be a member-elect subject to the Sunshine Law until the election has been held. AGO 98-60. *Accord* Inf. Op. to Popowitz, August 12, 2016. The Popowitz opinion references a 2010 opinion from the Division of Elections (Div. of Elections Op. 10-09, July 26, 2010), finding that the date of a candidate's election to office could be deemed to be either the date specified by a court in an election case, election day itself, the date the final canvassing board certifies the election results, or some other date, depending upon the particular factual situation involved.

3. Commissions created by the Florida Constitution

Boards or commissions created by the Constitution which prescribes the manner of the exercise of their constitutional powers are not subject to s. 286.011, F.S., when carrying out such constitutionally prescribed duties. *See Kanner v. Frumkes*, 353 So. 2d 196 (Fla. 3d DCA 1977)



MEMORANDUM

BOARD OF COMMISSIONERS

James A. Cloar
Chair

Bemetra Salter Liggins
Vice Chair

Ben Dachevall

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

Date: September 9, 2020

To: Board of Commissioners

From: David Iloanya, Director of the Department of Real Estate Development

Ref.: Public Forum Response

At the Tampa Housing Authority's Board meeting on August 19, 2020, Mr. Aaron Vargas addressed the Board to raise several concerns regarding the foreseeable redevelopment of Robles Park Village. Mr. Vargas previously addressed the Board during the July 15th Board meeting and a response was included in the August meeting Board packet information.

As was indicated in the previous response, THA will provide case management benefits to all relocated residents from the moment of relocation to the completion of the redevelopment. Case management is an integral part of THA's relocation and redevelopment plans. It is a collaborative and comprehensive process that assists in the provision of alternative housing as well as meeting residents' other physical and social needs.

THA is invested in the wellbeing of all its residents and by no means does the Authority intend to lose sight of any residents during the process of redevelopment. Instead, we recognize them as crucial stakeholders who must be kept apprised at every stage of the progress of redevelopment.

Indeed, the Authority has noted that a vast majority of relocated residents choose not to return; at times, this trend is part of the salutary effect of THA's Case Management Plan. Within the period of redevelopment, relocated residents receive education and regularly attend self-sufficiency programs. A sizable number of them become self-sufficient, gain employment, become homeowners, get married, change lifestyles for the better, and even relocate to other parts of the country. These factors often account for the fact that many relocated residents choose not to return to a newly redeveloped site.

We would like to stress that residents can use their vouchers outside of their regional confines. The fact that we have insufficient stock of housing in our community to meet the growing demand should not limit their search options. They have the option of casting a wide net, far beyond their immediate community, in their search for housing. The possession of the voucher provides immense portability, empowering the recipients to move to wherever they desire.

THA's Board has no say in the setting of property taxes that accords with property value adjustments. Such taxation is the prerogative of the Hillsborough County's Property Tax Appraisal. That body does not have the ability to change their policy for property tax mitigation.

As we stated in our previous response, THA wishes to reaffirm its commitment to keep the community in Tampa Heights District fully informed on the redevelopment process of Robles Park Village.

Should you have further questions regarding the redevelopment plan for Robles Park Village, please do not hesitate to contact me at 813-341-9101, ext. 2640.

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: **2020-4177**

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

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR THE MERIDIAN RIVER DEVELOPMENT CORPORATION PROPERTIES.

2. Who is making request:

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

3. Cost Estimate (if applicable):

Stephenson & Moore, Inc.:

Management fee of 3.75% of gross revenues.

Narrative:

Stephenson and Moore, Inc. has been active in Real Estate Management and Development for the past 35 years and currently manages the Meridian Rivers properties under the Meridian Rivers Development Corp. for the Tampa Housing Authority and managing several housing authorities affordable housing program. After a thorough review of the four (4) proposals received, it has been determined that Stephenson & Moore, Inc. presented the most responsive proposal in response to this solicitation and the Authority has decided to enter into an agreement with their firm to provide the above referenced services for the three (3) Meridian River Development Corporation properties (River Place Apartment, River Pines Apartment, and Meridian Apartments) for a management fee of 3.75% of the revenues collected.

RESOLUTION NO. 2020-4177

A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES FOR MERIDIAN RIVER DEVELOPMENT CORPORATION (MRDC)

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms or individuals interested in providing Professional Property Management Services for Meridian River Development Corporation, in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency; and

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

Whereas, the Authority recommends the awarding of a single agreement to Stephenson and Moore, Inc to provide these services for the three (3) Meridian River Development Corporation properties (River Place Apartment, River Pines Apartment, and Meridian Apartments) for a management fee of 3.75% of the gross monthly receipts.

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner's approves the awarding of a single Contractual Agreement to provide Professional Property Management Services for Meridian River Development Corporation for a management fee of 3.75% of the revenues collected and further authorizes the President/CEO or his/her designee to execute and administer the contracts in accordance with the Authority's procurement policy.

ADOPTED THIS 16TH DAY OF SEPTEMBER 2020

Chairperson

Secretary

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

Date: September 16, 2020

To: Board of Commissioner's

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

From: Tina D. Washington-Jones, Contracting Director

Subject: *Resolution #2020-4177* "Professional Property Management for the Meridian River Development Corporation (MRDC)"

The Housing Authority of the City of Tampa has solicited proposals seeking qualified, responsible, firms or individuals interested in providing Professional Property Management Services for Meridian River Development Corporation, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency.

After a thorough review and evaluation of the four (4) proposals received, the Authority has determined that Stephenson & Moore, Inc. presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a contractual agreement with Stephenson & Moore, Inc. to provide Professional Property Management Services at the above referenced property in accordance with the guidelines set forth in Section F – Scope of Services of the Request for Proposal. The proposed management fee for Stephenson & Moore, Inc. is 3.75% of the gross revenues collected.



OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY20-RFP-05 PROPERTY MANAGEMENT SERVICES FOR MERIDIAN RIVER DEVELOPMENT CORP

SUBMISSION DATE: TUESDAY AUGUST 4, 2020 @ 2PM	1. STEPHENSON AND MOORE					2. HOMETOWN PROPERTY GROUP					3. CAPREIT					4. MICHAELS MANAGEMENT AFFORDABLE					
	TUESDAY 8/4/2020					TUESDAY 8/4/2020					TUESDAY 8/4/2020					TUESDAY 8/4/2020					
DATE PROPOSALS RECEIVED FROM BIDDER	POINTS POSSIBLE	LB	DS	NE	FI	KB	LB	DS	NE	FI	KB	LB	DS	NE	FI	KB	LB	DS	NE	FI	KB
1. Staffing Plan and Organization	25	24	25	25	25	25	22	15	20	15	10	22	14	22	20	15	20	15	20	20	17
2. Experience	35	35	35	35	35	30	30	10	25	30	19	33	35	34	20	30	35	20	25	20	18
3. Cost	15	14	15	15	15	15	12	5	10	15	15	12	5	5	10	10	12	5	5	10	15
4. Minority Business Enterprise Participation/Section 3	15	13	15	15	15	15	13	10	10	10	15	13	10	10	10	7.5	13	5	10	10	15
5. Overall Responsiveness	10	10	10	10	10	10	10	7	10	10	6	10	7	5	10	6	10	10	8	10	8
TOTAL SCORE	100	96	100	100	100	95	87	47	75	80	65	90	71	76	70	68.5	90	55	68	70	73
OPTIONAL INTERVIEW ROUND	10																				
OVERALL POSSIBLE SCORE	110	491					354					375.5					356				
RANK PLACEMENT		1					4					2					3				

Luis Blondin
 Luis Blondin (Aug 30, 2020 20:16 EDT)

 Evaluator Luis Blondin Signature

Nancy Eakin

 Evaluator Nancy Eakin Signature

Don Shea
 Don Shea (Sep 8, 2020 13:33 EDT)

 Evaluator Don Shea Signature

Francis Ihedoro
 Francis Ihedoro (Sep 5, 2020 21:34 EDT)

 Evaluator Francis Ihedoro Signature

Tina Washington

 Contracting Officer Signature

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: **2020-4178**

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

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO A CONTRACTUAL AGREEMENTS FOR HVAC REDUNDANCY FOR PALM TERRACE ASSISTED LIVING FACILITY (ALF)

2. Who is making request:

- A. Entity: Tampa Housing Authority Facility Department
- B. Project: HVAC Redundancy for Palm Terrace ALF
- C. Originator: Terrance Brady, Director of Facilities

3. Cost Estimate (if applicable):

Romans & Sons AC, LLC

Not to exceed amount \$497,596.66.

Narrative:

The basis of design for this service shall be (6) 15-ton natural gas heat pump condensing units connected via refrigerant line to (6) 15-ton refrigerants to water heat exchangers for a total capacity of 120 tons. The heat exchangers shall be placed on a building chilled water supply manifold and connected to the main chilled water loop with valves in order to provide the ability to choose to operate either the natural gas chilled water equipment to provide the required chilled water to the facility, or, the existing electric water chiller.

This Request for Proposal (RFP) is for a complete and operable natural gas chilled water system that will afford the owner relief from high utility operating costs through energy efficiency, redundancy through a staged chilled water system built in 15 ton increments, and flexibility to operate the buildings cooling system during storm or disaster power outages.

When we installed the GHP at J L Young to provide A/C for our senior residents during a power outage we found that it worked so well we approached TECO Gas what would it take to provide A/C to the ALF using this type of system. It would work but was too expensive for us to budget estimated at \$500,000. When the Care act was passed, we realized that the Alf would be a great candidate and approached HUD to see if our project would qualify. We explained that our current plan was to bring all the residents into one room and use portable A/C's to supply cool air, not a good idea during the Covid-19 era. With this new system all the residents will be able to remain in their living quarters with A/C to every room.

We requested bids from Trane, Johnson Controls, Roman & Sons, and Seamans and received letters from Trane and Johnson Controls that they would not be bidding at this time. They were interested in installing a more traditional Chiller, but we currently have an electric chiller and we wanted a gas option for power failure coverage. Gas Chillers are relatively new and although Trane and Johnson Controls utilizes them, they were not ready to tackle this project. Although they did not say so, I think the short time frame of having this money spent by December 31st discouraged them from bidding.

RESOLUTION NO. 2020-4178

A RESOLUTION APPROVING THE PRESIDENT TO ENTER INTO A CONTRACTUAL AGREEMENT FOR HVAC REDUNDANCY FOR PALM TERRACE ASSISTED LIVING FACILITY (ALF)

Whereas, the Housing Authority of the City of Tampa has solicited proposals from qualified firms or individuals interested in providing for the design and installation of equipment necessary to provide HVAC Redundancy for Palm Terrace ALF, in accordance with HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency; and

Whereas, the Authority received and evaluated one (1) proposal from qualified firms and,

Whereas, the Authority recommends the awarding of a single agreement for the design and installation of equipment necessary to provide HVAC Redundancy for Palm Terrace ALF to Romans & Sons AC, LLC to provide these services based on their proposed fee structure, for an amount not to exceed \$497,596.66.

NOW THEREFORE BE IT RESOLVED THAT

The Board of Commissioner's approves the awarding of a single Contractual Agreement for the design and installation of equipment necessary to provide HVAC Redundancy for Palm Terrace ALF to Romans & Sons AC, LLC and further authorizes the President/CEO or his/her designee to execute and administer the contracts in accordance with the Authority's procurement policy.

ADOPTED THIS 16TH DAY OF SEPTEMBER 2020

Chairperson

Secretary

HOUSING AUTHORITY OF THE CITY OF TAMPA
Contracting & Purchasing Department
MEMORANDUM

Date: September 16, 2020

To: Board of Commissioner's

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

From: Tina D. Washington-Jones, Contracting Director

Subject: *Resolution #2020-4178* "HVAC Redundancy for Palm Terrace Assisted Living Facility (ALF)"

The Housing Authority of the City of Tampa has solicited proposals seeking qualified, responsible, firms or individuals interested in the design and installation of equipment necessary to provide HVAC Redundancy for Palm Terrace, in accordance to HUD Regulations 24CFR 85.36 and the policies and procedures of the Agency.

After a thorough review and evaluation of the one (1) proposal received, the Authority has determined that Romans & Sons AC, LLC presented the most responsive proposal to provide these services.

The Administration is requesting Board approval to enter into a contractual agreement with Romans & Sons AC, LLC for the design and installation of equipment necessary to provide HVAC Redundancy for Palm Terrace ALF, in accordance with the guidelines set forth in Section F – Scope of Services of the Request for Proposal. The proposed fee structure, for an amount not to exceed \$497,596.66.



OFFICIAL PROPOSAL EVALUATION TABULATIONS

FY20-RFP-07 HVAC REDUNDANCY FOR PALM TERRACE ALF

SUBMISSION DATE: TUESDAY SEPTEMBER 8, 2020 @ 2PM

1. ROMAN & SONS AC, LLC

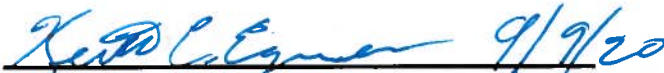
DATE AND TIME PROPOSALS RECEIVED FROM BIDDER

TUESDAY 09/08/20 @ 8:46AM

Evaluation Criteria	POINTS POSSIBLE	TB	KE	DH
1. <i>Technical and Functional approach.</i>	40	30	35	25
2. <i>Total cost of the proposed solution.</i>	30	25	28	25
3. <i>Qualifacation & Experience</i>	20	15	20	15
4. <i>Minority Business Enterprise Participation/Section 3</i>	10	7	10	7
TOTAL SCORE	100	77	93	72
OPTIONAL INTERVIEW ROUND	10			
OVERALL POSSIBLE SCORE	110		242	
RANK PLACEMENT				


 Evaluator Terrance Brady Signature


 Evaluator David Hollis Signature


 Evaluator Keith Egner Signature


 Contracting Officer Signature

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: <u>2020-4179</u> The Board of Commissioners is requested to approve the above-referenced resolution in order to: Approve/authorize the Tampa Housing Authority’s participation in a Housing Choice Voucher Mobility Demonstration Program

2. Who is making request:

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

3. Cost Estimate (if applicable):

Narrative:

The 2019 Appropriations Act, signed into law on February 15, 2019, made available \$25 million to carry out an HCV mobility demonstration. The 2020 Appropriations Act, signed into law on December 20, 2019, made an additional \$25 million available for the demonstration. Of these amounts, up to \$10 million is for incremental voucher assistance under Section 8 of the United States Housing Act of 1937 (“the 1937 Act”) (42 U.S.C. 1437f(o)), with the remainder of funding being available for mobility-related services. The 2019 Appropriations Act also makes available \$3 million under a separate heading for a research evaluation.

The primary purposes of the demonstration are to provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the demonstration.

This demonstration will allow participating PHAs throughout the country to implement housing mobility programs by offering mobility-related services to increase the number of voucher families with children living in opportunity areas. Only families with children may participate in the demonstration. Throughout the notice, HUD uses the term “families” or “families with

children” interchangeably, since only families with children may participate in the demonstration.

In addition to offering mobility-related services, participating PHAs will work together in their regions to adopt administrative policies that further enable housing mobility, increase landlord participation, and reduce barriers for families to move across PHA jurisdictions through portability.

Although the demonstration is intended to increase housing choice for families in the HCV program, especially in opportunity areas, the demonstration will not require voucher holders to move to designated opportunity areas, limit access to other neighborhoods, or allow for the termination of assistance for lack of participation in mobility-related services.

The demonstration is anticipated to be implemented by PHAs over the course of six years. If selected, PHAs will be required to, among other things:

- Offer and provide a set of agreed upon services and adopt certain administrative policies (described in *Section III Mobility-related Services*);
- Participate in the research evaluation (described in *Section II Research Evaluation*); and
- Recruit and enroll families to participate in the demonstration (described in *Section II Research Evaluation*).

The statute authorized up to \$10 million for new incremental vouchers, called MDVs. HUD anticipates about 1,000 new MDVs will be made available under this notice. It is required that all MDVs will be used for new admissions for the treatment groups. PHAs applying for the demonstration must request MDVs which will be competitively awarded among multiple PHA awardees. PHAs must agree to make some regular turnover vouchers available for new admissions. HUD estimates that the number of regular turn-over vouchers the PHA must make available will be half the number of the MDVs they are awarded

RESOLUTION 2020-4179

A RESOLUTION APPROVING THE TAMPA HOUSING AUTHORITY TO PARTICIPATE IN THE HOUSING CHOICE VOUCHER MOBILITY DEMONSTRATION PROGRAM

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

WHEREAS, HUD released Federal Register Notice 6191-N-01 authorizing a Housing Choice Voucher Mobility Demonstration Program. The primary purposes of the demonstration are to provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the demonstration;

WHEREAS, this demonstration will allow participating PHAs throughout the country to implement housing mobility programs by offering mobility-related services to increase the number of voucher families with children living in opportunity areas. Only families with children may participate in the demonstration;

WHEREAS, this resolution will signify the PHA's interest in participating in the demonstration, willingness to comply with all applicable requirements and the evaluation, and the reporting requirements in Section XII Reporting and Recordkeeping Requirements listed below:

Federal Audit Reporting

HUD requires recipients to submit performance and financial reports under Office of Management and Budget (OMB) guidance and program instructions. Applicants should note that if the total Federal share of an applicant's Federal award includes more than \$500,000 over the period of performance, the applicant may be subject to post award reporting requirements reflected in 2 CFR part 200, appendix XII-Award Term and Condition for Recipient Integrity and Performance Matters.

Public and Indian Housing Information Center (PIC) Reporting

Under the demonstration program, PHAs will be required to follow HUD requirements for PIC reporting. This may include using new program codes on line 2n of Form HUD-50058 (e.g., MDV). PHAs must agree to 100 percent PIC reporting for the MDVs, including submission of voucher issuance date and voucher expiration date.

Voucher Management System Reporting

PHAs will be required to follow HUD guidance for reporting MDV HAP and unit months leased, and mobility-related service expenditures in the Voucher Management System.

Reporting on non-HUD Funds

PHAs will be required to follow HUD guidance on reporting related to the use of non-HUD funds contributed to the demonstration.

Performance Reporting

All HUD-funded programs, including this program, require recipients to submit, at least annually, a report documenting achievement of outcomes under the purpose of the program and the work plan in the award agreement.

Race, Ethnicity, and Other Data Reporting

HUD requires recipients that provide HUD funded program benefits to individuals or families to report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of HUD programs in order to carry out the Department's responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987;

NOW THEREFORE BE IT RESOLVED,

THE BOARD OF COMMISSIONERS of the Housing Authority of the City of Tampa hereby approve the Tampa Housing Authority's participation in the HCV Mobility Demonstration Program.

ADOPTED THIS 16th Day of September, 2020

Chairperson

Secretary

There will be a 20-minute public comment period during the open portion of the meeting. Any member of the public interested in presenting oral comments to the committee, during the public hearing must notify the Contact Person listed on this notice at least 4 days in advance of the meeting to reserve a time slot. Interested individuals and representatives of organizations may submit a letter of intent, a brief description of the organization represented, and a short description of the oral presentation. Only one representative of an organization may be allowed to present and oral comments will be limited to two minutes. Both printed and electronic copies are requested for the record. Once all time slots are filled, only written comments will be accepted. Any interested person may file written comments with the committee by forwarding their statement to the Contact Person listed on this notice. The Contact person should receive any written statements no later than 2 days before the meeting. The statement should include the name, address, telephone number and when applicable, the business or professional affiliation of the interested person.

Information is also available on the NIH Office of Science Policy's web page: <https://osp.od.nih.gov/biotechnology/nih-human-fetal-tissue-research-ethics-advisory-board/> where an agenda, link to the webcast meeting, and any additional information for the meeting will be posted when available.

Dated: July 10, 2020.

Natasha M. Copeland,

Deputy Director, Office of Federal Advisory Committee Policy.

[FR Doc. 2020-15241 Filed 7-14-20; 8:45 am]

BILLING CODE 4140-01-P

DEPARTMENT OF HEALTH AND HUMAN SERVICES

National Institutes of Health

National Eye Institute; Notice of Closed Meeting

Pursuant to section 10(d) of the Federal Advisory Committee Act, as amended, notice is hereby given of a meeting of the National Advisory Eye Council.

The meeting will be closed to the public in accordance with the provisions set forth in sections 552b(c)(4) and 552b(c)(6), Title 5 U.S.C., as amended. The grant applications and the discussions could disclose confidential trade secrets or commercial property such as patentable material, and personal information concerning individuals associated with the grant applications, the disclosure of which would constitute a clearly unwarranted invasion of personal privacy.

Name of Committee: National Advisory Eye Council.

Date: August 10, 2020.

Time: 10:00 a.m. to 11:00 a.m.

Resolution No. 2020-4179

Agenda: To review and evaluate grant applications.

Place: National Eye Institute, National Institutes of Health, 6700B Rockledge Drive, Suite 3400, Bethesda, MD 20892 (Telephone Conference Call).

Contact Person: Anne E. Schaffner, Ph.D., Chief, Scientific Review Branch, Division of Extramural Research, National Eye Institute, National Institutes of Health, 6700 B Rockledge Drive, Suite 3400, Bethesda, MD 20892-9300, (301) 451-2020 aes@nei.nih.gov.

Information is also available on the Institute's/Center's home page: www.nei.nih.gov, where an agenda and any additional information for the meeting will be posted when available.

(Catalogue of Federal Domestic Assistance Program Nos. 93.867, Vision Research, National Institutes of Health, HHS)

Dated: July 9, 2020.

Melanie J. Pantoja,

Program Analyst, Office of Federal Advisory Committee Policy.

[FR Doc. 2020-15194 Filed 7-14-20; 8:45 am]

BILLING CODE 4140-01-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-6191-N-01]

Section 8 Housing Choice Vouchers: Implementation of the Housing Choice Voucher Mobility Demonstration

AGENCY: Office of the Assistant Secretary for Public and Indian Housing (PIH), Department of Housing and Urban Development (HUD).

ACTION: Notice.

SUMMARY: This notice implements the Housing Choice Voucher (HCV) mobility demonstration ("demonstration") authorized by the Consolidated Appropriations Act, 2019 ("2019 Appropriations Act") and the Further Consolidated Appropriations Act, 2020 ("2020 Appropriations Act"). Throughout this notice, the 2019 Appropriations Act and 2020 Appropriations Act are referred to together as the "Appropriations Acts." The notice defines Public Housing Agency (PHA) eligibility criteria; establishes the application process, including setting forth the factors HUD will employ in rating and ranking PHA applications; and explains the special rules and requirements applicable to PHAs selected for participation in the demonstration. In addition, the notice identifies the specific waivers and alternative requirements established by the Secretary for the demonstration.

DATES: *Application Due Date:* October 13, 2020.

FOR FURTHER INFORMATION CONTACT:

Rebecca Primeaux, Director, Housing Voucher Management and Operations Division, Department of Housing and Urban Development, 451 Seventh Street SW, Room 4214, Washington, DC 20410, telephone number (202) 708-1112. (This is not a toll-free number.) Individuals with hearing or speech impediments may access this number via TTY by calling the Federal Relay during working hours at 800-877-8339. (This is a toll-free number). HUD encourages submission of questions about the demonstration be sent to HCVmobilitydemonstration@hud.gov.

SUPPLEMENTARY INFORMATION:

Background

The 2019 Appropriations Act, signed into law on February 15, 2019, made available \$25 million to carry out an HCV mobility demonstration (see paragraph (8)) under the heading "Tenant-Based Rental Assistance"). The 2020 Appropriations Act, signed into law on December 20, 2019, made an additional \$25 million available for the demonstration. Of these amounts, up to \$10 million is for incremental voucher assistance under Section 8 of the United States Housing Act of 1937 ("the 1937 Act") (42 U.S.C. 1437f(o)), with the remainder of funding being available for mobility-related services. The 2019 Appropriations Act also makes available \$3 million under a separate heading for a research evaluation.

Incremental voucher assistance for the HCV Mobility Demonstration Vouchers (MDVs) and mobility-related services made available under this notice must only be provided to families with children.

The primary purposes of the demonstration are to provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the demonstration.

The 2019 Appropriations Act authorizes the HUD Secretary to waive or specify alternative requirements for certain portions of Section 8 of the 1937 Act in order to facilitate implementation and administration of the Regional Housing Mobility Plans (RHMPs) that are required of the demonstration-participating PHAs.

HUD must submit a report to Congress within five years after the implementation of the demonstration. The demonstration is effective until October 1, 2028. After October 1, 2028, vouchers will no longer be restricted to the purposes under which they were

made available for this demonstration and will become part of a PHA's regular HCV program.

I. Demonstration Program Design

Background

Recent research shows that growing up in neighborhoods with lower levels of poverty improves children's academic achievement and long-term chances of success, and reduces intergenerational poverty.¹ Children who move to low-poverty neighborhoods have also been shown to experience lower rates of hospitalizations, lower hospital spending, and some changes in mental health over the long-term follow-up.² Adults given the chance to move to low-poverty neighborhoods experience reductions in extreme obesity and diabetes.³

The HCV program offers families with vouchers the opportunity to live in a neighborhood of their choice, including low-poverty, opportunity neighborhoods. Yet, families with HCVs may encounter barriers to using their vouchers in communities with expanded opportunities. Some barriers may be financial, such as saving enough money for a security deposit or maintaining a positive credit score. Other barriers may include inadequate time to find a unit, landlord unwillingness to rent to voucher holders, or limited awareness of neighborhood amenities, such as the location of high-performing schools.

Some PHAs and nonprofits have implemented "housing mobility programs" to help reduce barriers for families with vouchers to live in neighborhoods of their choice, including opportunity neighborhoods with high-performing schools, access to jobs, low crime, parks and other

amenities.⁴ These programs generally include a comprehensive set of services offered to families as well as administrative policy changes. Although there is no universally agreed upon definition of a housing mobility program, these programs often include "mobility-related services" such as pre- and post-move supports, family financial assistance (e.g. security deposits), landlord outreach, and housing search assistance.⁵ They also include administrative policies such as adequate payment standards in opportunity areas and extended voucher search time.

Building on recent research, and evidence from prior and existing housing mobility programs, the Seattle Housing Authority and King County Housing Authority partnered with researchers from Opportunity Insights, to implement and evaluate a housing mobility program they named "Creating Moves to Opportunity (CMTO)." The researchers sought to uncover whether families with vouchers faced barriers that prevented them from moving to opportunity areas, or if families "prefer to live in neighborhoods that offer limited opportunities for upward mobility."⁶

To answer these questions, the Seattle Housing Authority and King County Housing Authority implemented a randomized controlled trial (RCT) and offered a set of housing mobility-related services to families in a treatment group and business-as-usual services to families in a control group. RCTs are generally understood to be one of the most reliable research methods to study the impacts of a "treatment," by isolating the effects of the treatment by

comparing a randomly assigned treatment group against a randomly assigned control group. In an RCT, the treatment group and control group should be as similar as possible to better understand the impacts of a treatment.

Based on the initial report provided by the researchers, the provision of mobility-related services seemingly helped create strong gains in the number of families who moved to opportunity areas.⁷ Researchers and the housing agencies are now expanding their research to see whether a selected set of services, offered at a lower cost, achieve similar results.

HUD recognizes there is compelling evidence to build upon to meet the goals of the demonstration. The initial CMTO results are promising, but more research is needed to understand if these interventions work similarly in other locations and contexts. Through the demonstration, HUD will implement, test, and evaluate whether housing mobility programs intended to increase family choice, expand access to opportunity neighborhoods. HUD will draw upon the program experience, to the extent possible, of the CMTO effort implemented by the Seattle Housing Authority and King County Housing Authority.⁶

Throughout this notice, while HUD uses technical language to describe the format and design of the study, HUD recognizes that research participants being studied are autonomous families and children who are entitled to respect. HUD requires, and PHAs must require, that each family involved in the study gives voluntary and informed consent. HUD and PHAs will protect the privacy of each family involved in the study and will seek informed, voluntary, and written consent for the use or reproduction of any details about a family.

Overview

This demonstration will allow participating PHAs throughout the country to implement housing mobility programs by offering mobility-related services to increase the number of voucher families with children living in opportunity areas. Only families with children may participate in the demonstration. Throughout the notice, HUD uses the term "families" or "families with children" interchangeably, since only families with children may participate in the demonstration.

⁷ Id.

⁶ For example, the demonstration will include post-move supports while CMTO does not include them as part of their mobility-related services.

¹ Chetty, Hendren, and Katz, "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment," *American Economic Review*, April 2016. Chetty and Hendren, "The Effects of Neighborhoods on Intergenerational Mobility I: Childhood Exposure Effects and II: County Level-Estimates," *Quarterly Journal of Economics*, 2018.

² Pollack, Blackford, Du, et al. "Association of Receipt of a Housing Voucher With Subsequent Hospital Utilization and Spending," *JAMA*. 322(21):2115–2124. doi:10.1001/jama.2019.17432, 2019. Kessler, Duncan, Gennettian, et al. "Associations of housing mobility interventions for children in high-poverty neighborhoods with subsequent mental disorders during adolescence," *JAMA*; 311(9):937–948. doi:10.1001/jama.2014. 607, 2014, retracted and replaced June 17, 2016.

³ Ludwig, Sanbonmatsu, Gennettian, et al. "Neighborhoods, obesity, and diabetes—a randomized social experiment," *New England Journal of Medicine*; 365(16):1509–1519. doi:10.1056/NEJMsa1103216, 2011.

⁴ The Moving to Opportunity (MTO) experiment is among the most well-known housing mobility interventions. MTO was authorized by Congress in 1992 and made use of HCVs, in combination with housing search and counseling services, to assist low-income families to move from some of America's most distressed urban neighborhoods to lower-poverty communities. In addition to the MTO experiment, large housing mobility programs have been implemented in Chicago, Dallas, and Baltimore, among other locations.

⁵ There is no universally agreed upon definition for opportunity area. Some definitions focus exclusively on poverty, while others may look at public transportation, racial and economic diversity, child-care, health care, and/or a variety of other neighborhood amenities. For the purposes of this demonstration, HUD will use its own definition of opportunity area which is described in Section VIII Application Format, Funding Application Form HUD–52515, Part G, Soundness of Approach, Subpart 5: Proposed Methodology and Opportunity Areas.

⁶ Bergman, Chetty, DeLuca, Hendren, Katz, and Palmer, "Creating Moves to Opportunity: Experimental Evidence on Barriers to Neighborhood Choice," August 2019. https://opportunityinsights.org/wp-content/uploads/2019/08/cmto_paper.pdf.

In addition to offering mobility-related services, participating PHAs will work together in their regions to adopt administrative policies that further enable housing mobility, increase landlord participation, and reduce barriers for families to move across PHA jurisdictions through portability.

Although the demonstration is intended to increase housing choice for families in the HCV program, especially in opportunity areas, the demonstration will not require voucher holders to move to designated opportunity areas, limit access to other neighborhoods, or allow for the termination of assistance for lack of participation in mobility-related services.

To be eligible for the demonstration, PHAs must meet eligibility criteria, described in *Section V Application Process*, of this notice. The demonstration includes four statutory categories of eligibility. These are discussed in *Section V Application Process* and *Section VII Application Format*. They are Category A: PHA Partnerships; Category B: Consortia with High-Performing Family Self-Sufficiency (FSS) Program; Category C: Consortia with Small PHA; and Category D: Single Agency. As a result of these eligibility categories, HUD anticipates most applications for the demonstration will come from multiple PHAs within a region submitting one application jointly. References to “PHAs” or “participating PHAs” or “PHA sites” generally mean the successful applicant sites, which may or may not include more than one PHA. When PHAs apply jointly, HUD requires one PHA to be designated the lead PHA. The lead PHA will be awarded the mobility-related service funding. However, all PHAs, whether applying alone or as part of a joint application, may request MDVs.

The demonstration is anticipated to be implemented by PHAs over the course of six years. If selected, PHAs will be required to, among other things:

- Offer and provide a set of agreed upon services and adopt certain administrative policies (described in *Section III Mobility-related Services*);
- Participate in the research evaluation (described in *Section II Research Evaluation*); and
- Recruit and enroll families to participate in the demonstration (described in *Section II Research Evaluation*).

II. Research Evaluation

The Appropriations Acts require HUD to evaluate the effectiveness of the strategies pursued under the demonstration. To meet this Resolution No. 2020-4179

requirement, HUD will conduct an independent evaluation to assess the extent to which mobility-related services facilitate moves to opportunity areas, and the length of time families remain in opportunity areas. HUD will develop a final research evaluation within the five years after full implementation of the demonstration. HUD will disseminate any interim findings as required by the statute.

HUD intends to conduct a randomized controlled trial (RCT) at all PHAs participating in the demonstration.⁷ Families with children receiving voucher assistance that agree to participate in the demonstration will be randomly assigned to a treatment group that receives mobility-related services or a control group that receives HCV program business-as-usual services already offered by participating PHAs to all HCV applicants and participants.

The demonstration will have two different treatment groups. The first treatment group will receive comprehensive mobility-related services (CMRS). HUD estimates that the CMRS treatment group will be implemented in years one through six of the demonstration, with year one largely being a planning and piloting phase. The second treatment group will receive a subset of the comprehensive housing mobility-related services, which HUD calls selected mobility-related services (SMRS).⁸ HUD estimates that the second treatment group, SMRS, will be added in years three through six of the demonstration, with year three largely being a planning and piloting phase for SMRS. Both treatments, CMRS and SMRS, will be offered in years four through six. For a sample timeline, please see Table 3: Potential Minimum Enrollment Schedule at Each PHA Site.

The demonstration will also have a control group. The control group will be recruited and enrolled concurrently with recruitment and enrollment for the treatment groups.

The demonstration will recruit and enroll two different types of families with children for both treatment groups and the control group: Existing voucher holders and new admissions. These are described in further detail in the “Demonstration Size” section.

PHAs that participate in the demonstration must agree to implement both the CMRS and SMRS treatments, as well as recruit and enroll both types of families with children. Participating

PHAs will work collaboratively with HUD to implement the demonstration, including designing, planning, and piloting the demonstration program; recruiting, enrolling, and randomly assigning families; and, providing mobility-related services.

PHA Responsibilities Related to Research

PHAs participating in the demonstration will have a range of responsibilities related to the research evaluation. These include, but are not limited to, enrolling families to participate, adhering to random assignment protocols, collecting data, and communicating regularly with HUD.

PHAs will be required to enroll a minimum number of families with children to participate in treatment and control groups over the estimated six years of the demonstration. (This is illustrated further in Table 3: “Potential Minimum Enrollment Schedule at Each PHA Site.”) In their application, PHAs will propose the number of families they want to enroll. After selection, HUD will work closely with PHAs to finalize the number of families to be enrolled, based on the final award made to the PHA and the agreed upon budget for mobility-related services. HUD also will work with PHAs to develop a schedule for enrollment. PHAs will not be required to continue to enroll families, if they no longer have enough funding to provide mobility-related services (e.g. original mobility-related service cost estimates were too low or other unforeseen circumstances).

By responding to this notice, participating PHAs agree that they will implement random assignment protocols established by HUD. Under these protocols, PHAs will inform families about the demonstration, and ask families with children if they consent to being part of the demonstration. If the family consents, the PHA will randomly assign the family to a treatment or control group. Participation in the demonstration is voluntary and families may decline to participate at any time. PHAs shall not require families to move to an opportunity area or participate in any services in order to retain or obtain a voucher.

In order to evaluate the impact of the demonstration over time, families that consent to participate will agree to: (a) Have their administrative data linked with other administrative datasets and allow their data to be tracked over time; (b) participate in an initial survey; and, (c) be contacted for future surveys. In addition to informed consent, each

⁷ See *Section I Demonstration Program Design* for a definition of randomized controlled trial.

⁸ See *Section III Mobility-related Services*, for the complete explanation of the term, “Selected Mobility-Related Services (SMRS).”

family should be given sufficient information to make an informed choice about if, when, and how to participate in each stage of the study process. All applicable informed consent protocols and forms will be developed by HUD.

In addition to the activities described above, PHAs may be required to:

- Administer informed consent to families participating in the demonstration;
- Administer a baseline data collection at time of consent and at other intervals;
- Track services offered, taken up, and the cost of such services on a per-family basis;

- Ensure PHA staff and service providers are available for interviews; and
- Facilitate communication between HUD and families if necessary.

All described activities may or may not be required depending on the final research evaluation design. To help minimize administrative burden on PHA staff, service providers, and families participating in the demonstration, HUD intends to contract with a technical assistance (TA) provider that will support PHA implementation. For example, the TA provider might be tasked with developing a suite of products to be

used and customized for providing mobility-related services across selected sites. The TA provider might also help coordinate policies and procedures across selected sites, among other tasks. The provider may offer training and resources for PHAs selected to participate in the demonstration, including around research activities. Finally, PHAs are eligible to receive start-up funding for the demonstration, described further in *Section IV Award Description*.

A summary of the tasks by demonstration year are included in the following table:

TABLE 1—SUMMARY OF KEY IMPLEMENTATION AND EVALUATION TASKS BY DEMONSTRATION YEAR

Demonstration year	Key implementation and evaluation tasks ⁹
Year 1	<ul style="list-style-type: none"> • Planning and piloting of CMRS at PHA sites. • TA contractor assisting PHAs with implementation.
Year 2	<ul style="list-style-type: none"> • Evaluator finalizes research design and work plan. • CMRS enrollment and services begin at PHA sites. • TA contractor assisting PHAs with implementation. • Evaluator executes research design.
Year 3	<ul style="list-style-type: none"> • CMRS enrollment and services continue at PHA sites. • TA contractor assisting PHAs with implementation. • Evaluator executes research design. • Evaluator produces rapid-cycle evaluation of CMRS to inform what components of SMRS should be implemented.
Year 4	<ul style="list-style-type: none"> • Planning and piloting of SMRS at PHA sites. • CMRS enrollment and services continue at PHA sites. • SMRS enrollment and services begin at PHA sites. • TA contractor assisting PHAs with implementation. • Evaluator executes research design.
Year 5	<ul style="list-style-type: none"> • Demonstration is considered “fully implemented” once SMRS enrollment and services begin. • CMRS enrollment and services continue. • SMRS enrollment and services continue. • TA contractor assisting PHAs with implementation. • Evaluator executes research design. • Evaluator produces the first CMRS Process and Impact Evaluation Report to be submitted to Congress after HUD review and approval.
Year 6	<ul style="list-style-type: none"> • CMRS enrollment and services continue until end of Year 6. • SMRS enrollment and services continue until end of Year 6. • TA contractor assisting PHAs with implementation. • Evaluator executes research design.
Years 7–9	<ul style="list-style-type: none"> • Evaluator begins drafting final report. • Evaluator continues to track families who moved in Years 1–6. • Evaluator provides HUD final report. • Final report is published.

⁹ HUD has developed scopes of services for an evaluation contract and a technical assistance contract based on available funding. Certain components of the demonstration evaluation and technical assistance are subject to funding availability in future fiscal years.

Families Eligible for Demonstration

The Appropriations Acts require that demonstration participants be families with children, which are families with at least one child aged 17 and under. The demonstration will be open to families with children already participating in the HCV program and interested in moving, called “existing voucher holders” throughout this notice. The demonstration also will be open to families with children who are new admissions to the HCV program

and are selected off the participating PHA waiting lists.¹⁰

Demonstration Size

Using publicly available data on costs for mobility-related services, HUD estimates that there is enough available mobility-related service funding to provide services to at least 9,500 families.

¹⁰ See *Section II Research Evaluation, Required HCV Waiting List Preference* for more information about demonstration waiting list requirements.

As long as the participating PHA sites are able to enroll the minimum number of families participating PHAs do not need to administer a specific number of vouchers to be eligible for the demonstration. The total number of families enrolled in the evaluation at each site will vary depending on the total number of awards, and likely will be higher than the minimum number of required participants. For the evaluation to detect the impacts of the CMRS and SMRS treatments, HUD estimated the minimum number of HCV families with children that must be enrolled (sample

size) at each participating PHA site. Preliminary calculations indicate that a minimal sample size of 1,950 families with children at each PHA site, across both treatment groups and the control group, is necessary to detect the effects of the treatments.

As described previously, HUD anticipates that the demonstration will be implemented over a six-year period. Over this time frame, HUD requires that each participating PHA site enroll a minimum of 650 families for CMRS, a minimum of 650 families for SMRS, and a minimum of 650 families for the

control group (minimum total of 1,950 families). To enroll the minimum number of families, participating PHA sites likely will need to conduct outreach to more than the minimum number of families, since a certain percentage of families are likely to decline enrolling.¹¹ Although there is limited data on what percentage of families are likely to decline enrolling in the demonstration, HUD estimates more than 10 percent may decline enrollment.¹²

Table 2 shows the minimum number of families each participating PHA site

must enroll in the demonstration. PHAs applying together under Category A: PHA Partnerships, Category B: Consortia with High-Performing FSS Program, or Category C: Consortia with Small Agency, do not need to enroll the minimum number of families at each individual participating PHA. They are required to collectively enroll the minimum number of families across participating PHAs. (See *Section VII Application Format* for further information on these categories.)

TABLE 2—MINIMUM REQUIRED ENROLLED FAMILIES AT EACH PHA SITE

Voucher type	CMRS treatment minimum number of families to be enrolled by PHA	SMRS treatment minimum number of families to be enrolled by PHA	Control minimum number of families to be enrolled by PHA	Total
Existing voucher holders	600	600	600	1,800
New admissions	50	50	50	150
Total	650	650	650	1,950

Table 3 shows a potential enrollment schedule for a participating PHA site that only enrolls the minimum number

of families. In their applications, PHAs will estimate the number of families they want to enroll. HUD anticipates

that some participating PHA sites will propose to enroll more families.

TABLE 3—POTENTIAL MINIMUM ENROLLMENT SCHEDULE AT EACH PHA SITE

	CMRS new enrollment	SMRS new enrollment	Control group new enrollment	Yearly total new enrollment (treatment & control)	Yearly total new treatment (families receiving CMRS or SMRS)
Year 1	Planning and pilot				
Year 2	130	N/A	130	260	130
Year 3	130	Planning and pilot	130	260	130
Year 4	130	216	130	476	346
Year 5	130	217	130	477	347
Year 6	130	217	130	477	347
Total	650	650	650	1,950 (cumulative)	1,300 (cumulative)

Existing Voucher Holders

To meet the minimum enrollment requirements, PHAs will primarily recruit and enroll existing voucher holders to participate in the demonstration.¹³ Recruitment and

enrollment of existing voucher holders likely will occur at recertification or when a family indicates interest in moving. Once a family with children indicates they are interested in moving, they will be asked if they are interested

in participating in the demonstration and given the opportunity to provide informed consent to participate.

Families who consent to participate will be randomly assigned into one of the treatment groups or the control

¹¹ HUD reminds PHAs when conducting outreach that all materials, notices, and communications must be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act and HUD's Section 504 regulation, and Titles II or III of the ADA and implementing regulations. Recipients must provide appropriate auxiliary aids and services necessary to ensure effective communication, which includes ensuring that information is provided in appropriate accessible

formats as needed, e.g., Braille, audio, large type, assistive listening devices, and sign language interpreters, accessible websites and other electronic communications (See 24 CFR 8.6, 28 CFR 35.160, 28 CFR 36.303). PHAs also must take reasonable steps to ensure meaningful access to their programs and activities to limited English proficient (LEP) individuals. As an aid to recipients, HUD published Final Guidance to Federal Financial Assistance Recipients: Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance) in the

Federal Register on January 22, 2007 (72 FR 2732). LEP guidance and LEP information is available here: <https://www.federalregister.gov/documents/2007/01/22/07-217/final-guidance-to-federal-financial-assistance-recipients-regarding-title-vi-prohibition-against>.

¹² Bergman, Chetty, DeLuca, Hendren, Katz, and Palmer, 2019.

¹³ In addition to families with children with regular tenant-based vouchers, existing voucher holders includes families with children assisted with project-based vouchers under Section 8(o)13.

group. All families within the same treatment group must be offered the same set of services. Families randomly assigned to the control group will not receive any mobility-related services but will receive HCV program business-as-usual services already offered by participating PHAs for moving families.

New Admissions

The statute authorized up to \$10 million for new incremental vouchers, called MDVs. HUD anticipates about 1,000 new MDVs will be made available under this notice. It is required that all MDVs will be used for new admissions for the treatment groups. PHAs applying for the demonstration must request MDVs which will be competitively awarded among multiple PHA awardees.¹⁴ PHAs must agree to make some regular turnover vouchers available for new admissions. HUD estimates that the number of regular turnover vouchers the PHA must make available will be half the number of the MDVs they are awarded (e.g. if the PHA is awarded 100 MDVs, they must make 50 regular turnover vouchers available).

HUD will work with PHAs to develop a waiting list selection plan for the demonstration. For the MDV and regular turnover vouchers, families will be selected off the waiting list in accordance with the participating PHA's preferences, as well as a required preference discussed in the next section.

After selection, families will be asked if they are interested in participating in the demonstration and given the opportunity to provide informed consent to participate. The Appropriations Acts require that MDVs be for families with children participating in the demonstration and shall continue to remain available for families with children upon turnover during the period of the demonstration. Therefore, to receive an MDV, a family selected from the waiting list must consent to participate in the demonstration. If the family selected from the waiting list for an MDV does not provide consent to participate in the demonstration, they will be placed back on the waiting list.

If the family consents, they will be randomly assigned into one of the treatment groups or the control group. All families assigned to the same treatment group must be offered the same set of services. Families assigned to the treatment groups will receive an MDV. Families assigned to the control group will receive a turnover voucher.

¹⁴ See *Section VII Application Format, Funding Application HUD Form-52515, Part F Need/Explanation of the Problem* for more information.

Families randomly assigned to the control group will not receive any mobility-related services but will receive HCV program business-as-usual services already offered by participating PHAs for moving families.

Across all participating PHA sites, approximately 1,500 total new admission families will participate in the demonstration. About 1,000 MDVs will be assigned to one of the treatment groups and about 500 regular turnover vouchers provided by PHAs will be assigned into the control group.

Required HCV Waiting List Preference

As described previously, the Appropriations Acts require that participants in the demonstration must be families with children. Most participants in the demonstration will be existing voucher holders with children.¹⁵ However, some participants in the demonstration will be new admissions to the HCV program. Most PHAs maintain a waiting list for admission into the HCV program. Under program regulations, PHAs may use a system of waiting list preferences for the selection of families admitted to the program.¹⁶

Section 235(c)(6) of Division G of the 2019 Appropriations Acts also allows for the "establishment of priority and preferences for participating families, including a preference for families with young children, as such term is defined by the Secretary, based on regional housing needs and priorities." Given this authority, HUD is requiring that PHAs establish a waiting list preference, both for MDVs and for the number of regular turnover vouchers PHAs must make available for the demonstration.

For MDVs awarded to participating PHAs, including any subsequent turnover of those vouchers, the PHA must adopt a waiting list preference. The waiting list preference is for families with at least one child aged 13 and under that live in census tracts with a family poverty rate of 30 percent or higher.¹⁷ Families that receive an MDV voucher will be randomly assigned to one of the treatment groups and will receive mobility-related services.

¹⁵ The waiting list is only applicable to applicants for the HCV program. There is no waiting list for existing voucher holders.

¹⁶ 24 CFR 982.207.

¹⁷ The poverty rate for families is available in American Community Survey table S1702. To access the information at the census tract level 5-Year ACS Tabulations must be used. To access the latest available family poverty rate at the census tract level see: <https://data.census.gov/cedsci/table?q=poverty%20rate&hidePreview=false&tid=ACSSST5Y2018.S1702&t=Poverty&vintage=2018>.

As described previously, PHAs must agree to make available some of their regular turnover vouchers for new admissions to the demonstration. HUD anticipates that PHAs will need to make available about half as many regular turnover vouchers as awarded MDVs for new admissions.

For the regular turnover vouchers provided by PHAs for the demonstration, in order to fulfill elements of the demonstration's statutorily required evaluation design, PHAs must adopt the same preference for families with at least one child, aged 13 and under, who live in a census tract with a family poverty rate of 30 percent or higher. They must apply this limited preference to their regular turnover vouchers until enough families receiving these regular turnover vouchers have been randomly assigned to the control group.¹⁸

If a PHA does not have enough families on the waiting list that meet the required preference, the PHA will select the next available family with at least one child aged 17 or under from the waiting list. PHAs must have the administrative capacity to implement this preference.

III. Mobility-Related Services

The Appropriations Acts provide funding for mobility-related services to be implemented under the demonstration. PHAs that participate in the demonstration will be required to implement comprehensive mobility-related services (CMRS) and selected mobility-related services (SMRS). HUD will test whether providing mobility-related services to families with children results in moves to opportunity areas compared to those families that are not offered these services. HUD will use a randomized controlled experiment—the gold standard for measuring causal impacts—to evaluate the effectiveness of the demonstration. PHAs participating in the demonstration will propose administrative policies to be adopted. PHAs will also have the option of developing a regional project-based voucher strategy as part of their participation in the demonstration.

Comprehensive Mobility-Related Services

This section describes the components of CMRS likely to be required for implementation at participating PHAs. In order to

¹⁸ An example of a limited preference is when a PHA limits the number of families with young children that qualify for the preference to a specific number of families. For information on a limited preference in a different context please see PIH Notice 2013-15.

effectively implement a randomized controlled experiment, all participating PHA sites will be required to implement substantially the same CMRS.

In their applications, PHAs will describe how they intend to implement these services. PHAs also will have the opportunity in their applications to identify whether there are mobility-related services they think may not be successful in their region. After selection, HUD will work with PHAs to finalize the standard set of CMRS to be offered at all demonstration sites.

HUD recognizes that local experiences and circumstances are also important for crafting an effective set of CMRS.

PHAs may be allowed to provide additional services beyond the CMRS if the services do not impact the research design.¹⁹ PHAs will identify in their proposals other services they may want to offer as part of the demonstration.

Although HUD hopes to learn what strategies help families access opportunity areas and will closely monitor the number of moves to opportunity areas, participation in mobility-related services will be entirely voluntary. Families may end participation in mobility-related services at any time and it will not affect their status as an applicant or participant in the HCV program.

Based on available research, HUD has identified CMRS that are likely to be successful in helping families move to opportunity areas. These include a range of services, such as pre-move support and housing search assistance, landlord outreach and support, family financial assistance, landlord financial incentives, post-move, and subsequent-move support, which are described in detail below. PHAs will have the flexibility to work with individual families to customize services, provided every family is offered all of the available services.

Pre-Move Services

- Creating customized plans to address individual family barriers to renting a unit in an opportunity area, such as negative credit, lack of credit, or negative rental or utility history.

- Providing information on schools, the opportunity to tour and meet with school staff, educators, and any necessary educational support services, neighborhood amenities, and the short-term and long-term benefits of moving to an opportunity area.

¹⁹ For example, a PHA may want to launch an informal peer-to-peer network of families that have moved to opportunity areas. This likely would not be in the CMRS but should not impact the research design and likely could be implemented by the PHA.

Housing Search Assistance

- Helping an individual family identify and tour available units in opportunity areas, including physically accessible units and features for family members with disabilities.
- Assisting with the completion of rental applications and PHA forms.
- Expediting the PHA leasing process.

Family Financial Assistance

- Creating customized assistance²⁰ to help remove certain cost barriers to initial lease-up in an opportunity area by providing funds for application fees, move-in fees, and security deposits.

Landlord Recruitment

- Conducting concerted outreach for increased landlord participation in opportunity areas.
- Providing enhanced customer service.
- Conducting expedited inspections.
- Providing financial incentives with mobility-related service funding such as damage mitigation funds, signing bonuses, or vacancy payments which may help encourage more landlords in opportunity areas to participate.²¹

Post-Move Services

- Helping families locate neighborhood resources and amenities and navigate enrolling their children in the local school.
- Conducting regular check-ins, services, and supporting the adjustment to a new neighborhood.
- Providing subsequent move counseling for families who may want to move again after their initial opportunity area move. PHAs will offer some of the same services they provided initially as part of second-move counseling.

Selected Mobility-Related Services (SMRS)

Based on existing research, it is likely that the intensive nature of supports offered through CMRS will result in an increased number of moves to opportunity areas for participating families. However, based on available data, it is unclear whether individual elements or a streamlined version of CMRS would result in an increased number of moves to opportunity areas. Although it is likely CMRS will result in successful moves to opportunity

²⁰ After selection, HUD and PHAs will work collaboratively together to establish reasonable limits on family financial assistance to be provided with mobility-related service funding.

²¹ After selection, HUD and PHAs will work collaboratively together to establish reasonable limits on landlord incentives to be provided with mobility-related service funding.

areas, there may be more cost-effective approaches to expanding housing opportunities for families with children. As such, HUD will test whether a selected subset of mobility-related services is effective at helping families move to and remain in opportunity areas.

Participating PHA sites will also implement SMRS while they continue to offer CMRS. The SMRS implemented by each participating PHA will likely be a subset of the services offered through CMRS. HUD will not finalize the SMRS until at least one year of CMRS has been implemented. HUD will work closely with PHAs to identify what components of CMRS seem most promising to test as SMRS. However, PHAs will identify in their applications which subset of CMRS they would most like to implement as SMRS.

In order to effectively implement a randomized controlled trial, at least two PHA demonstration sites will be required to implement substantially the same SMRS. HUD expects to test between two and four different SMRS interventions. Participating PHAs will be required to offer the SMRS and administrative policies to all participating families in the treatment group, although it is expected not all families will choose to take up every service offered.

Administrative Policies

In order to conduct effective research, HUD and PHAs must balance the administrative policy differences inherent in the HCV program and local contexts with the research need to maintain some level of similarity among certain administrative policies across sites. In their applications, PHAs will describe administrative policies they want to implement through this demonstration, or already have implemented, that promote housing mobility.

HUD has identified at least one policy area where standardization will be required to ensure it is possible to evaluate the effectiveness of the demonstration. HUD will require that PHAs participating in the demonstration offer high enough payment standards in opportunity areas to ensure that families have access to rental units in opportunity areas. HUD also will require that PHAs participating in the demonstration offer the same payment standards to families in the treatment and control group. Please see *Section V Application Process*, for further information on payment standards.

HUD will ask for existing or proposed policies such as voucher search times, portability policies, and other similar

policies that promote housing choices and mobility. After selection, HUD will work collaboratively with participating PHA to ensure these and other administrative policies are adequate to help families access opportunity areas and to ensure a level of consistency across participating sites.

PHAs must agree to update their PHA Plans and Administrative Plans to reflect the required HCV waiting list preference and any finalized policy changes, as applicable.

Regional Project-Based Voucher Plan

Due to the limited number of MDVs made available under the demonstration, and the need for all of those MDVs to be part of the randomized controlled trial research evaluation, PHAs may not project-base any awarded MDVs. Families that receive mobility-related services under the demonstration may, however, move to project-based voucher (PBV) units. PHAs are encouraged to inform families of available PBV units in their service areas.

Although MDVs cannot be project-based, PHAs may use up to two percent of their mobility-related services funding to develop a regional project-based voucher plan. PHAs will develop the plan throughout the first three years of the demonstration. The plan, which will be submitted to HUD at the beginning of the fourth year of the demonstration, must include, at a minimum, (1) an analysis of PBV units that are large enough for families with children and are currently in opportunity areas in the region and (2) a strategy for increasing the number of those types of PBV units throughout the region. While drafting their plans, PHAs may want to analyze barriers to increasing the number of family PBV units in opportunity areas and how to overcome those barriers. PHAs will also want to develop a plan, potentially including strategies for providing mobility-related services to families interested in moving to PBV units.

Memorandum of Understanding and Performance Standards Requirements

After selection, HUD will work collaboratively with all participating PHAs to finalize the program and research design that will be implemented at each participating PHA. The program and research design will include the final set of mobility-related services to be implemented as part of the CMRS, administrative policies to promote expanded housing opportunities, a program budget, and an enrollment plan. The program and research design will also include

information on how SMRS treatment likely will be developed and implemented. HUD anticipates that these will be decided within six months of selection.

After the program and research design is finalized, HUD will draft a memorandum of understanding (MOU) that outlines roles, responsibilities, the program and research design, services to be offered, and descriptions of administrative policies, among other things. HUD also will draft a performance standards agreement that outlines programmatic goals, recapture and reallocation terms, a budget, and a payment schedule for mobility-related services.

PHAs will have up to 60 days to review the terms of the MOU and performance standards agreement. Although HUD anticipates that all selected PHAs will want to continue forward with implementation of the demonstration, PHAs will have the option to decline execution of either prior to implementation of the demonstration. However, after the MOU and performance standards agreement have been executed, PHAs will not be able to exit the demonstration without HUD's prior authorization.

It is important for PHAs with existing housing mobility programs to understand that it is possible the final CMRS might not reflect their existing program, yet they will be required to implement services as required by the demonstration.

IV. Award Description

Grant funding of up to \$50,000,000 is available through this notice. All awards are subject to statutory constraints and the applicable funding restrictions contained in this notice.

Of the total \$50,000,000 made available under this notice, up to \$10,000,000 of housing assistance payments (HAP) funding will be available for new increments of Housing Choice Voucher mobility demonstration vouchers (MDVs). HAP funding for MDVs will be renewed annually in accordance with HUD's renewal formula guidance.

The remainder of the funding will be available for mobility-related services. These funds will be released to the PHA on an agreed upon budget and schedule that aligns with HUD's cash management procedures.

HUD expects to make approximately 5–10 awards for MDVs and mobility-related services together. HUD expects the minimum award amount, including both MDVs and mobility-related services funding, likely to be no less than \$4,000,000 and the maximum

award amount likely to be no more than \$10,000,000.

For any public housing agency administering voucher assistance under the demonstration that determines that it no longer has an identified need for such assistance upon turnover, such agency shall notify HUD, and HUD shall recapture such assistance from the agency and reallocate it to any other public housing agency or agencies based on need for voucher assistance in connection with the demonstration.

HUD expects to announce awards under this demonstration in December 2020.

Eligible Uses of Funds

Housing Choice Voucher Mobility Demonstration Vouchers HAP and Administrative Fees

Funds awarded for HAP and administrative fees must be used in accordance with the Appropriations Acts and other applicable guidance. For Moving to Work (MTW) PHAs awarded MDV HAP funds and administrative fees under this demonstration, these funds are not eligible for fungibility. MDVs may be administered in accordance with activities in the approved MTW Plan or Supplement unless MTW provisions are inconsistent with the Appropriations Acts or requirements of this notice. In the event of a conflict between approved MTW activities and flexibilities and the Appropriations Acts or notice language, the Appropriations Acts and notice govern.

Mobility-Related Services Funding

Funds awarded must be used to provide eligible mobility-related services for families with children. Mobility-related services funding is not eligible for fungibility under the MTW demonstration. PHAs may use up to five percent of their allocation of mobility-related services funding for start-up costs such as hiring and training new staff or adopting new technology. As noted in *Section III Mobility Related Services* "Regional Project-based Voucher Plan," PHAs may use up to two percent of their allocation of mobility-related services funding to develop a regional project-based voucher plan.

PHA Administrative Fees

PHAs participating in the demonstration may use administrative fees, their administrative fee reserves, and funding from private entities to provide mobility-related services in connection with the demonstration program, including services such as counseling, portability coordination,

landlord outreach, security deposits, and administrative activities associated with establishing and operating regional mobility programs. PHAs are cautioned that CMRS and SMRS must be offered and to consider whether the terms of any private funding agreements would interfere with their ability to meet demonstration requirements when potentially soliciting or receiving funding from private entities.

PHA HAP Funds

PHAs participating in the demonstration may use housing assistance payments (HAP) funds under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) for security deposits²² if necessary, to enable families participating in the treatment group to lease units with vouchers in designated opportunity areas. HUD anticipates that PHAs generally will use mobility-related service funding for security deposits for the demonstration.

Project-Based Vouchers and HCV Homeownership Program

MDVs, and regular turnover vouchers made available by the PHA specifically for the demonstration, may not be used as project-based vouchers (PBVs) or as HCV homeownership program vouchers, due to design constraints of the research evaluation. The research evaluation will measure the mobility-related services families receive and not efforts made by PHAs to secure physical property in opportunity areas. Evaluating the means by which a PHA can secure specific units in opportunity areas requires a different set of research protocols.

Families participating in the demonstration may move to a PBV unit or purchase a home through the HCV homeownership program. Any MDV voucher holder that chooses to move to a project-based unit or purchase a home through the HCV homeownership program must be offered another voucher from the PHA in accordance with the PHA's policies. Given the limited number of MDVs and regular turnover vouchers required to be made available (*i.e.* about 1,500) HUD anticipates this will not be a significant challenge for PHAs over the course of the demonstration.

Recapture and Reallocation of Funds

Funds awarded under this notice may be recaptured and reallocated and units

awarded may be reduced if the PHA does not comply with the requirements of the notice, the performance standards agreement, or the MOU that will be executed after award. If HUD finds a PHA in non-compliance of the terms of the notice, performance standards agreement, or the MOU, HUD may recapture any unspent mobility-related service or voucher funds. HUD may also reallocate any mobility-related service dollars or awarded vouchers to the next highest scoring applicant(s) that applied for the demonstration under this notice. For example, should a selected PHA not make efforts to enroll families to participate in the demonstration, HUD would have the authority to recapture mobility-related service funding from the PHA.

Beneficiary Eligibility

Both the vouchers and the services made available under the demonstration shall be for families with children. This means that a family without children may not participate in the demonstration, receive an MDV, or receive mobility-related services under the demonstration.

V. Application Process

General Eligibility Criteria

Only PHAs that already administer HCVs are eligible to apply. Non-profits that administer Mainstream voucher assistance are not eligible to participate in the demonstration. PHAs that fail to meet any of the following eligibility requirements will be deemed ineligible. Applications from ineligible PHAs will not be evaluated.

Statutory Categories of Eligibility

Only certain PHAs, or groups of PHAs, are eligible to participate in the demonstration. To be eligible to participate in the demonstration, a PHA must meet one of four eligibility categories. Further definitions of the eligibility categories and how PHAs demonstrate they fall into an eligibility category are included in *Section VII Application Format*.

Category A PHAs (PHA Partnerships) are agencies that, together, serve areas with high concentrations of voucher holders in poor, low-opportunity neighborhoods and have an adequate number of moderately priced rental units in high-opportunity areas. For the purposes of the notice, "high-opportunity" and "opportunity area" have the same meaning.²³

Category B PHAs (Consortia with High-Performing FSS Program) are in planned consortia or partial consortia of PHAs that include at least one agency with a high-performing FSS program.²⁴

Category C PHAs (Consortia with Small PHA) are in planned consortia or partial consortia of PHAs that serve jurisdictions within a single region, include one or more small agencies, and will consolidate mobility-focused operations.²⁵

A Category D PHA (Single Agency) is a single agency that serves areas with high concentrations of voucher holders in poor, low-opportunity neighborhoods and has an adequate number of moderately priced rental units in high-opportunity areas. In defining this category, HUD is using its statutory authority, included in Section 235(b)(1)(D) in the 2019 Appropriations Act to establish other categories of PHAs that are eligible to participate in the demonstration.²⁶

Other Eligibility Requirements

Required preference—The Appropriations Acts allow for the "establishment and priority and preferences for participating families, including a preference for families with young children, as such term is defined by the Secretary, based on regional housing needs and priorities." As such, HUD is requiring PHAs that participate in the demonstration adopt a preference as described in the *Section II Research Evaluation*, "Required HCV Waiting List Preference."

This preference is for the purposes of new admission vouchers under this demonstration only. It does not apply to mobility-related services for existing voucher holders.

Payment standards—PHAs must agree to adopt adequate payment standards in opportunity areas. PHAs must agree that payment standards will be finalized in coordination with HUD after selection. PHAs must agree that the same payment standards will be offered to families in the treatment and control groups.

by HUD, as described later in the Notice (see *Section VII Application Format*, Funding Application Form HUD-52515, Part K).

²⁴ PHAs may meet these criteria using definitions established by HUD, as described later in the Notice (see *Section VII Application Format*, Funding Application Form HUD-52515, Part K).

²⁵ PHAs may meet these criteria using definitions established by HUD, as described later in the Notice (see *Section VII Application Format*, Funding Application Form HUD-52515, Part K).

²⁶ A PHA may meet these criteria through one of two ways, either: (1) PHAs that are located in Mandatory Small Area Fair Market Rent areas; or (2) PHAs that meet the criteria using data provided by HUD, as described later in the Notice (see *Section VII Application Format*, Funding Application Form HUD-52515, Part K).

²² Authorization for PHAs participating in the demonstration to use non-MDV HAP for security deposits was included in the 2019 Appropriations Act. This flexibility is for PHAs participating in the demonstration only.

²³ PHAs may meet these criteria through one of two ways, either: (1) PHAs that are located in Mandatory Small Area Fair Market Rent areas; or (2) PHAs that meet the criteria using data provided

Program evaluation—As a condition of receipt of financial assistance under this notice, all participating PHAs will be required to cooperate with HUD, and any contractors affiliated with HUD in implementing and evaluating this demonstration program.

Civil rights—Outstanding civil rights matters must be addressed to HUD's satisfaction prior to grant award, provided that all applicable legal processes have been satisfied.

Program management findings—The PHA must not have any major unresolved program management findings, including but not limited to, from an inspector general's audit, HUD management review, an independent public accountant audit for the PHA's HCV program, or other significant compliance problems that were not resolved or in the process of being resolved prior to the notice's application deadline. Major program management findings, significant program compliance problems, or being in a funding shortfall, are examples of situations that would cast doubt on the capacity of the PHA to effectively administer any new HCV funding in accordance with applicable HUD regulatory or statutory requirements.

Timely submission of application—Applications submitted after the deadline stated within this notice that do not meet the requirements of the grace period policy (described in Section IX: Application Deadlines) will be marked late. Late applications are ineligible and will not be evaluated.

Other circumstances or requirements affecting PHA eligibility—Outstanding delinquent Federal debts; debarments and/or suspensions; pre-selection review of performance; sufficiency of financial management system; false statements; mandatory disclosure requirements; prohibition against lobbying activities; equal participation of faith-based organizations in HUD programs and activities; and program specific requirements affecting eligibility. Detailed information on each requirement is posted on HUD's funding opportunities page: https://www.hud.gov/program_offices/spm/gmohgmt/grantsinfo/fundingopps.

To be eligible, PHAs must agree to other requirements. By submitting an application, PHAs agree to the following:

Provide effective communication—All notices and communications must be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act and HUD's Section 504 regulation, and Titles II or Resolution No. 2020-4179

III of the Americans with Disabilities Act (ADA) and implementing regulations. Recipients must provide appropriate auxiliary aids and services necessary to ensure effective communication, which includes ensuring that information is provided in appropriate accessible formats as needed, e.g., Braille, audio, large type, assistive listening devices, and sign language interpreters, accessible websites and other electronic communications (See 24 CFR 8.6; 28 CFR 35.160, 28 CFR 36.303). PHAs also must take reasonable steps to ensure meaningful access to their programs and activities to limited English proficient (LEP) individuals. As an aid to recipients, HUD published *Final Guidance to Federal Financial Assistance Recipients: Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance)* in the **Federal Register** on January 22, 2007 (72 FR 2732).

Comply with HCV program requirements—HCVs awarded under this notice will be subject to all program requirements, including those at 24 CFR part 982, except for requirements that are specifically waived, which are described in *Section VI Waivers and Alternative Requirements for the Demonstration*. PHAs must comply with alternative requirements.

VI. Waivers and Alternative Requirements for the Demonstration

Section 235(e)(1) of division G of the 2019 Appropriations Act provides the Secretary with the authority to waive or specify alternative requirements for four provisions of Section 8 of the 1937 Act. These waivers or alternative requirements are exceptions to the normal HCV and PBV requirements, and only apply to the demonstration. Participating PHAs may also request programmatic regulatory waivers, as described in *Section VII Application Format*. PHAs will provide programmatic regulatory waiver requests to HUD in their Regional Housing Mobility Plan.

Consistent with the authority in section 235(e)(1), HUD has decided to exercise the discretionary statutory waiver authority for two of the four provisions in the 1937 Act, as discussed immediately below. HUD has also found good cause to use discretionary regulatory waiver authority provided for in 24 CFR 5.110 for one regulatory waiver needed to implement the demonstration.

Lease Term and Mobility Requirements

Section 235(e)(1)(A) of the 2019 Appropriations Act authorizes the Secretary to waive or specify alternative requirements for Sections 8(o)(7)(A) and 8(o)(13)(E)(i) of the 1937 Act and relevant regulatory provisions.

Section 8(o)(7)(A) provides that “the lease between the tenant and the owner shall be for a term of not less than one year, except that the public housing agency may approve a shorter term for an initial lease between the tenant and the dwelling unit owner if the public housing agency determines that such shorter term would improve housing opportunities for the tenant and if such shorter term is considered to be a prevailing local market practice.” HUD is waiving this statutory provision because allowing shorter initial lease terms in certain rental markets may help expand the pool of available landlords and rental units in opportunity areas. HUD is also waiving the corresponding program regulations on the “term of assisted tenancy” at 24 CFR 982.309(a)(1) and (2). Using this waiver, PHAs have the discretion to approve shorter initial lease terms if they believe shorter terms will expand the pool of available landlords and rental units in opportunity areas.

Section 8(o)(13)(E)(i) states that for the project-based voucher program, “each low-income family occupying a dwelling unit assisted under the contract may move from the housing at any time after the family has occupied the dwelling unit for 12 months.” PHAs must offer each such family the opportunity for continued tenant-based rental assistance, consistent with the requirements in Section 8(o)(13)(E)(ii) and 24 CFR 983.261. HUD is not waiving Section 8(o)(13)(E)(i) because it believes the 12-month standard is reasonable and is fully compatible with the demonstration.

Consistency With PHA Plan

Section 235(e)(1)(B) of the 2019 Appropriations Act authorizes the Secretary to waive or specify alternative requirements for Section 8(o)(13)(C)(i) of the 1937 Act.

Section 8(o)(13)(C)(i) states that, for the project-based voucher program, “a public housing agency may approve a housing assistance payment contract only if the contract is consistent with the public housing agency plan for the agency . . .” Although vouchers made available under this notice cannot be project-based, as discussed earlier in *Section II Mobility-related Services*, PHAs may use up to two percent of their mobility-related services funding to

develop a regional project-based voucher plan. The plan must include, at a minimum (1) an analysis of PBV units large enough for families with children located in opportunity areas in the region, and (2) a strategy for increasing the number of those types of PBV units in opportunity areas throughout the region.

HUD is waiving this statutory provision to allow PHAs the flexibility to develop a regional project-based voucher plan that is inconsistent with the current PHA plan.

Portability Waiver

Section 235(e)(1)(C) of the 2019 Appropriations Act authorizes the Secretary to waive or specify alternative requirements for Section 8(r)(2) of the 1937 Act which provides that, with respect to portability, “the PHA having authority with respect to the dwelling unit to which a family moves . . . shall have the responsibility of carrying out the [statutory portability] provisions with respect to the family.”

The geographical areas in which PHAs may administer vouchers is largely governed by state law. HUD is not waiving Section 8(r)(2). The agency believes that there must be compelling reasons for waiving this statutory provision, given that a waiver could result in substantial overriding of state laws in a fundamental area like PHA jurisdiction. Accordingly, HUD does not believe such compelling reasons exist with respect to the demonstration. Rather than waive this statutory provision, HUD is requiring PHAs applying for the demonstration provide information on how they plan to streamline portability policies and procedures across their region.²⁷ HUD believes PHAs can adequately streamline portability policies and procedures without this statutory waiver.

Section Eight Management Assessment Program Waiver and Alternative Requirement

Under the HCV program, a PHA may receive deconcentration bonus points under the Section Eight Management Assessment Program (SEMAP) if the PHA submits deconcentration data in a HUD-prescribed format, and HUD verifies that the PHA met the requirements for the bonus. For any PHA participating in the demonstration, HUD is waiving 24 CFR 985.3(h), which governs the deconcentration bonus points. Instead, HUD is providing that

such a PHA shall receive deconcentration bonus points for the first year after full implementation of the demonstration and for the rest of the years the PHA participates in the demonstration. This provision is not applicable to MTW agencies that do not participate in SEMAP.

Consortia Waivers and Alternative Requirements

Section 235(e)(1) of division G of the 2019 Appropriations Act requires HUD to provide two sets of alternative requirements related to consortia for the purposes of the demonstration. The first set is to allow a consortium that has a single HCV funding contract and the second set is to allow PHAs to enter into a partial consortium to operate all or portions of the Regional Housing Mobility Plan.

In the HCV program, the formation of consortia is governed by the 1937 Act, 42 U.S.C. 1437k and 24 CFR part 943, subpart B. Generally, the statute and regulations provide that two or more PHAs may enter into a consortium agreement and that each PHA will maintain its identity, including its board and PHA code, and its Annual Contributions Contract (ACC) with HUD.

Alternative Requirements for a Single HCV Funding Contract Consortium

In July 2014, HUD issued a proposed rule, “Streamlining Requirements Applicable to Formation of Consortia by Public Housing Agencies” in the **Federal Register**.²⁸ Although the rule has yet to be finalized, for the purposes of PHAs applying as a single HCV funding contract consortium for this demonstration, HUD will waive program regulations at 24 CFR part 943, subpart B, and provide for the use of alternative requirements required by section 235(e)(2) based on the standards in the proposed rule.²⁹ These alternative requirements are provided in Attachment B of this notice. The proposed rule does not provide for the participation of MTW agencies in a single HCV funding contract consortium and therefore the alternative requirements do not either.

PHAs interested in forming a single HCV funding contract consortium will submit a proposal for implementation as part of their application. A description of how PHAs submit their applications for a single HCV funding contract

consortium is in *Section VII Application Format*, Part K.

Alternative Requirements for a Partial Consortium

HUD has considered numerous options for providing alternative requirements for forming partial consortia. After significant analysis, HUD has not been able to develop viable alternative requirements for partial consortia within the constraints of the existing statutory framework at 42 U.S.C. 1437k. There are, in HUD’s view, statutory provisions that are not compatible with the establishment of partial consortia. For example, the statute requires that all planning and reporting requirements must be consolidated for PHAs participating in a consortium. It is unclear how PHAs participating in a partial consortium would be able to consolidate all of their planning and reporting requirements. In addition, the Single Audit Act requires audits of non-Federal entities that expend more than \$750,000 from all federal sources. This means that each PHA member in a partial consortium that receives more than \$750,000 in Federal funds from all sources would require an individual audit and be unable to consolidate all of their planning and reporting as required by 42 U.S.C. 1437k.

Although HUD was unable to determine a set of alternative requirements for partial consortia within the statutory requirements, it may be possible that PHAs interested in applying for the demonstration have an innovative approach to resolving the challenges resulting from the statutory constraints. PHAs interested in participating in partial consortia may submit a proposal for implementing a partial consortium as part of their application. HUD will evaluate each proposal on a case-by-case basis to ensure it meets the statutory requirements and consider any potential regulatory waivers that are statutorily allowable. A description of how PHAs submit their applications for partial consortia is provided in *Section VII Application Format*, Part K.

Effective Dates

As required by section 235(e)(3) of the 2019 Appropriations Act, the waivers and alternative requirements for this demonstration that are listed above will not take effect before the expiration of the 10-day period beginning upon publication of this Notice.

VII. Application Format

There are two types of applicants for the demonstration: (1) PHAs that apply

²⁷ See *Section VII Application Format*, Funding Application HUD Form-52515, Part G, Regional Housing Mobility Plan.

²⁸ 79 FR 40019, available at: <https://www.govinfo.gov/content/pkg/FR-2014-07-11/pdf/2014-16151.pdf>.

²⁹ The proposed rule refers to a single HCV funding contract consortium as a single-ACC consortium.

together under Category A, PHA Partnerships; Category B, Consortia with High-Performing FSS Program; or Category C, Consortia with Small PHA, and (2) a single PHA that applies under Category D, Single Agency.

For the purposes of this section, HUD describes PHAs that apply together—Categories A, B, and C listed above—as joint PHA applicants. Also, for the purposes of this section, HUD describes a PHA that applies alone, Category D, as a single PHA applicant. Joint PHA applicants will submit a single application, which will consist of sections prepared jointly and sections prepared on an individual PHA basis,

all of which will be aggregated and submitted together.

Joint PHA and single PHA applicants must submit the application for the demonstration in the format required by HUD by the due date.

The application includes four required forms. These forms, and where they can be downloaded, are listed in Table 4.

Where additional pages are needed to respond to the application, PHAs must comply with the following formatting requirements:

- Use 8½ x 11-inch paper; all margins should be approximately one inch;
- Use at least 10-point font;

- Each page must be numbered;
- Adhere to the page limit requirements of each applicable section. There is no minimum length required for narratives;
- Any pages marked as sub-pages (e.g., with numbers and letters such as 25A, 25B, 25C), will be treated as separate pages;
- If a section is not applicable, indicate “N/A”;
- No more than one page of text may be placed on one sheet of paper (i.e., you may not shrink pages to get two or more on a page); and
- Shrunken pages, or pages where a minimized/reduced font are used, will be counted as multiple pages.

TABLE 4—REQUIRED FORMS

Form	Submission requirements	Description	Link to form
Funding Application—Form HUD-52515.	For joint PHA applications, Sections A–C and F are required for each individual PHA. Sections D, E and G–L should be completed jointly and only one version should be submitted. For single PHA applicants, Sections A–L should be completed and submitted. Please note that Sections H and I will be blank for all applicants. A sample 52515 and supporting documentation attachments may be found at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo .	This form will largely be completed through additional attachments. HUD recommends submitting additional documentation for Parts D–G and K in a document named “[PHAcodes]_attachment 1”; Additional documentation for Part J in a PDF document named “[PHAcodes]_attachment 2”, and additional documentation for Part L in “[PHAcodes]_attachment 3.”	https://www.hud.gov/sites/dfiles/PIH/documents/HUD-52515_.pdf .
Application for Federal Assistance—Form SF-424 and SF-424B.	For joint PHA applications, all individual PHAs requesting MDVs that are participating in the joint application must submit this form. The lead PHA should include the mobility-related service funding in question 18. Single PHA applicants must submit this form.	PHAs are encouraged to use additional pages to complete the Form SF-424. HUD may contact a PHA to clarify items on this form and items will be treated as a curable deficiency.	https://www.hudexchange.info/resource/306/hud-form-sf424/ .
Applicant/Recipient/Disclosure/Update Report—Form HUD-2880.	For joint PHA applications, all individual PHAs participating in a joint application must submit this form. Single PHA applicants must submit this form.	This is the HUD Applicant Recipient Disclosure form. HUD may contact an applicant to clarify items on this form and items will be treated as a curable deficiency.	https://files.hudexchange.info/resources/documents/HUD-Form-2880-Applicant-Recipient-Disclosure.pdf .
Disclosure of lobbying activities, if applicable—Form HUD SF-LLL.	For joint PHA applications, all individual PHAs participating in the joint application must submit this form. Single PHA applicants must submit this form.	This form is only applicable if your agency has used or intends to use non-Federal funds for lobbying activities. HUD may contact an applicant to clarify items on this form and items will be treated as a curable deficiency.	https://www.hudexchange.info/resource/308/hud-form-sflll/ .

Funding Application Form HUD-52515

The Funding Application Form HUD-52515, which is comprised of Parts A-L, is where most of the information required to be submitted to apply for the demonstration is provided. PHAs may provide additional attachments as part of the Funding Application Form HUD-52515. For Parts D-G of Funding Application Form HUD-52515, additional pages submitted by the joint or single PHA applicants may not exceed 43 pages total. HUD will review only the first 43 pages for Parts D-G Funding Application Form HUD-52515, and any responses after 43 pages will not be considered for scoring. Parts K, J and L have no page limit. (Parts H and I will be blank for all applicants.)

HUD recommends submitting additional documentation for Parts D-G and K in a document named “[PHAcode]_attachment 1”; additional documentation for Part J in a PDF document named “[PHAcode]_attachment 2”; and additional documentation for Part L in a document named “[PHAcode]_attachment 3.” A sample Funding Application Form HUD-52515 and sample supporting attachments may be found at: https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo.

Parts A-C

In Parts A-C, each PHA participating in a joint application, or the single PHA applicant, must provide their name and mailing address, PHA code, and the number of MDVs requested. For example, if five PHAs are part of a joint application, HUD will receive five copies of Funding Application Form HUD-52515 with Parts A-C completed by each individual PHA.

Part D Geographic Area/Jurisdiction (Describe the Area in Which Assisted May Live)

In this part, the joint or single PHA applicant must describe the geographic area in which the PHA, or combination of PHAs, may administer vouchers. Describe how housing agency jurisdictions are created under state law and any implications that may have for participation in the demonstration, particularly as it relates to shared jurisdictions for portability. If needed, one additional page may be added to describe the jurisdiction. Only one Part D will be submitted. For joint PHA applicants it will be submitted as part of the lead PHA's Funding Application Form HUD-52515.

Part E Capacity of the Organization

In this part, the joint or single PHA applicant must submit a narrative description of the capacity and prior experience of the PHAs or PHA. Describe the following:

- Experience managing high-performing voucher programs.
 - PHAs must describe how they effectively manage their program to achieve a high utilization rate, which should include information on how they analyze the waiting list and monitor the success rate to meet both funds and unit utilization goals each year.
 - PHAs must describe how they are providing timely and consistent inspections, providing customer service, adopting technology such as landlord or participant portals, and using mapping software.
- Prior experiences working together with other PHAs on a regional basis through initiatives such as portability, consolidated administrative functions, HCV process or policy alignment, or other collaborations.
- Experience implementing policies and/or programs that promote housing choice for families with children, particularly expanded choices in opportunity areas and any experience implementing a housing mobility program or other mobility-related or similar services, including, but not limited to:
 - Experience adopting and implementing policies to promote moves to opportunity areas, including streamlining portability procedures, increasing voucher search times, providing adequate payment standards in opportunity areas, and housing locator services;
 - Experience conducting outreach to families in high-poverty neighborhoods;
 - Recruiting and retaining landlords, particularly landlords in opportunity areas;
 - Helping voucher families meet landlord screening factors, including but not limited to credit repairs, financial coaching, or security deposit assistance;
 - Implementing and administering Federal, State, local or non-profit grants, programs or activities that demonstrate PHA capacity, which may include, but are not limited to: Special purpose vouchers (e.g. HUD-Veterans Affairs Supportive Housing (HUD-VASH), Family Unification, Mainstream vouchers, etc.), the Rental Assistance Demonstration, Low-Income Housing Tax Credit (LIHTC), Community Development Block Grant (CDBG), HOPE VI or Choice Neighborhoods grants; and

- Participating in research studies, including a randomized controlled trial, research evaluation or demonstrations, such as quantitative or qualitative research, or other experience with data analysis or mapping.

- Data and information on the PHAs' program size to support the number of proposed enrollees for the research evaluation. PHAs will propose the number of enrollees in *Part F Need/Extent of the Problem*. In this Part E, PHAs must submit the program data and information to support the number of enrollees proposed in Part F. PHAs also may submit a narrative on any of these data elements to describe program performance, which may include discussion of relevant program operations and performance experience. Although only one Part E will be submitted for joint PHA applicants, each PHA must provide the following information at an individual PHA-level. The lead PHA will submit all PHA applicants' information in their Funding Application Form HUD-52515. To support the number of proposed enrollees described in *Part F Need/Extent of the Problem*, applicants will likely submit data on the following, but are not limited to these elements only:

- Number of families with children on waiting list;
- Number of recertifications completed for families with children between January 1, 2010 and December 31, 2019;
- Number of families with children currently leased as of December 31, 2019;
- Number of families with children currently leased in proposed opportunity areas in the PHA's jurisdiction as of December 31, 2019;
- Voucher program attrition rate for prior three calendar years;
- New program lease-ups in the regular voucher program over past three calendar years;
- Program-wide voucher success rate as of December 31, 2019;
- Utilization rate of regular HCVs as of December 31, 2019 for (1) HAP expenditures compared to available budget authority and (2) units leased compared to authorized voucher levels;
- Utilization rate of special purpose vouchers as of December 31, 2019 for (1) HAP expenditures compared to available budget authority and (2) units leased compared to authorized voucher levels Average days to lease as of December 31, 2019;
- Average days from receipt of request from tenancy approval to a passed inspection as of December 31, 2019; and

○ Annual number of inbound and outbound ports in 2019, along with narrative describing the general pattern of portability for the PHA.

This part is limited to eight additional pages.

Part F Need/Extent of the Problem

In this part, joint and single PHA applicants must describe the need for MDVs and request the number of MDVs they would like to be awarded. For joint PHA applicants, all participating PHAs may request MDVs but at least one PHA is required to request MDVs.

The number of MDVs requested must be supported by data showing the number of families with children in the jurisdiction that reside in high-poverty areas. PHAs must show there is adequate need for MDV vouchers which is not being met through other existing programs. Each PHA that requests MDVs must submit the request as part of their individual Funding Application Form HUD-52515.

Using Table 5, joint and single PHA applicants will request the amount of mobility-related services funding

needed for the duration of the demonstration which HUD anticipates being six years. Table 6 shows an example of how to complete Table 5 using the minimum required enrolled families at each PHA site included in Table 2. A single PHA applicant, or the lead PHA in a joint application, will submit the requested amount of funds for mobility-related services as part of their Funding Application Form HUD-52515. HUD anticipates the cost per enrollee for CMRS to be \$4,000 and for SMRS to be \$2,000.

TABLE 5—PROPOSED ENROLLMENT AND FUNDING REQUEST

Voucher type	CMRS			SMRS			Control group	
	Proposed number of enrollees	Cost per enrollee	Funding request	Proposed number of enrollees	Cost per enrollee	Funding request	Proposed number of enrollees	Cost per enrollees
Existing voucher holders ..		\$4,000			\$2,000			\$0
New admissions		4,000			2,000			0
Treatment enrollment and services total funding request.								

PHAs may request an additional 5 percent of their total services funding request for startup costs. PHAs may request an additional 2 percent of their total services funding request for the regional project-based voucher plan. If the PHA requests startup funding or regional project-based voucher plan funding, please provide the request below.
 Total services funding request = Startup costs funding request (5 percent of total services funding request) = Project-based voucher plan funding request (2 percent of total services funding request) = Dollars in this chart are in thousands.

TABLE 6—EXAMPLE PROPOSED ENROLLMENT AND FUNDING REQUEST FOR MINIMUM ENROLLMENT SIZE

[Note: dollars in the following chart are in thousands]

Voucher type	CMRS			SMRS			Control group	
	Proposed number of enrollees	Cost per enrollee	Funding request	Proposed number of enrollees	Cost per enrollee	Funding request	Proposed number of enrollees	Cost per enrollee
Existing voucher holders ..	600	\$4	\$2,400	600	\$2	\$1,200	600	\$0
New admissions	50	4	200	50	2	100	50	0
Treatment enrollment and services total funding request	650	2,600	650	1,300	650

PHAs may request an additional 5 percent of their total services funding request for startup costs. PHAs may request an additional 2 percent of their total services funding request for the regional project-based voucher plan. If the PHA requests startup funding or regional project-based voucher plan funding, please provide the request below.
 Total services funding request = \$2,600,000 (CMRS) + \$1,300,000 (SMRS) = \$3,900,000.
 Startup costs funding request (5 percent of total services funding request) = \$195,000.
 Regional project-based voucher plan funding request (2 percent of total services funding request) = \$78,000.

For jurisdictions that include an MTW PHA, HUD requires the joint or single PHA applicant to describe existing efforts to meet the statutory objective of increasing housing choices for low-income families. If the MTW PHA currently operates a housing mobility program, please describe the need for additional funding. If the MTW PHA does not currently operate a housing mobility program, please describe why other efforts to meet the statutory objective have not previously included a housing mobility program.

This part is limited to five additional pages.

Part G Soundness of Approach

The Appropriations Acts identifies the required elements of a Regional Housing Mobility Plan and authorizes the Secretary to establish “any other requirements.” In this part, joint and single PHA applicants will submit their Regional Housing Mobility Plan (RHMP). The RHMP is limited to 29 total pages, with each subpart having an individual page limit.

The RHMP must include seven subparts:

- Subpart 1: Participating PHAs
- Subpart 2: Community Partnerships
- Subpart 3: Waivers
- Subpart 4: Approach to Implementing a Housing Mobility Program
- Subpart 5: Proposed Methodology and Opportunity Areas
- Subpart 6: Preferences
- Subpart 7: Other HUD Requirements

Subpart 1. Participating PHAs

In this subpart, joint and single PHA applicants must submit a narrative that addresses the following:

- Goals for participating in the demonstration.
- If the single PHA or any participating PHA in a joint PHA application made a commitment of administrative fees, administrative fee reserves, or other in-kind contributions (e.g., existing space for counseling services) to support costs associated with demonstration, the specific amount of each commitment must be noted. Additional funding commitments are not required, nor will they result in higher rankings in the scoring process.

Importantly, also in this subpart, joint PHA applicants must submit information on the roles of all participating PHAs. Joint PHA applicants must submit a narrative that addresses the following:

- A list of all PHAs that will participate in the demonstration, with the lead PHA clearly identified;
- A governance structure, including an organizational chart and decision-making process; and
- Roles and responsibilities of participating PHAs.

Subpart 1 is limited to four pages. Only one Part G, subpart 1 will be submitted. For joint PHA applicants it will be submitted as part of the lead PHA's Funding Application Form HUD-52515.

Subpart 2. Community Partnerships

In this subpart, as required by the statute, joint or single PHA applicants must identify any community-based organizations, nonprofit organizations, businesses, and other entities that will participate in the demonstration and describe the commitments made by each such entity. Joint and single PHA applicants are not required to enter any community partnerships or leverage outside funds for participation in the demonstration. Regions most in need of mobility-related services may have significant challenges in leveraging funding. Applicants are reminded that they will be required to implement a specific program design for the demonstration. However, applicants are not prohibited from entering community partnerships.

Subpart 2 is limited to two pages. Only one Part G, subpart 2 will be submitted. For joint PHA applicants it will be submitted as part of the lead PHA's Funding Application Form HUD-52515. Any MOUs, agreements, or contracts related to these partnerships may be included in *Part J*,

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Memorandum of Understanding, and do not count toward this page limit.

Subpart 3. Waivers

In this subpart, joint and single PHA applicants must submit information on the waivers or alternative requirements intended to be exercised for the demonstration program that have been described in *Section VI Waivers and Alternative Requirements for the Demonstration*.

Regulatory waivers for good cause may also be requested, subject to statutory limitations and pursuant to 24 CFR 5.110. This part must identify both types of requested waivers—those identified in the *Section VII Waivers and Alternative Requirements for the Demonstration* and other requested waivers.

PHAs have up to 90 days after notification of award to notify HUD of programmatic regulatory waiver requests necessary to implement the demonstration. PHAs will inform HUD of the waiver requested and provide good cause for why such waivers are needed. PHAs may identify additional programmatic regulatory waivers, so HUD will continue to accept and review good cause programmatic regulatory waivers throughout the demonstration, if necessary.

Subpart 3 is limited to three pages. Only one Part G, subpart 3 will be submitted. For joint PHA applicants it will be submitted as part of the lead PHA's Funding Application Form HUD-52515.

Subpart 4. Approach To Implementing a Housing Mobility Program

In this subpart, joint and single PHA applicants must submit an explanation of their proposed approach for participating in the demonstration and a proposed set of mobility-related services. This response must include a clear implementation plan for the demonstration. The narrative must include, at a minimum, proposed plans for the following:

- Providing mobility-related services to families participating in the demonstration;
- Modifying the Comprehensive Mobility Related Services (CMRS) and proposing the Selected Mobility Related Services (SMRS) to be implemented;³⁰
- Recruiting and enrolling at least the minimum number of families to participate in the demonstration;
- Executing the required PHA responsibilities related to the evaluation;

³⁰ PHAs are reminded that the final set of CMRS and SMRS will be determined collaboratively between PHAs and HUD after selection.

- Monitoring the implementation of the demonstration; and

- Administering the program (in-house or through a hired contractor). The PHA must estimate how many staff the PHA or contractor intends to dedicate to the demonstration. If new PHA staff will be hired, PHAs are encouraged to describe the plan to hire and train qualified staff.

- Adopting administrative policies to support the demonstration. These may include:

- Adopting high enough payment standards for families to access opportunity areas. If the PHA(s) does not currently use Small Area Fair Market Rent (SAFMR), this section must indicate whether the PHA will opt-in to the use of SAFMRs, or if not, their alternative method of ensuring adequate payment standards in opportunity areas;
- Extending the voucher search term. The PHA must indicate their policies on voucher search times and the duration such extensions will be granted; and
- Adopting and aligning policies to make it easier for landlords to participate in the HCV program.

For single agency applicants (Category D), the narrative must also include a description of how families will be able to access a wide range of housing choices in the jurisdiction and across jurisdictional lines, if applicable.

For joint PHA applicants only (Categories A, B, and C), the narrative must also include descriptions of the following:

- How the demonstration, including services and research, will be implemented at multiple PHA sites. This must include the roles and responsibilities of each PHA.
- How the PHAs together will streamline portability procedures to allow families to move across jurisdictional lines more easily, if applicable.

If a joint PHA applicant includes an MTW agency, or if the single PHA applicant is an MTW agency, describe any MTW initiatives that could complicate the research or limit housing mobility (e.g. rent reform and restrictions on moves or portability).

Joint and single PHA applicants are encouraged, but not required, to identify the barriers families with children have when using their voucher, particularly in low-poverty, opportunity neighborhoods in the jurisdiction(s). Joint and single PHA applicants are encouraged, but not required, to describe the regulatory and policy environment related to voucher utilization throughout their jurisdictions. Examples include: Any adopted or proposed voucher non-

discrimination laws, inclusionary zoning, prioritization of project-based vouchers and/or LIHTC in opportunity areas, rent control, and landlord mitigation funds.

Subpart 4 is limited to 14 pages. Only one Part G, subpart 4 will be submitted. For joint PHA applicants it will be submitted with the lead PHA's Funding Application Form HUD-52515.

Subpart 5. Proposed Methodology and Opportunity Areas

Paragraph (c)(5) of Section 235 of Title II of the 2019 Appropriations Act states that PHAs must, "specify the criteria that the public housing agencies would use to identify opportunity areas." In this subpart, joint and single PHA applicants must describe their proposed opportunity areas and the methodology. The described methodology must incorporate HUD's minimum criteria and should include the criteria proposed by the PHA(s). For purposes of this demonstration, HUD's minimum criteria for an opportunity area is a Census tract in which the family poverty rate is less than 20 percent. In no case will such areas have a family poverty rate equal to or greater than 20 percent.

Examples of additional criteria that might be proposed by PHAs might include school performance, access to transportation, availability of educational and employment opportunities, and access to essential businesses.

As discussed throughout this notice, HUD is requiring that selected PHAs work together with HUD to identify the specific areas in their jurisdiction to be designated as opportunity areas. PHAs that are selected will have an opportunity for input on the basic criteria and data sources to be used to designate opportunity areas. In this process, PHAs will have the opportunity to discuss their proposed criteria, and the ability to apply local information and knowledge of market conditions.

This structure will allow for a common approach in defining opportunity areas across all demonstration sites, while leaving the specific designations in each jurisdiction up to the agreement between each site and HUD. The final designations of the specific areas will be determined in a collaborative manner.

All PHAs should use the tool located at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo to create a map of their proposed opportunity areas that will be submitted in the application.

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Subpart 5 is limited to four pages. Only one Part G, subpart 5 will be submitted. For joint PHA applicants it will be submitted with the lead PHA's Funding Application Form HUD-52515.

Subpart 6. Preferences

Joint and single PHA applicants must certify adoption of the required preference in part L. The required preference is described in the *Section II Research Evaluation*, Required HCV Waiting List Preference. Joint and single PHA applicants respond to Part G, subpart 6 Preferences, in Part L Program Specific Certifications.

No additional information is required for Subpart 6.

Subpart 7. Other HUD Requirements

In this subpart, for joint PHA applicants that will include more than one FSS agency, the PHA must indicate any FSS Action Plan policies that will not align with the demonstration. Also, the PHA must describe how FSS and mobility-related services will be coordinated to avoid the duplication of services and activities.

Subpart 7 is limited to two pages. Only one Part G, subpart 7 will be submitted. For joint PHA applicants it will be submitted with the lead PHA's Funding Application Form HUD-52515.

Part J Memorandum of Understanding

In this part, each PHA participating in a joint PHA application and single PHA applicants must submit a board resolution evidencing the PHA's interest in participating in the demonstration, willingness to comply with all applicable requirements and the evaluation, and the reporting requirements in *Section XII Reporting and Recordkeeping Requirements*.

For PHAs submitting a joint PHA application, this section must include the agreements between participating PHAs, including clear identification of the lead PHA that will receive the mobility-related services funding. HUD must be able to determine from the attached agreements which entity or entities are proposed to provide mobility-related services.

Joint and single PHA applicants may also submit any memoranda of understanding, letters of commitment on agency letterhead, agreements, board resolutions or contracts related to the demonstration in this section.

This part has no page limit. Only one Part J will be submitted. For joint PHA applicants it will be submitted with the lead PHA's Funding Application Form HUD-52515.

Part K Other Information Required

In this part, joint and single PHA applicants must indicate which eligibility category they meet and submit supporting documentation.

This part has no page limit. Only one Part K will be submitted. For joint PHA applicants it will be submitted with the lead PHA's Funding Application Form HUD-52515.

Category A (PHA Partnerships)

PHAs are eligible to participate under Category A if together they serve areas with high concentrations of voucher holders in poor, low-opportunity neighborhoods and have an adequate number of moderately priced rental units in high-opportunity areas.

To qualify under Category A, more than one PHA must be part of the demonstration. In this section, PHAs must identify the PHAs applying together and their combined service area.

PHAs must also document whether they together serve areas with high concentrations of voucher holders in poor, low-opportunity neighborhoods and have an adequate number of moderately priced rental units in high-opportunity areas. PHAs can document this in one of two ways:

(1) Submit documentation that all PHAs applying under this category together are located within a metropolitan area for which HUD has designated the use of mandatory SAFMRs and all of the PHAs that are applying have implemented the SAFMRs.³¹ There are 24 designated SAFMR metropolitan areas. A list of these metropolitan areas is provided at the end of this notice, in Attachment A.

(2) Submit documentation showing the joint applicant meets both of the following requirements:³²

³¹ To assist PHAs and simplify the process for applying for the demonstration, HUD has determined that the criteria for designating metropolitan areas for the use of SAFMRs under 24 CFR 888.113(c) meets the statutory definitions required in Category A of this demonstration. The SAFMR definition requires having a percentage of voucher families living in concentrated low-income areas relative to all renters within the area must be at least 25 percent. This meets the statutory definition for the demonstration of "serving high concentrations of voucher holders in poor, low-opportunity neighborhoods." The SAFMR criteria also includes that at least 20 percent of the standard quality rental stock, within the metropolitan FMR area, is in small areas (ZIP codes) where the Small Area FMR is more than 110 percent of the metropolitan FMR. This meets the statutory definition for the demonstration of "have an adequate number of moderately priced rental units in high-opportunity areas."

³² The data sources for these requirements are described in the tools and spreadsheets available at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo.

a. Using a list of PHAs posted by HUD at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo³³ confirm that one or more of the joint applicant PHAs has a percentile score of 60 or above in at least one of two categories:

- i. Percentage of voucher holder concentration in poor, low-opportunity neighborhoods compared to all PHAs with 100 more voucher families with children
- ii. Number of voucher holders in poor, low-opportunity neighborhoods compared to all PHAs with 100 or more voucher families with children

For the purposes of this demonstration, census tracts that have (i) greater than 25 percent poverty or (ii) designated as a qualified census tract under the LIHTC program are considered “poor, low-poverty neighborhoods.”

b. Using a data tool of Zip Code Tabulation Areas (ZCTAs) provided by HUD at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo submit a calculation showing that the combined service area of the applicant PHAs have an adequate number of moderately priced rental units in high-opportunity areas. To qualify, at least 20 percent of the standard-quality-rental-stock within the combined service area must be renting at less than 110 percent of SAFMR in ZCTAs where the SAFMR is more than 110 percent of the Metropolitan Area FMR. The applicant PHAs must submit the calculation as well as the full listing of ZCTAs that represent their service areas.

Category B (Consortia With High-Performing FSS Program)

PHAs are eligible to participate under Category B as a (i) consortium, (ii) planned consortium, (iii) planned single HCV funding contract consortium, or (iv) planned partial consortium of PHAs, so long as the consortium includes at least one agency with a high-performing FSS program.

PHAs must specify the type of consortium they are in or intend to form if selected for the demonstration under Category B. PHAs applying as a consortium or planned consortium must submit the current or planned consortium agreement.

PHAs applying as a proposed single HCV funding contract consortium or partial consortium must submit a narrative description of their proposal, including the combined jurisdiction of the PHAs participating in the

consortium. PHAs must identify any regulatory waivers or alternative requirements necessary to implement a planned single HCV funding contract consortium or partial consortium under this category.

Under a single HCV funding contract consortium or partial consortium, PHAs will execute an agreement among participating PHAs which governs the formation and operation of the consortium. Only PHAs selected for the demonstration will be allowed to enter into the single HCV funding contract consortium or partial consortium agreement and shall submit an unexecuted agreement as part of their application. In addition to any requirements under PIH Notice 2018–12 and 24 CFR part 943, the agreement must specify the following:

- The names of the participating PHAs;
- A description of whether the consortium is forming using a transfer or a consolidation;
- The period of existence of the consortium and the terms under which a PHA may join or withdraw from the consortium before the end of that period;
- A statement acknowledging that if the PHAs decide to dissolve the consortium and reverse the transfer or consolidation of funding and units, PHAs will inform HUD on how funds and units are distributed to participating PHAs;
- The name of the lead agency;
- The functions to be performed by the lead agency and the other participating PHAs; and
- If selected, the proposed agreement must be signed by an authorized representative of each participating PHA.

In addition to documentation related to the consortium, PHAs applying under Category B must identify the PHA(s) that operates an FSS program. HUD will consider any agency that has an FSS program to have a high-performing FSS program.³⁴

Category C (Consortia With Small PHA)

PHAs are eligible to participate under Category C as either (i) consortium, (ii) planned consortium, (iii) planned single HCV funding contract consortium, or (iv) planned partial consortium of PHAs so long as they serve jurisdictions within a single region, include one or more small agencies, and consolidate mobility-focused operations.

PHAs must specify the type of consortium they are in or intend to form

if selected for the demonstration under Category B. PHAs applying as a consortium or planned consortium must submit the current or planned consortium agreement.

PHAs applying as a proposed single HCV funding contract consortium or partial consortium must submit a narrative description of their proposal, including the combined jurisdiction of the PHAs participating in the consortium. PHAs must identify any regulatory waivers or alternative requirements necessary to implement a planned single HCV funding contract consortium or partial consortium under this category.

Under a single HCV funding contract consortium or planned partial consortium, PHAs will execute an agreement among participating PHAs which governs the formation and operation of the consortium. Only PHAs selected for the demonstration will be allowed to enter into the single HCV funding contract consortium or partial consortium agreement and shall submit an unexecuted agreement as part of their application. In addition to any requirements under PIH Notice 2018–12 and 24 CFR part 943, the agreement must specify the following:

- The names of the participating PHAs;
- A description of whether the consortium is forming using a transfer or a consolidation;
- The period of existence of the consortium and the terms under which a PHA may join or withdraw from the consortium before the end of that period;
- A statement acknowledging that if the PHAs decide to dissolve the consortium and reverse the transfer or consolidation of funding and units, PHAs will inform HUD on how funds and units are distributed to participating PHAs;
- The name of the lead agency;
- The functions to be performed by the lead agency and the other participating PHAs; and
- The proposed agreement must be signed by an authorized representative of each participating PHA.

In addition to documentation related to the consortium, PHAs applying under Category C must identify the small PHA(s) and the number of ACC units administered by the small PHA(s). For the purposes of the demonstration, a small PHA is defined as an agency for which the sum of the number of public housing dwelling units administered by the agency and the number of vouchers under Section 8(o) of the 1937 Act is 550 or fewer (from paragraph (a)(2)(A) of 42 U.S.C. 1437z–10).

³³ Only PHAs with 100 or more voucher families with children are included on the ranking list.

³⁴ The 2020 Appropriations Act limits HUD's ability to make awards based on an FSS performance measurement system.

PHAs must identify how they will consolidate mobility-focused operations. PHAs must identify the region in which the demonstration will be implemented. The region is generally defined as the metropolitan statistical area. However, there may be exceptional circumstances for PHAs to designate an alternative geography as their region. For example, an applicant might designate a state as the region when the consortium includes an agency with statewide voucher administration authority. It might also be the case that an application proposes to use a county or group of counties as the proposed region, depending on PHA service areas and market conditions. HUD will consider such proposals as alternatives to the use of MSAs. HUD also recognizes that PHAs are still subject to their own state and local requirements for authority to operate and administer HCVs.

Category D (Single Agency)

Paragraph (b)(1)(D) of Section 235 of Title II of the 2019 Appropriations Act authorizes HUD to establish other categories of PHAs that are eligible to participate in the demonstration. Under this authority, HUD has established that any single agency that otherwise meets the requirements under Category A is eligible to participate in the demonstration. To document eligibility, the agency must define where the demonstration will be implemented. An example of this is if the applicant is a statewide agency, identify the metropolitan area(s) of focus. Another example is if the applicant is a large, regional agency, identify the neighborhoods of focus. The single agency must otherwise follow the documentation requirements described in Category A.

Part L Program Specific Certifications

Each participating PHA, as part of a joint PHA application or a single agency application, must submit the following certifications as part of their individual Funding Application Form HUD-52515. This part has no page limit. Each PHA must certify that:

1. The PHA will adopt the required waiting list preference and will update its PHA Plan and Administrative Plan to incorporate the preference.

2. The PHA will update its PHA Plan and Administrative Plan, as applicable, to implement policies adopted as part of the demonstration.

3. The PHA will work together with HUD to finalize mobility-related services, opportunity areas, and other components of the demonstration.

4. The PHA will offer the agreed upon CMRS and SMRS, even if that may differ from their submitted proposal.

5. The PHA will adopt adequate payment standards in opportunity areas. Payment standards will be finalized with HUD after selection, and the same payment standard will be offered to families in the treatment and control groups.

6. The PHA will offer mobility-related services until such time as an adequate sample size has been attained, or service funding has been expended, whichever comes first.

7. The PHA will sign a memorandum of understanding and a performance standards agreement with HUD to indicate agreement with the finalized program design, services, opportunity areas, and other components of the demonstration OR sign a declaration of withdrawal from the demonstration if the PHA does not agree to the finalized services, opportunity areas, and other components of the demonstration. Should the PHA decide it no longer wants to participate in the demonstration, the PHA must inform HUD prior to implementation. PHAs

will not be allowed to withdraw from the demonstration without HUD approval after the implementation date.

8. The PHA will adhere to the program performance standards agreement between HUD and the PHA, executed after selection, that describes terms and conditions of participation, including, but not limited to: Utilization requirements, recapture and reallocation terms, and a payment schedule for mobility-related services.

9. The PHA certifies that the information provided on HUD Form-2880 and HUD Form-52515 and in any accompanying documentation is true and accurate. The PHA acknowledges that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

Application for Federal Assistance Form SF-424

Standard Form 424 (SF-424) is the Family of government-wide forms required to apply for Federal Assistance Programs, which provide discretionary Federal grants and other forms of financial assistance. Applicants for this Federal assistance program must sign and submit all required forms in the SF-424 Family of forms, including SF-424B.

For joint PHA applicants, each participating PHA that requests MDVs must complete the Application for Federal Assistance Form SF-424, including SF-424B. The request for mobility-related service funding should be included as part of the lead PHA's Form SF-424. Each single agency applicant also must complete these forms.

For the questions in SF-424 identified in table 7 below, HUD recommends the following answers:

TABLE 7: RECOMMENDED ANSWERS TO QUESTIONS IN SF-424

Question 2	Check "New."
Question 5a	The Federal Identifier requested in 5a is the PHA code of each applicant PHA (e.g., MD035 or AK002).
Question 5b	Leave blank.
Question 15	You may choose the title. However, we suggest using the name (or abbreviation) of your PHA plus HCV Mobility Demonstration.
Question 16	If the location of your office and the location of the program/project is within the same Congressional District, you should indicate the same answer for both parts.
Question 17	Most applicants should indicate Month, Date, Year—Month, Date Year. However, this is an estimate and the actual dates will be determined at grant agreement.
Question 18	Will be the funding amount requested from HUD in this HCV mobility demonstration Notice. Each PHA, whether part of a joint or single PHA application, requesting MDVs must estimate their funding needs. PHAs should do this by determining the HAP amount (based on the Voucher Management System or VMS) needed to fund a 3-bedroom unit for 12 months. Then the PHA should multiply this number by the number of vouchers they would like to be awarded. Enter this number in 18a. Do not include administrative fees in this amount. Administrative fees will be paid based on vouchers leased, however, they are not factored into the award amount.

TABLE 7: RECOMMENDED ANSWERS TO QUESTIONS IN SF-424—Continued

Question 19	For joint applicant PHAs, the lead PHA must also include the total requested amount of mobility-related service dollars. Enter this in 18e. Single agency applicants must also include the total requested amount of mobility-related service dollars. Enter this number in 18e. Answer c. Program is not covered by Executive Order 12372.
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Intergovernmental Review

This program is not subject to Executive Order 12372, Intergovernmental Review of Federal Programs.

Other Submission Requirements

Application Certifications and Assurances

By signing the forms in the SF-424 the applicant and the signing authorized representative affirm that they have reviewed the certifications and assurances associated with the Application for Federal Assistance. Additionally the authorized representative (1) are aware that the submission of the SF-424 is an assertion that the relevant certifications and assurances are established, and (2) acknowledge that the truthfulness of the certifications and assurances are material representations upon which HUD will rely when making an award to the applicant. If it is later determined that the signing authorized representative made a false certification or assurance, caused the submission of a false certification or assurance, or did not have the authority to make a legally binding commitment for the applicant, the applicant and the authorized representative may be subject to administrative, civil, or criminal action. Additionally, HUD may terminate the award to the applicant organization or pursue other available remedies. Each applicant is responsible for including the correct certifications and assurances with its application submission, including those applicable to all applicants, those applicable only to Federally recognized Indian tribes, and those applicable to applicants other than Federally-recognized Indian tribes.

Lead Based Paint Requirements

When providing education or counseling on buying or renting housing that may include pre-1978 housing, and when required by regulation or policy, applicants must inform clients of their rights under the Lead Disclosure Rule (24 CFR part 35, subpart A), and, if the focus of the education or counseling is on rental or purchase of HUD-assisted pre-1978 housing, the Lead Safe Housing Rule (subparts B, R, and, as applicable, F-M).

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VIII. Rating Factors

PHAs must meet all eligibility criteria described in *Section VII Application Format*. PHAs must also submit an application in the format required by *Section VII Application Format*. PHAs can receive up to 100 points for their application, in accordance with the rating factors specified in this section. The rating factor scores that PHAs receive will be used to help rank PHAs for funding. HUD may rely on performance monitoring and audit reports, financial status information, and other information available to HUD to make selection and funding determinations. For Rating Factors 1 and 2 below, the joint or single agency applicants must submit documentation, described in *Section VII Application Format*, to earn points. For Rating Factor 3, HUD completed a regional need analysis and will assign points based on that analysis, as well as the PHA service area, which is described in *Section VII Application Format*. Applicants do not need to submit any additional information in their application for Rating Factor 3.

Rating Factor 1: Approach To Implementing the Demonstration (40 Points)

As required by the Appropriations Acts, PHAs are required to submit a Regional Housing Mobility Plan (RHMP). In the Approach to Implementing the Demonstration Rating Factor, HUD will be evaluating the PHA's RHMP and overall approach to implementing the demonstration, with the understanding that the final set of services will be decided collaboratively after selection. No PHA will receive more than 40 points for this factor. The following will be evaluated:

1. Approach to implementing the Regional Housing Mobility Plan (6 points);
2. Approach to implementing the evaluation and enrollment plan (5 points);
3. Available applicants and program participants to meet requirements of research evaluation design (10 points);
4. Jurisdictional and regional reach of mobility program (5 points);
5. Approach to implementing mobility-related services (10 points);

6. Proposed administrative policies (2 points); and
7. Proposed opportunity areas and payment standards (2 points).

Rating Factor 2: Prior Experience (30 Points)

Implementation of the demonstration will be a complex and collaborative effort between HUD and the selected PHAs. In this rating factor, HUD will evaluate a PHA's prior experiences to gauge the PHA's capacity to implement the demonstration. No PHA will receive more than 30 points for this factor. The following elements of prior experience will be evaluated:

1. Prior experience implementing policies and/or programs that promote housing choices for families with children, particularly policies and/or programs that promote expanded choices in opportunity areas. Experience implementing a housing mobility program or other mobility related services will be considered under this subfactor (10 points);
2. Prior experience implementing and administering federal, state, local or non-profit grants, programs or activities that demonstrate PHA capacity, which may include, but are not limited to: Special purpose vouchers (e.g. HUD-VASH, Family Unification, Mainstream vouchers, etc.), the Rental Assistance Demonstration, LIHTC, CDBG, HOPE VI or Choice Neighborhoods grants (5 points);
3. Prior experience working together with other PHAs on a regional basis, such as engaging in regional efforts around portability or other collaborations (5 points);
4. Prior experience of applicant PHAs in participating in randomized controlled trial, research, evaluations, or demonstrations, such as quantitative or qualitative research, or other experiences with data analysis and/or mapping (5 points); and
5. Prior experience managing HCV waiting lists, utilization, and success rate effectively (5 points).

Rating Factor 3: Regional Need and Available Rental Units (30 Points)

For the demonstration to be successful, PHAs must have adequate number of voucher holders with children living in neighborhoods with

high concentrations of poverty. HUD ranked all PHAs that serve over 100 families with children in two separate voucher holder concentration categories. The categories are: (1) Number of voucher holders with children in the PHA's jurisdiction living in Census tracts that have greater than 25 percent poverty or are qualified Census tracts (QCTs) as defined under the LIHTC program, and (2) percentage of voucher holders with children living in Census tracts that have greater than 25 percent poverty or are qualified Census tracts (QCT) in the PHA's jurisdiction, as defined under the LIHTC program.³⁵

Within these two categories, HUD then ranked PHAs from one to five based on the degree of concentration with five being the highest concentration. This categorical ranking information based on concentration is provided at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo.

HUD will use the highest ranking earned by the PHA in either category.

For single agency applicants (Category D) a rank of five earns 30 points; a rank of four earns 20 points; and a rank of three earns 10 points. All others get zero points.

For joint PHA applicants, if one or more PHA has a rank of five, the application gets 30 points. If no PHA has a rank of five, but one or more has a rank of four, the application gets 20 points. If no PHA has a rank of four or five, but one or more PHA has a rank of three, the application gets 10 points. All others get zero points.

IX. Application Deadlines

Contact Information and Due Dates

Each application must be submitted electronically as a PDF or Microsoft Word document (1997 version or higher) to HCVmobilitydemonstration@hud.gov. The subject line of the submittal email must read "[Insert PHA Code]: Housing Choice Voucher Mobility Demonstration Program." The body of the email must include the name of the person submitting the application. The lead agency shall be responsible for submitting the application to HUD, no later than October 13, 2020. Applications that are submitted after midnight on October 13, 2020, or fail to include the required elements, will be ineligible for consideration by HUD.

³⁵ The data sources for these requirements are described in the tools and spreadsheets available at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/mobilitydemo.

Extensions

HUD may extend the application deadline for any program if *HUD.gov* systems are offline or not available to applicants for at least 24 hours immediately prior to the deadline date, or if the system is down for 24 hours or longer and that impacts the ability of applicants to cure a submission deficiency within the grace period.

HUD may also extend the application deadline upon request if there is a presidentially-declared disaster in the applicant's area. If these events occur, HUD will post a notice on its website establishing the new, extended deadline for the affected applicants.

Amending or Resubmitting an Application

Before the submission deadline, PHAs may resubmit a revised application containing new or changed material. The resubmitted application must be received by the applicable deadline. If HUD receives an original and a revised application for a single proposal, HUD will only evaluate the last submission received before the deadline.

Late Applications

An application received after the deadline date will be marked late and will not be reviewed by HUD for funding consideration.

Corrections to Deficient Applications

HUD will not consider information from applicants after the application deadline. HUD may contact the applicant to clarify information submitted prior to the deadline. Deficiencies typically involve missing documents, information on a form, or some other type of unsatisfied information request (e.g., an unsigned form, unchecked box). Depending on specific criteria, deficiencies may either be curable or non-curable.

A curable deficiency is an error or oversight that, if corrected, would not alter, in a positive or negative fashion, the rating of the application. To be a curable deficiency, it must not be an eligibility criterion, with the following exceptions: (1) Documentation of applicant eligibility, and (2) miscategorized applicant eligibility (Category A, B, C or D). Since these exceptions will not influence how an applicant is ranked or scored against other applicants, it can be remedied within the time frame specified in the notice of deficiency. HUD will uniformly notify applicants of each curable deficiency. A non-curable deficiency is one that, if corrected, would change an applicant's score or rank. Non-curable deficiencies may

result in an application being marked ineligible, or otherwise adversely affect an applications' score and final determination.

Applicants must email corrections of curable deficiencies to HCVmobilitydemonstration@hud.gov within the time limits specified in the notification. The time allowed to correct deficiencies will be no less than 48 hours and no more than 14 calendar days from the date of the notification.

X. Application Review Process

After the application deadline, HUD will review all applications that meet the eligibility criteria. Following the evaluation process, HUD will notify successful applicants of their selection for funding. HUD will also notify other applicants, whose applications were received by the deadline, but have not been selected for the demonstration.

Past Performance

When evaluating applications for funding, HUD will, whenever possible, obtain past performance information to confirm certifications claimed by the PHA.

HUD will also consider an applicant's past performance in managing funds. Items HUD may consider include, but are not limited to:

- The ability to account for funds appropriately;
- Timely use of funds received from HUD;
- Timely submission and quality of reports submitted to HUD;
- Meeting program requirements;
- Meeting performance targets as established in the grant agreement;
- The applicant's organizational capacity, including staffing structures and capabilities;
- Timelines for completion of activities and receipt of promised matching or leveraged funds; and
- The number of persons to be served or targeted for assistance.

Negotiation

After HUD has made selections, HUD may negotiate specific terms of the funding agreement and budget with selected applicants. If HUD and a selected applicant do not successfully conclude negotiations in a timely manner, or a selected applicant fails to provide requested information, an award will not be made to that applicant. In this case, HUD may select another eligible applicant.

Special Conditions

HUD may impose special conditions on an award as provided under 2 CFR 200.207:

- Based on HUD's review of the applicant's risk under 2 CFR 200.205;
- When the applicant or recipient has a history of failure to comply with the general or specific terms and conditions of a Federal award;
- When the applicant or recipient fails to meet expected performance goals; or
- When the applicant or recipient is not otherwise responsible.

Adjustments to Funding

To ensure the fair distribution of funds and enable the purposes or requirements of a specific program to be met, HUD reserves the right to fund less than the amount requested in an application.

If funds are available after funding the highest-ranking application, HUD may fund all or part of another eligible fundable application. If an applicant turns down an award offer, or if HUD and an applicant do not successfully complete grant negotiations, HUD may make an offer of funding to another eligible application.

If funds remain after all selections have been made, remaining funds may be made available within the current fiscal year for initial awardees in shortages, where the initial per unit cost (PUC) considered for the vouchers was insufficient to fully lease up the voucher awarded, due to market conditions or other justifiable causes. HUD is limited to up to \$10 million total for HAP funds whether or not that is sufficient to fully lease up authorized MDVs awarded to PHAs. The remainder of the total funding made available under this notice is for mobility-related services and HUD is limited by that amount.

If, after announcement of awards made under the current notice, additional funds become available either through the current appropriations, a supplemental appropriation, other appropriations or recapture of funds, HUD may use the additional funds to provide additional funding to an applicant awarded less than the requested amount of funds to make the full award, and/or to fund additional applicants that were eligible to receive an award but for which there were no funds available.

Funding Errors

If HUD makes an error that when corrected would cause selection of an applicant during the funding round of this notice, HUD may select that applicant for funding, subject to the availability of funds.

Resolution No. 2020-4179

XI. Administrative, National, and Department Policy Requirements for HUD Recipients

For this notice, the following administrative, national and department policy requirements and terms for HUD financial assistance awards apply.

These non-discrimination and equal opportunity authorities and other requirements apply to all competitive awards.

- Compliance with fair housing and civil rights laws, which encompass the Fair Housing Act and related authorities (24 CFR 5.105(a)).

- Affirmatively furthering fair housing.

- Improving access to services for persons with limited English proficiency (LEP).

- Accessible technology.
- Equal access to housing regardless of sexual orientation or gender identity.
- Equal participation of Faith-Based organizations in HUD programs and activities.

- Participation in HUD-sponsored program evaluation.

- Accessibility for persons with disabilities.

- Violence Against Women Act.
- Environmental Requirements: In accordance with 24 CFR 50.19(b)(1), (3), (11) and (12); and 24 CFR 58.34(a)(1) and (3); and 24 CFR 58.35(b)(1) and (2); activities funded under this notice are exempt or categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321, *et seq.*) and not subject to environmental review under related laws and authorities.

Further information on each applicable criteria can be found here: General Administration Requirements and Terms for HUD Assistance Awards ([https://www.hud.gov/sites/dfiles/SPM/documents/Gen_Admin_Req_Terms-FY19-](https://www.hud.gov/sites/dfiles/SPM/documents/Gen_Admin_Req_Terms-FY19-HUD.Assistance.Awards.docx?web=1)

[HUD.Assistance.Awards.docx?web=1](https://www.hud.gov/sites/dfiles/SPM/documents/Gen_Admin_Req_Terms-FY19-HUD.Assistance.Awards.docx?web=1)).

XII. Reporting and Recordkeeping Requirements

Federal Audit Reporting

HUD requires recipients to submit performance and financial reports under Office of Management and Budget (OMB) guidance and program instructions.

Applicants should note that if the total Federal share of an applicant's Federal award includes more than \$500,000 over the period of performance, the applicant may be subject to post award reporting requirements reflected in 2 CFR part 200, appendix XII-Award Term and Condition for Recipient Integrity and Performance Matters.

Public and Indian Housing Information Center (PIC) Reporting

Under the demonstration program, PHAs will be required to follow HUD requirements for PIC reporting. This may include using new program codes on line 2n of Form HUD-50058 (*e.g.*, MDV). PHAs must agree to 100 percent PIC reporting for the MDVs, including submission of voucher issuance date and voucher expiration date.

Voucher Management System Reporting

PHAs will be required to follow HUD guidance for reporting MDV HAP and unit months leased, and mobility-related service expenditures in the Voucher Management System.

Reporting on non-HUD Funds

PHAs will be required to follow HUD guidance on reporting related to the use of non-HUD funds contributed to the demonstration.

Performance Reporting

All HUD-funded programs, including this program, require recipients to submit, at least annually, a report documenting achievement of outcomes under the purpose of the program and the work plan in the award agreement.

Race, Ethnicity, and Other Data Reporting

HUD requires recipients that provide HUD funded program benefits to individuals or families to report data on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of HUD programs in order to carry out the Department's responsibilities under the Fair Housing Act, Executive Order 11063, Title VI of the Civil Rights Act of 1964, and Section 562 of the Housing and Community Development Act of 1987.

Debriefing

For a period of at least 120 days, beginning 30 days after the public announcement of awards under this notice, HUD will provide a debriefing related to their application to requesting applicants. A request for debriefing must be made in writing or by email by the authorized official whose signature appears on the SF-424 or by his or her successor in office. If the request is made by email, it must be submitted to HCVmobilitydemonstration@hud.gov. Information provided during a debriefing may include the final score the applicant received for each rating factor, final evaluator comments for each rating factor, and the final

assessment indicating the basis upon which funding was approved or denied.

Agency Contacts

HUD staff will be available to provide clarification on the content of this notice. Questions regarding specific program requirements for this notice should be directed to HCVmobilitydemonstration@hud.gov. Please note that HUD staff cannot assist applicants in preparing their applications.

Other Information

National Environmental Policy Act. This Notice of Funding Availability (NOFA) provides funding under, and does not alter the environmental requirements of, 24 CFR part 982. Accordingly, under 24 CFR 50.19(c)(5), this NOFA is categorically excluded from environmental review under the National Environmental Policy Act of 1969, (42 U.S.C. 4321, *et seq.*). The environmental review provisions in 24 CFR part 982 are found at §§ 982.305(b)(3), 982.626(c), 982.628(e), 982.631(b)(3), 982.637(b). However, these environmental review provisions are not applicable to activities under this NOFA, which are exempt or categorically excluded from environmental review.

Information Collection Requirements

The information collection requirements for this demonstration have been approved by the OMB under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501–3520) and assigned OMB control number 2577–0169. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Dated: July 8, 2020.

R. Hunter Kurtz,

Assistant Secretary for Public and Indian Housing.

Attachment A: Mandatory SAFMR Criteria

Metropolitan FMR areas that meet the following requirements are subject to Small Area FMRs consistent with 24 CFR 888.113(c):

(i) There are at least 2,500 HCV under lease;

(ii) At least 20 percent of the standard quality rental stock, within the metropolitan FMR area is in small areas (ZIP codes) where the Small Area FMR is more than 110 percent of the metropolitan FMR;

(iii) The percentage of voucher families living in concentrated low-income areas relative to all renters within the area must be at least 25 percent;

(iv) The measure of the percentage of voucher holders living in concentrated low-income areas relative to all renters within these areas over the entire metropolitan area exceeds 155 percent (or 1.55);

(v) The vacancy rate for the metropolitan area is higher than 4 percent. The vacancy rate is calculated using data from the one-year American Community Survey (ACS) tabulations, the vacancy rate is the number of Vacant For Rent Units divided by the sum of the number of Vacant For Rent Units, the number of Renter Occupied Units, and the number of Rented, not occupied units; and

(vi) The vacancy rate will be calculated from the three most current ACS one-year datasets available and average the three values.

The metropolitan FMR Areas that meet these requirements are as follows: Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area
Bergen-Passaic, NJ HUD Metro FMR Area
Charlotte-Gastonia-Rock Hill, NC–SC HUD Metro FMR Area
Chicago-Joliet-Naperville, IL HUD Metro FMR Area
Colorado Springs, CO HUD Metro FMR Area
Dallas-Plano-Irving, TX Metro Division
Fort Lauderdale-Pompano Beach-Deerfield Beach, FL Metro Division
Fort Worth-Arlington, TX HUD Metro FMR Area
Gary, IN HUD Metro FMR Area
Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area
Jackson, MS HUD Metro FMR Area
Jacksonville, FL HUD Metro FMR Area
North Port-Bradenton-Sarasota, FL MSA
Monmouth-Ocean, NJ HUD Metro FMR Area
Palm Bay-Melbourne-Titusville, FL MSA
Philadelphia-Camden-Wilmington, PA–NJ–DE–MD MSA
Pittsburgh, PA HUD Metro FMR Area
Sacramento-Arden-Arcade-Roseville, CA HUD Metro FMR Area
San Antonio-New Braunfels, TX HUD Metro FMR Area
San Diego-Carlsbad-San Marcos, CA MSA
Tampa-St. Petersburg-Clearwater, FL MSA
Urban Honolulu, HI MSA
Washington-Arlington-Alexandria, DC–VA–MD HUD Metro FMR Area
West Palm Beach-Boca Raton-Delray Beach, FL Metro Division

Attachment B: Alternative Requirements for Single HCV Funding Contract Consortia

PHAs submitting an application for the demonstration under Category B, Consortia with High-Performing FSS Program or Category C, Consortia with Small PHA may use these alternative requirements in place of 24 CFR part 943, subpart B, for Single HCV Funding Contract Consortia if selected. Please see *Section VI Waivers and Alternative Requirements for the Demonstration* for further information on alternative requirements and *Section VII Application Format* on applying for the demonstration.

1. Purpose of these alternative requirements.

These alternative requirements authorize public housing agencies (PHAs), consistent with State and local law, to form consortia under Section 13 of the United States Housing Act of 1937 (42 U.S.C. 1437k) (1937 Act) for the purpose of the HCV mobility demonstration.

2. Single-HCV Consortium.

A single HCV funding contract consortium consists of two or more PHAs that join together to perform planning, reporting, and other administrative and management functions of the Section 8 Housing Choice Voucher (HCV) program, as specified in a consortium agreement. Under a single HCV funding contract consortium, the consortium becomes a separate legal entity and is considered a single PHA for purposes of the Section 8 HCV program. A single HCV funding contract consortium must operate the Section 8 HCV program in accordance with all applicable program regulations. HUD funds the consortium as one PHA and applies all reporting and audit requirements accordingly.

3. Programs covered under these requirements.

(a) A PHA may enter a single HCV funding contract consortium under these requirements solely for the implementation of the demonstration under the Section 8 HCV program (including project-based vouchers; project-based certificates; and special voucher housing types, including the HCV Homeownership Option).

(b) Moving-To-Work (MTW) PHAs may not form or join a single HCV funding contract consortium.

4. Organization of a single HCV funding consortium.

(a) A PHA that elects to form a single HCV funding contract consortium may do so upon HUD approval after selection for the demonstration, and in accordance with HUD-established

guidelines and instructions. HUD approval after selection for the demonstration of a single HCV funding contract consortium will be based on the following:

(1) That all required documentation has been submitted including:

(i) The Consortium Agreement;

(ii) The 5-Year Plan and the Annual Plan, as applicable, in accordance with 24 CFR part 903 and any other statutory or HUD requirements (See section 12 of these requirements, Planning, reporting, and financial accountability);

(iii) A letter of intent signed by the executive director of every PHA wishing to join the single HCV funding contract consortium, with an accompanying board resolution of each PHA;

(iv) Supporting legal opinions satisfactory to HUD that the single HCV funding contract consortium's jurisdiction is consistent with the state and local laws of each consortium member;

(v) Financial documentation for each PHA wishing to join the single HCV funding contract consortium, including a final close-out audit for every PHA joining the single HCV funding contract consortium, up to the effective date of the consortium;

(vi) Certification that each PHA in the consortium has resolved all outstanding civil rights matters to HUD's satisfaction; and

(A) The PHA wishing to join takes corrective action to the satisfaction of HUD or another entity with authority to enforce a corrective action agreement or order; or

(B) The single HCV funding contract consortium demonstrates to HUD's satisfaction that it has assumed liability for taking the corrective action; and

(vii) Any other form of documentation that HUD deems necessary and appropriate for approval of the single HCV funding contract consortium;

(3) The PHA's performance rating under the Section 8 Management and Assessment Program (SEMAP), and whether there are any open findings from an Office of Inspector General (OIG) audit, HUD Field Office (FO) monitoring review, financial audit, and/or any other HUD or HUD-required review;

(4) That the financial documentation submitted by each PHA in support of single HCV funding contract consortium formation demonstrates that the single HCV funding contract consortium will have the financial capability, as determined by HUD, to administer the programs and activities of the single HCV funding contract consortium, including the demonstration;

(5) Any other factors that may indicate appropriateness of single HCV funding contract consortium formation, such as the PHA's capacity to administer its Section 8 HCV program, and the existing market conditions in the jurisdiction of each PHA joining the single HCV funding contract consortium; and

(6) That all other consortium requirements are met.

(b) A PHA that elects to form a single HCV funding contract consortium must enter into a consortium agreement, which shall meet the minimum requirements established in section 6 of these requirements (Elements of a single HCV funding contract consortium agreement) of these requirements. The executed consortium agreement must be submitted to HUD, and HUD may require modification to the consortium agreement before approving the formation of the single HCV funding contract consortium.

(c) PHAs joining a single HCV funding contract consortium must adopt a new fiscal year end for the consortium.

(d) The single HCV funding contract consortium must be administered in accordance with the applicable provisions of these requirements; the consortium agreement; the PHA Plan, as applicable; other applicable HUD regulations and requirements; and State and local law.

5. Jurisdiction of a single HCV funding contract consortium.

(a) A single HCV funding contract consortium shall operate in a single consortium-wide jurisdiction composed of the combined jurisdictions of all consortium members. Jurisdictional boundaries between individual consortium members will cease to exist for purposes of HCV program administration during the term of the consortium.

(b) The single HCV funding contract consortium jurisdiction must be consistent with the State and local law of each consortium member.

6. Elements of a single HCV funding contract consortium agreement.

(a) The single HCV funding contract consortium agreement governs the formation and operation of the consortium and must specify the following:

(1) The name of each consortium member under the consortium agreement;

(2) The functions to be performed by each consortium member during the term of the consortium, including for the demonstration;

(3) The structure of the single HCV funding contract consortium, which shall address, at a minimum, the

establishment of a board of directors or similar governing body and designated officials;

(4) The process for merging the consortium members' waiting lists upon formation of the single HCV funding contract consortium, including the adoption of waiting list preferences (e.g., homeless) by the single HCV funding contract consortium. This process must not have the purpose or effect of delaying or otherwise denying admission to the program based on race, color, national origin, sex, religion, disability, or familial status of any member of the applicant family;

(5) The terms under which a PHA may join or withdraw from the single HCV funding contract consortium. The consortium agreement shall conform to section 7 of these requirements (Withdrawals from or additions to a single HCV funding contract consortium) of these requirements;

(6) How new incremental vouchers under a special purpose voucher program will be distributed among consortium members upon dissolution or withdrawal from the consortium; and

(7) Which consortium member, upon dissolution or withdrawal, shall have jurisdiction over converted projects with overlapping jurisdictions under a multifamily housing tenant protection action.

(b) The agreement must acknowledge that all consortium members are subject to the single HCV funding contract consortiums' PHA Plan.

(c) The agreement must be signed by an authorized representative of each consortium member.

7. Withdrawals from or additions to a single HCV funding contract consortium.

(a) Withdrawal refers to one or more consortium members leaving the single HCV funding contract consortium without resulting in dissolution of the single HCV funding contract consortium.

(b) Withdrawals from a single HCV funding contract consortium may not occur until the initial consortium term has expired, which is the term of participation in the demonstration. HUD may, upon showing of good cause, allow withdrawals from a single HCV funding contract consortium before completion of the initial term.

(c) If the consortium has any outstanding civil rights matters, withdrawals from a single HCV funding contract consortium may not occur unless the withdrawal is consistent with the action(s) to resolve such matters.

(d) To provide for orderly transition, withdrawal of a PHA must take effect on the last day of the consortium's fiscal

year, and addition of a PHA must take effect on the first day of the consortium's fiscal year. The single HCV funding contract consortium must notify HUD in writing of any additions or withdrawals at least 120 days in advance. This notification must include submission of the withdrawing member's replacement 5-Year Plan and Annual Plan, as applicable, in accordance with 24 CFR part 903 and any other statutory or HUD requirements.

(e) Upon withdrawal from the single HCV funding contract consortium, the withdrawing member must offer to each applicant currently on the single HCV funding contract consortium's waiting list the opportunity to be placed on the withdrawing member's waiting list, with the date and time of their original application to the single HCV funding contract consortium's waiting list. These applicants must not be considered nonresident applicants (for the purposes of restriction of portability under § 982.353(c)) if the applicant was a resident applicant at the time of application to the single HCV funding contract consortium's waiting list.

(f) Upon a member's withdrawal from the single HCV funding contract consortium, vouchers and funding, including net restricted assets and unrestricted net assets, will be distributed to the withdrawing member as specified in section 9 of these requirements (voucher and funding distribution upon dissolution or withdrawal) of these requirements.

8. Dissolution of a single HCV funding contract consortium.

(a) A single HCV funding contract consortium may not be dissolved during the demonstration. HUD may, upon showing of good cause, allow dissolution of a consortium prior to completion of the demonstration. A single HCV funding contract consortium will continue to exist beyond the demonstration, unless dissolved.

(b) If the consortium has any outstanding civil rights matters, dissolution of a single HCV funding contract consortium may not occur unless the dissolution is consistent with the action(s) to resolve such matters.

(c) To provide for orderly transition, dissolution of the single HCV funding contract consortium must take effect on the last day of the consortium's fiscal year. The single HCV funding contract consortium must notify HUD in writing of dissolution at least 120 days in advance of the dissolution effective date. This notification must include submission of all members' replacement 5-Year Plans and Annual Plans, as applicable, in accordance with 24 CFR

part 903 and any other statutory or HUD requirements.

(d) Upon dissolution, all withdrawing members must offer to each applicant currently on the single HCV funding contract consortium's waiting list the opportunity to be placed on all of the withdrawing members' waiting lists, with the date and time of their original application to the single HCV funding contract consortium's waiting list. These applicants must not be considered nonresident applicants (for the purposes of restriction of portability under § 982.353(c)) if the applicant was a resident applicant at the time of application to the single HCV funding contract consortium's waiting list.

(e) Upon dissolution, vouchers and funding, including net restricted assets and unrestricted net assets, will be distributed among consortium members as specified in section 9 of these requirements (voucher and funding distribution upon dissolution or withdrawal) of these requirements.

9. Voucher and funding distribution upon dissolution or withdrawal.

(a) Vouchers will be distributed in the following manner upon dissolution or withdrawal:

(1) Each consortium member will leave the consortium upon dissolution or withdrawal with at least the same number of authorized baseline units that the consortium member brought into the consortium at the time of its formation. HUD may, for good cause, allow for an alternative distribution of baseline units.

(2) Each consortium member shall receive contract renewal funding allocations based on the number of leased vouchers located within their original jurisdiction at the time of withdrawal or dissolution, up to their original baseline number. HUD may, for good cause, allow for an alternative distribution of leased vouchers.

(3) Tenant protection vouchers allocated to cover a public housing demolition, disposition, or conversion action will remain with the PHA that has ownership over the property. Tenant protection vouchers allocated to cover a multifamily housing conversion action shall remain with the PHA that has jurisdiction over the converted project. Administration of tenant protection vouchers under converted projects with overlapping jurisdictions shall remain with the PHA that has jurisdiction over the converted project as specified in the consortium agreement.

(4) New incremental vouchers under a special purpose voucher program will be distributed as specified in the consortium agreement, provided that

such voucher distribution is made in accordance with program requirements under each respective special purpose voucher program.

(b) Funding will be distributed in the following manner upon dissolution or withdrawal:

(1) Budget authority will be divided proportionately, based on the percentage of all leased units in the consortium that each consortium member will receive.

(2) Administrative fees will be paid to the withdrawing PHA and the remaining consortium per the current appropriations requirements.

(3) Net Restricted Assets and Unrestricted Net Assets will be distributed based upon the percentage of the initial balance that was contributed by each consortium member.

10. The relationship between HUD and a single HCV funding contract consortium.

(a) HUD has a direct relationship with the single HCV funding contract consortium, the same as it would have with any other PHA. Program funds will be disbursed to the single HCV funding contract consortium in accordance with the consortium's ACC. Funding must be used in accordance with the consortium agreement, the PHA Plan, the demonstration, and HUD regulations and requirements.

(b) HUD may take any of the remedies described in the ACC against an individual member in a single HCV funding contract consortium, or against the single HCV funding contract consortium as a whole, if it determines that either has substantially violated—or is improperly administering—the requirements of the HCV program or the demonstration.

11. Organizational costs and administrative fees.

(a) The administrative fee for a single HCV funding contract consortium will be determined based on the published administrative fee rates for the area in which the single HCV funding contract consortium has the greatest proportion of its participants on a date in time and the total number of vouchers under lease for the single HCV funding contract consortium as of the first of the month, up to the baseline number of vouchers under the single HCV funding contract consortium's ACC.

(b) A single HCV funding contract consortium may apply to HUD for blended rates, which are determined based on a weighted average of the published administrative fee rates for all areas in which program participants are located within the single HCV funding contract consortium and all participants

under lease in each of the areas on a date in time. The blended rates will be based on the published administrative fee rate for each consortium member, effective for the year for which the blended rate is requested. Blended rates will only be applied if they result in a higher administrative fee rate for the single HCV funding contract consortium. Blended rates apply only to the year for which requested.

(c) If appropriations are available, a single HCV funding contract consortium may be eligible for a higher administrative fee in accordance with 24 CFR 982.152(b)(2) if it operates over a large geographic area.

(d) If appropriations are available, a single HCV funding contract consortium may be eligible for administrative fees to cover extraordinary costs determined necessary by HUD, in accordance with 24 CFR 982.152(a)(1)(iii)(C), during the initial year of operation of the consortium to provide for the organization and implementation of the single HCV funding contract consortium.

12. Planning, reporting, and financial accountability.

(a) A single HCV funding contract consortium is considered one PHA for purposes of Section 8 HCV program administration, including but not limited to, program accounts and records, audit requirements, and all PHA responsibilities under the ACC, the PHA administrative plan, and HUD regulations and other requirements, including the demonstration.

(b) Planning, reporting, and financial accountability apply to a single HCV funding contract consortium as follows:

(1) Upon creation of the single HCV funding contract consortium, each member's assets, liabilities, and equity accounts, as related to the HCV program, are consolidated and reported on a consolidated balance sheet for purposes of single reporting in the Financial Assessment Subsystem for Public Housing Agencies (FASS-PH) and the Voucher Management System (VMS).

(2) Prior to entering a single HCV funding contract consortium, each PHA must agree to the completion of a final audit to close-out program accounts for all HCV programs, up to the effective date of the consortium. The final audit must be completed in accordance with 24 CFR 982.159. Once the audit is completed, remaining funds from all the PHAs' accounts must be transferred to the consortium.

(3) During the term of the consortium agreement, the single HCV funding contract consortium must submit a 5-Year Plan and Annual Plan, as

applicable, for the consortium, in accordance with 24 CFR part 903 and any other statutory or HUD requirements. For any programs not covered by the single HCV funding contract consortium (e.g., a consortium member administers a public housing program separately from the single HCV funding contract consortium), consortium members must submit a separate 5-Year Plan and Annual Plan to HUD for those programs, as applicable, in accordance with 24 CFR part 903 and any other statutory or HUD requirements.

(4) During the term of the consortium agreement, the single HCV funding contract consortium must have a single Section 8 HCV administrative plan for the consortium, in accordance with 24 CFR 982.54 (Administrative plan).

(5) The single HCV funding contract consortium must maintain records and submit reports to HUD as a single PHA for purposes of Section 8 HCV program administration and the demonstration, in accordance with HUD regulations and requirements that account for all activities of the consortium. All consortium members will be bound by the 5-Year and Annual Plans and reports submitted to HUD by the single HCV funding contract consortium for programs covered by the consortium.

(6) Financial accountability rests with the single HCV funding contract consortium and, thus, HUD will apply independent audit and performance assessment requirements on a consortium-wide basis.

(7) A single HCV funding contract consortium must keep a copy of the consortium agreement on file for inspection. The consortium agreement must also be a supporting statement to the PHA plan.

13. Responsibilities of a single HCV funding contract consortium.

Each consortium member is responsible for the performance of the consortium and has an obligation to assure that all program funds are used in accordance with HUD regulations, requirements, and that the programs under the consortium are administered in accordance with HUD regulations and requirements, including the demonstration. Any breach of program requirements is a breach of the consortium ACC, so each consortium member is responsible for the performance of the consortium as a whole.

14. Responsibilities of member PHAs. Despite participation in a consortium, each member PHA remains responsible for its own obligations under its ACC with HUD. This means that each member PHA has an obligation to assure

that all program funds, including funds paid to the lead agency for administration by the consortium, are used in accordance with HUD regulations and requirements, and that the PHA's program is administered in accordance with HUD regulations and requirements, including the demonstration. Any breach of program requirements with respect to a program covered by the consortium agreement is a breach of the ACC with each of the member PHAs, so each PHA is responsible for the performance of the consortium.

[FR Doc. 2020-15037 Filed 7-14-20; 8:45 am]

BILLING CODE P

DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[18X LLUTC01000 L51010000 ER0000 LVRWJ18J4210; UTU-92733]

Notice of Intent To Prepare an Environmental Impact Statement and To Initiate the Public Scoping Process for the Proposed Pine Valley Water Supply Project, Beaver and Iron County, UT

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice of intent.

SUMMARY: In compliance with the National Environmental Policy Act of 1969, as amended (NEPA), and the Federal Land Policy and Management Act of 1976, as amended, the Bureau of Land Management (BLM), intends to prepare an Environmental Impact Statement (EIS) to consider a right-of-way (ROW) application submitted by the Central Iron County Water Conservancy District (CICWCD), referred to as the Pine Valley Water Supply (PVWS) Project.

DATES: This Notice initiates the public scoping process. Scoping comments may be submitted in writing until August 14, 2020.

ADDRESSES: You may submit written comments related to the proposed actions at <https://eplanning.blm.gov/eplanning-ui/project/1503915/510>, or by email at pvwsproject@gmail.com, or mail at Bureau of Land Management, Attn: PVWS, 176 DL Sargent Drive, Cedar City, Utah 84721.

FOR FURTHER INFORMATION CONTACT: Michelle Campeau, Cedar City Field Office Realty Specialist, telephone (435) 865-3047; address 176 DL Sargent Dr., Cedar City, UT 84721; email pvwsproject@gmail.com. Persons who use a telecommunications device for the

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

1. Describe the action requested of the Board of Commissioners

Re.: Resolution Number: 2020-4180

The Board of Commissioners is requested to approve the above-referenced resolution in order to continue the acquisition of existing property located 2711 North MacDill Avenue, Tampa Florida, 33607. award People’s Gas System, a division of Tampa Electric Company and its successors and assign a non-exclusive easement for the installation, maintenance and repair of natural gas and electric power lines facilities over, under and in a parcel of land owned by Tampa Housing Authority.

2. Who is making request:

- A. Entity: The Housing Authority of the City of Tampa
- B. Project: 2711 North MacDill Avenue, Tampa, FL., 33607
- C. Originator: David Iloanya, Director of Real Estate Development

3. Cost Estimate (if applicable):

ACQUISITION COST - \$1,325,000.00

Narrative:

The resolution is necessary to enable the execution of the Purchase and Sales Agreement (PSA) of an existing mixed-used composition property known as “MacDill Property” for acquisition from the seller - Florida Area Management, LLC, a Florida limited liability company; Allie Property Holdings, Inc., a Florida Corporation and West Tampa Holdings, LLC, a Florida limited liability Company

Attachments (if applicable):

Letter of Intent (LOI)
Boundary Survey

RESOLUTION NO. FY2020-4180

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

WHEREAS, the Housing Authority of the City of Tampa (Authority) as part of its strategic business plan, has interest in the acquisition of a prime property (MacDill Property) of roughly 1.5 acres located at 2711 North MacDill Avenue, Tampa Florida, 33607.

WHEREAS, the Authority in doing so has secured Letter of Intent (LOI) with Florida Area Management, LLC, a Florida limited liability company; Allie Property Holdings, Inc., a Florida Corporation and West Tampa Holdings, LLC, a Florida limited liability Company to assist in the due diligence and effectively proceed with the Purchase and Sales Agreement (PSA) given the outcome of the due diligent activities and Board approval of the PSA, which said property would be acquired directly from Vertica Partners, LLC, or receive the assignment of a contract from Vertica Partners, LLC;

WHEREAS, Vertica Partners, LLC has acquired the property located at 1520 W. Spruce Street and will sell such property to the Authority at no mark-up of the sale price; and,

WHEREAS, the Authority staff has already completed its review of due diligence efforts which included inspection of the property, appraisal, title search, among other efforts, and the standard contract include, among other things, a purchase price of \$130,000, a \$2,000 deposit, and a closing date anticipated before February 21, 2020.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Tampa authorizes the President/CEO to execute this Purchase and Sale Agreement with Vertica Partners, LLC for the acquisition of a single family residential property located at 1520 W. Spruce Street.

Adopted this 19th day of February 2020.

Chairperson

Secretary

M E M O R A N D U M

Date: September 16, 2020
To: Board of Commissioners
Through: Leroy More, Sr. Vice President/COO
From: David Iloanya, Director, Real Estate Development
Subject: **Resolution 2020-4180**

A RESOLUTION AUTHORIZING THE PRESIDENT/CEO OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA TO EXECUTE A PURCHASE AND SALE AGREEMENT WITH FLORIDA AREA MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALLIE PROPERTY HOLDINGS, INC., A FLORIDA CORPORATION, WEST TAMPA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

This resolution is necessary to continue the acquisition of existing property of roughly 1.5 acres located at 2711 North MacDill Avenue, Tampa, Florida 33607, with Folio #180090-0100. It is the THA's intention to acquire for potential redevelopment of homeownership or multifamily housing which is in concert with the mandates of the Authority's long-term strategic planning. Meanwhile, in the short term, the Authority can utilize the property for a warehouse use for motor pools and other equipment storage. It is strategically located in the part of town with great potential for economic growth. a promising

If you have any questions ahead of the scheduled Board Meeting please do not hesitate to call David Iloanya, at 813-341-9101 ext. 2640.



BOARD OF COMMISSIONERS

James A. Cloar
Chair

Bemetra Salter Liggins
Vice Chair

Ben Dacheballi

Lorena Hardwick

Parker A. Homans

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

Mr. Bryon Aponte
Florida Area Management LLC
Allie Property Holdings Inc.
West Tampa Holdings LLC
7647 Stoney Hill Drive
Wesley Chapel, FL 33545-7051

LETTER OF INTENT (LOI)

The following shall serve as a letter of intent, dated effective as of August 10, 2020, by and between Housing Authority of the City of Tampa, Florida, a public body corporate and politic established pursuant to Chapter 421 of the Florida Statutes, and/or its affiliate as "Buyer", and Florida Area Management, LLC, a Florida limited liability company, Allie Property Holdings Inc., a Florida corporation, and West Tampa Holdings LLC, a Florida limited liability company, collectively, as "Seller," regarding the terms and conditions by which Buyer is willing to acquire the property legally described below ("Property") and all furniture, fixtures, and furnishings located on the Property.

Property Address: 2711 N. MacDill Avenue. Tampa, Florida

Tax Folio: 180090-0100

1. PURCHASE PRICE: \$1,325,000, payable in cash at closing
2. ESCROW DEPOSITS: Ten Thousand Dollars (\$10,000) will be deposited in the escrow account of Buyer's attorney (Saxon Gilmore & Carraway, P.A.), who will act as Escrow Agent, upon execution of a legally binding Purchase and Sale Agreement as an earnest money deposit which will apply towards the purchase price. After the Review Period (as defined below) if Buyer decides to proceed with the purchase, Buyer will make an additional deposit of Ten Thousand Dollars (\$10,000) with the Escrow Agent to apply to the purchase price, which earnest money deposits will then total Twenty Thousand Dollars (\$20,000) and will become nonrefundable unless Seller defaults.
3. CONTINGENCIES: Buyer and Seller will enter into a Purchase and Sale Agreement, in a form reasonably acceptable to Buyer and Seller, no later than fifteen (15) business days from the date hereof. Buyer will have forty-five (45) days from the effective date of the Purchase and Sale Agreement to obtain a survey, conduct feasibility and engineering studies, conduct an environmental audit, and undertake any and all other tests or studies as may be desired by Buyer (the "Review Period"). During the Review Period, Buyer and its agents will be entitled to inspect and make studies of the Property. Seller will make all portions of the Property available to Buyer and its agents during regular business hours in order to permit tests, surveys, feasibility studies, hazardous materials inspections, building inspections, and any other inspections, tests or studies Buyer may deem appropriate.

Buyer, at its own expense, will immediately restore any portion of the Property affected by such tests, studies or inspections to reasonably the same condition as it existed immediately prior to the undertaking. Buyer will provide certificates of insurance reasonably satisfactory to Seller covering any and all of Buyer's employees and their agents' activities on the Property.

Within three (3) days of the execution of the Purchase and Sale Agreement, Seller will provide to Buyer any architectural or engineering drawings, surveys, environmental reports, financial reports, and title reports it may have regarding the Property.

In the event the results of the Review Period are not to the satisfaction of Buyer, in Buyer's sole discretion, then Buyer may void the Purchase and Sale Agreement by written notice on or before the expiration of the Review Period. In the event Buyer properly voids the Purchase and Sale Agreement, then the Escrow Deposit will be returned to Buyer, and neither party will have any further obligation to the other and the Purchase and Sale Agreement will be null and void. In the event Buyer does not properly void the Purchase and Sale Agreement, then the Review Period contingency will be deemed to have been waived or satisfied by Buyer.

4. **CONDITION OF PROPERTY:** Buyer will accept the Property in its then current "as is" condition.
5. **CLOSING:** Closing will occur on or before forty-five (45) days after expiration of the Review Period.
6. **BROKER:** Neither Buyer nor Seller knows of any person or entity who is entitled to a commission, fee or other compensation arising out of this transaction.
7. **TITLE COMMITMENT:** Buyer will obtain, at its cost, a title commitment within fifteen (15) days of the effective date of the Purchase and Sale Agreement.
8. **DOCUMENTS FOR CLOSING:** At closing, Seller will cause to be delivered the following documents or instruments:
 - a.) Good and marketable title will pass to Buyer by warranty deed, subject only to exceptions acceptable to Buyer and agreed to in the Purchase and Sale Agreement.
 - b.) Bill of Sale conveying title to all personal property and all intangible property The Bill of Sale will be in a form acceptable to Buyer.
9. **CLOSING COSTS:** Seller will pay its attorneys' fees and recording costs for any corrective title instruments. Buyer will pay documentary stamps required for the warranty deed; recording costs for the warranty deed; the premium for an owner's title insurance policy in the amount of the purchase price; the cost of any survey; the cost of the inspection; and Buyer's attorneys' fees.
10. **NON-BINDING:** This Letter of Intent is not intended to be a legally binding Purchase and Sale Agreement. Neither party will be bound or have the obligation to pursue negotiations or any other obligations of any kind unless and until a Purchase and Sale Agreement is signed and delivered by the parties. Neither the expenditure of funds by either party in

reliance on this Letter of Intent, nor part performance of any provision of this Letter of Intent by either party will alter the foregoing provisions of this paragraph, and notwithstanding any such expenditure or performance, this Letter of Intent will, as stated above, not constitute a binding Purchase and Sale Agreement.

11. APPROVALS. Seller acknowledges that the Purchase and Sale Agreement will be subject to approval by Buyer's Board of Commissioners.
12. EXCLUSIVITY: In order to pursue the transaction contemplated in this Letter of Intent, Buyer will expend substantial time, effort, and resources to conduct due diligence with respect to the Property. In consideration of such effort, Seller agrees to negotiate exclusively with Buyer with respect to the sale of the Property during the period from the date of execution by both Seller and Buyer of this Letter of Intent to the date of execution of a Purchase and Sale Agreement, and Seller shall not (and shall cause its affiliates, as well as its and its affiliates' principals, officers, directors, employees, agents, and representatives, and any other person acting for it or them not to) enter into any agreement or discussion with any other party with respect to, or solicit or entertain proposals for or concerning (i) the sale or lease of any part of the Property; or (ii) any other transactions or negotiations that would prohibit or adversely affect the sale of the Property to Buyer or any other aspect of the transaction contemplated by this Letter of Intent. Should Buyer and Seller fail to execute a Purchase and Sale Agreement within fifteen (15) business days of the execution of this Letter of Intent by both Seller and Buyer, this Letter of Intent, and all terms and conditions contained herein, shall automatically expire and be of no further force or effect.
13. EXECUTION OF THIS LETTER: If Seller has not signed a copy of this Letter of Intent and delivered same to Buyer by 5:00 p.m. on SEPTEMBER 10, 2020, this Letter of Intent will be null and void.

Accepted and agreed on the date first set forth above.

BUYER:

HOUSING AUTHORITY OF THE CITY OF
TAMPA, FLORIDA, a public body corporate and
politic established pursuant to Chapter 421 of the
Florida Statutes

By:


Leroy Moore, Senior VP/COO

SELLER:

FLORIDA AREA MANAGEMENT, LLC, a Florida
limited liability company

By: _____
Name: _____
Title: _____

ALLIE PROPERTY HOLDINGS INC., a Florida
corporation

By: _____
Name: _____
Title: _____

WEST TAMPA HOLDINGS LLC, a Florida limited
liability company

By: _____
Name: _____
Title: _____

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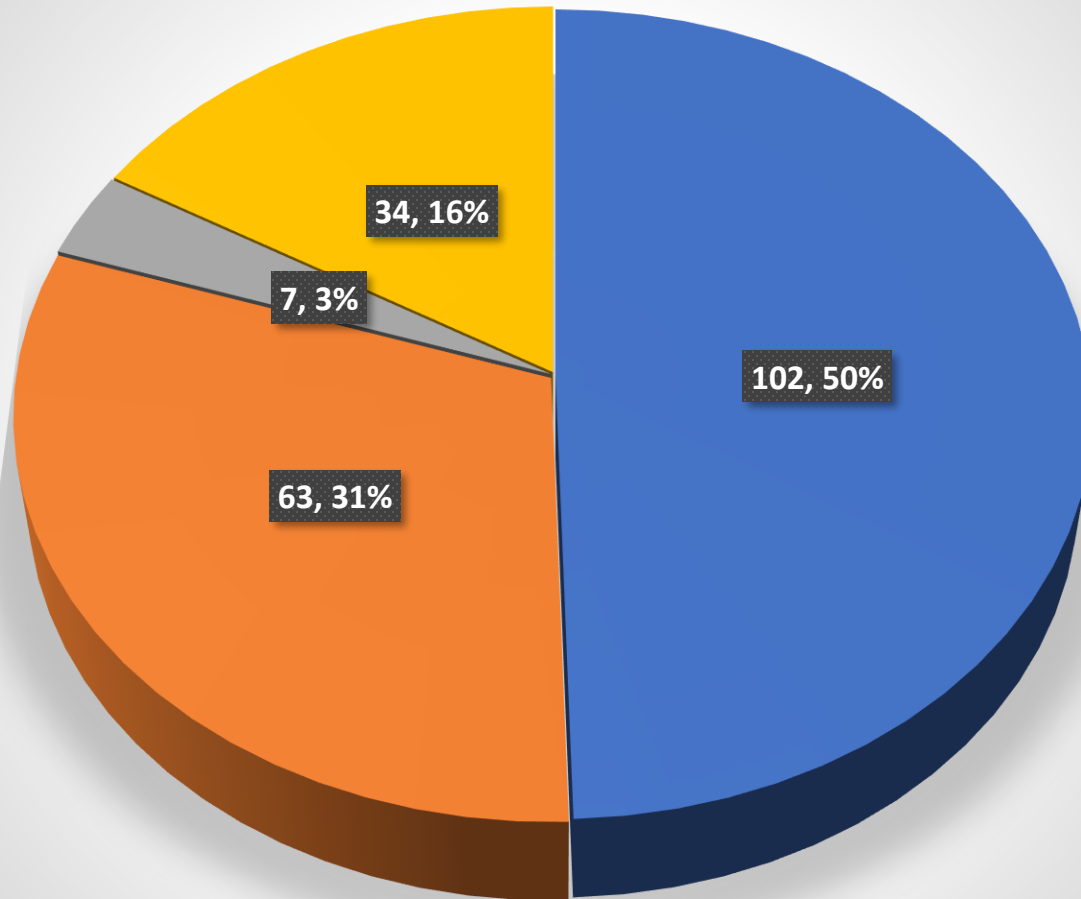
August 2020

THA Employee Statistics

FTE Make-up	
Regular FT	181
Temp FT	23
Temp Part Time	2
Total Employees:	206
Residents on Payroll	11 - 5.3%

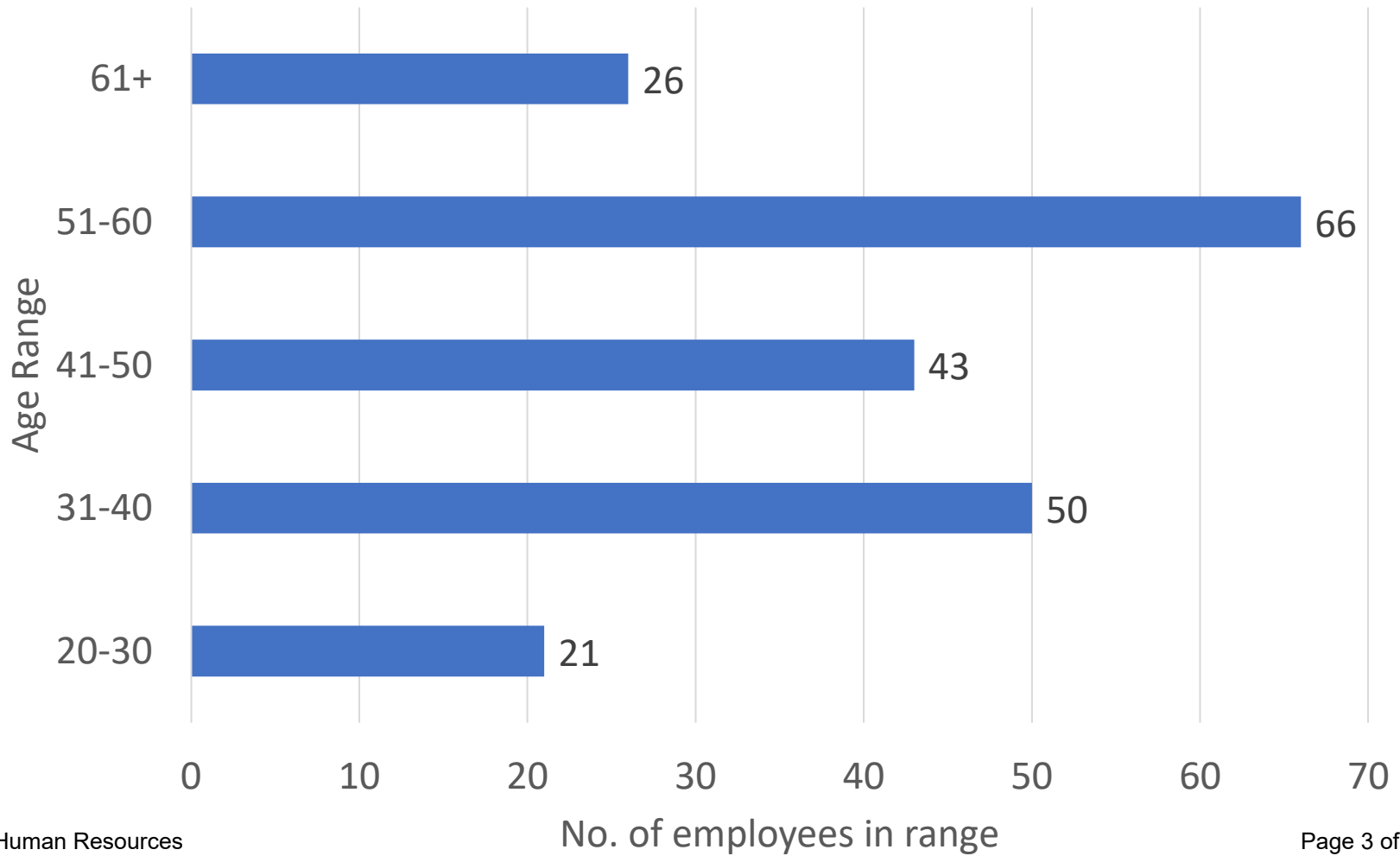
THA Employee Diversity

Staff Racial Make-up

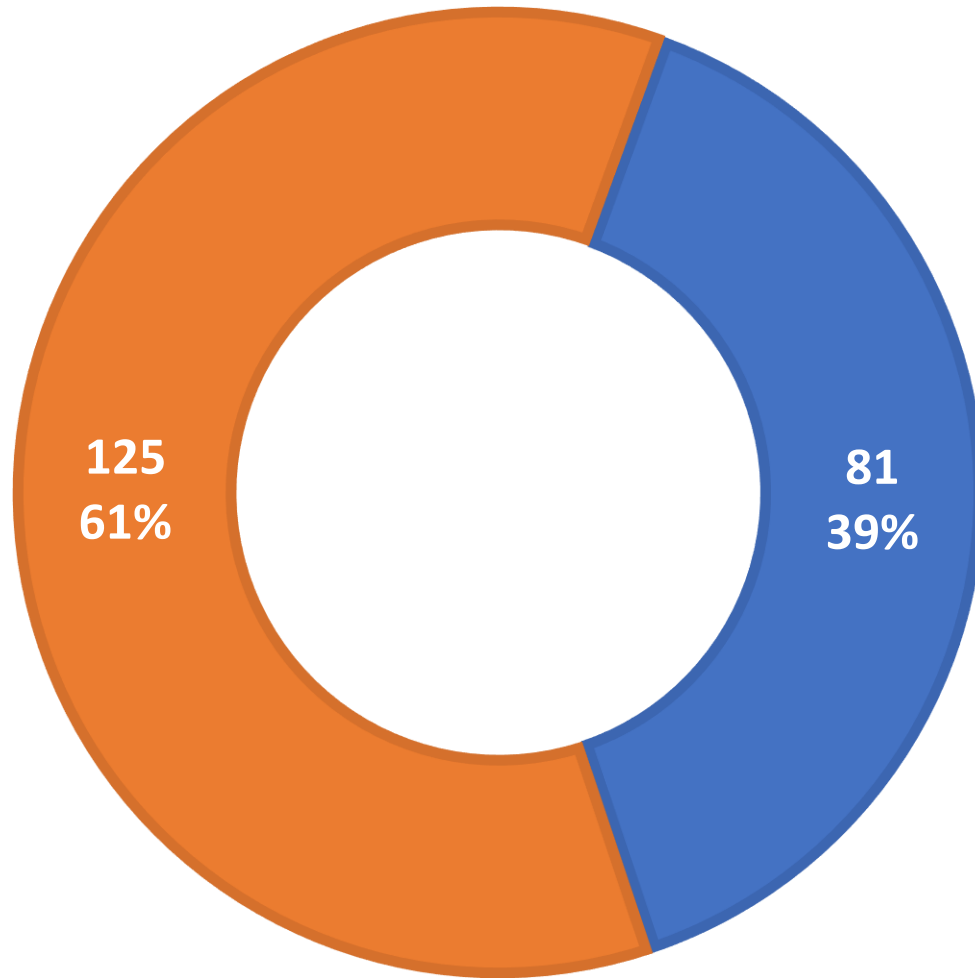


THA Employee Diversity Con't

Employees by Age Range



THA Employee Gender Diversity



Housing Residents Employed by THA

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

SEPTEMBER EMPLOYEE OF THE MONTH



PROPERTIES

September Employee of the Month is Assistant Property Manager Michael Colon.



Michael Colon

Michael has been employed with the Tampa Housing Authority for nine years. During his tenure he has been called upon to manage several different properties in which he proved to be very knowledgeable, adaptable and detailed oriented in the different facets of property management.

Michael has also shown that he takes pride in his work and is consistent in the quality of work in which he performs. His work performance has excelled for the past three months resulting in 100% tenant rent collection and an occupancy rate for the month of September of 100%.

We are very pleased to have him as a part of the North Scattered Sites Team and eager to see what new challenges he's able to conquer.



SEPTEMBER EMPLOYEE OF THE MONTH

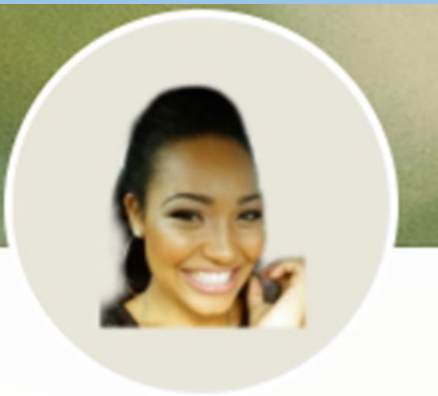
ADMINISTRATION

September Employee of the Month is Assisted Housing Supervisor, Jissett Martinez .

Jissett has been with the Tampa Housing Authority for over 13 years. Her work ethic is highly commendable, and her dedication is truly above reproach. Jissett is one who takes any project/hurdle straight on without complaint. She jumps in and processes recertifications, lease-ups, and interims right along with her team. She does whatever is needed to get the job done and ensures her team as well as the department continues to meet regulatory deadlines.

Most recently, due to COVID, two housing specialists on her team were out for 12 consecutive weeks. Between both caseloads, a total of 675 families had no assigned housing specialist. Jissett took this challenge head on and managed both caseloads effectively, while directly supervising 11 other staff members.

Jissett continues to be an essential part of our management team. She is an exemplary employee, who time and time again reveals her loyalty to her team, management and customers.



Jissett Martinez

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

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

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

August Highlights

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

- YB Alumni Deshawn Peck Completed the program and an opportunity to be employed by THA as well as is registering for HCC. He also earned a \$5,000 Scholarship from Career Source.
- **Two-hundred** (200) seniors received non-perishable food items sponsored by Humana and Nuevo Comienzo Resource Center Food Pantry.
- On August 3rd – 7th The Village Link Up program held their Girls in Charge STEAM Initiative.
- On August 24, 26 and 31st - YouthBuild Job Readiness Virtual Workshop

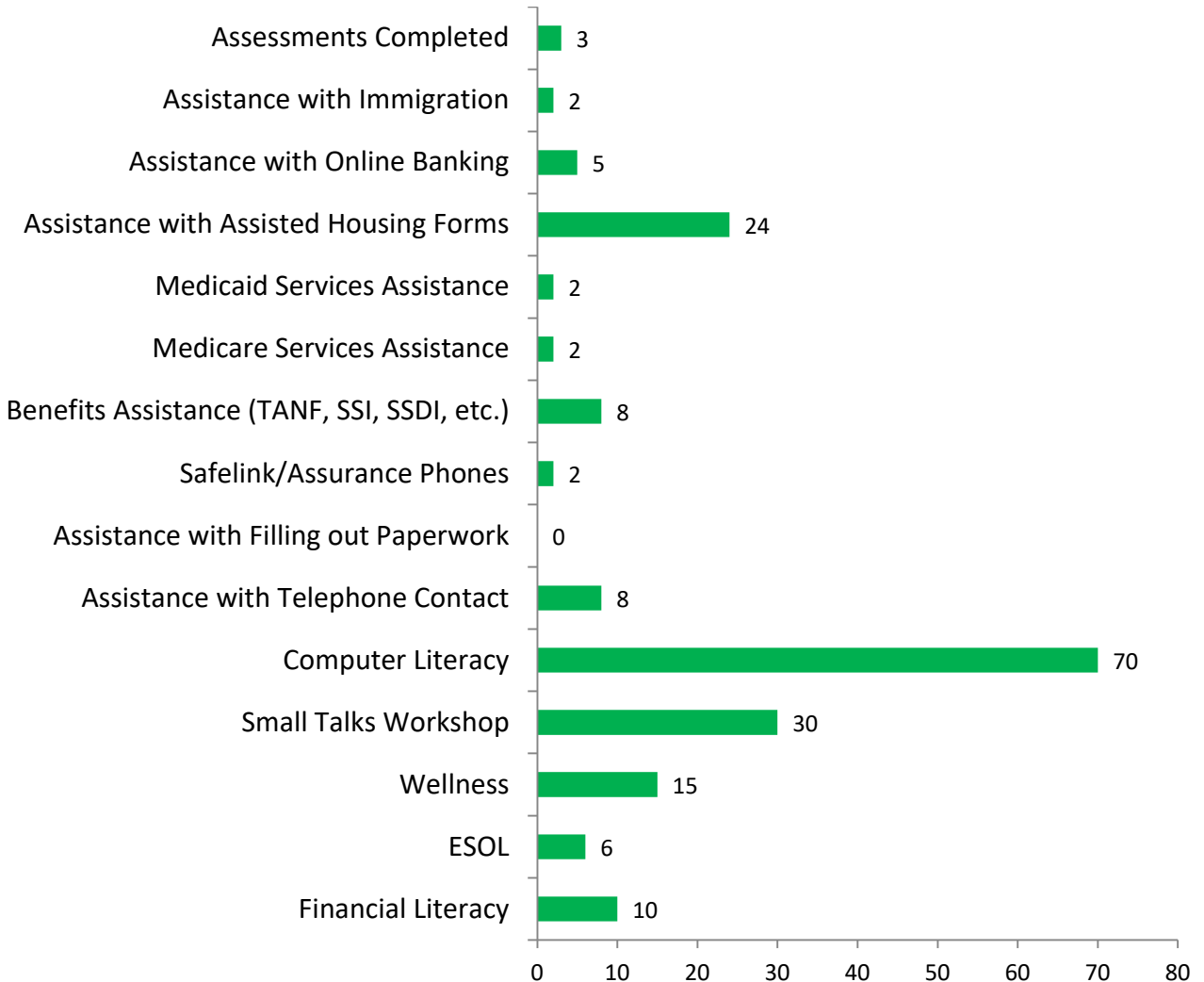
Program	Award Amount	% Complete
Elderly Services	N/A	N/A
Choice Neighborhood Initiative Trust (CNI)	\$1,605,459	5%
YouthBuild (YB)	\$1,075,749	16%
YouthBuild-USA Mentoring	\$29,850	23%
Citi Foundation	\$70,000	90%
Florida Network of Youth and Family Services (FLNET)	\$191,724	105%
Village Link-Up	\$137,345	86%
Oaks at Riverview Community Center (ORCC)	N/A	N/A
DJJ Afterschool Program	\$61,378	42%
Prodigy	\$45,000	34%
Jobs Plus Initiative (JPI)	\$2,500,000	64%
Wells Fargo Financial Literacy	\$12,000	19%
Johnson Controls	\$50,000	88%

ELDERLY SERVICES AUGUST 2020

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

Monthly Activities and Resident Participation JL Young - 478 Residents

- Senior Citizen Nutrition Activity Program (SCNAP) provided 2 weeks of frozen meals to fifty-four (**54**) seniors at JL Young.
- **Two-hundred** (200) residents received non-perishable food items sponsored by Humana and Pastor Ayala from Nuevo Comienzo Resource Center Food Pantry.



COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM AUGUST 2020

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

CHOICE NEIGHBORHOOD INITIATIVE ENCORE ACCOMPLISHMENTS

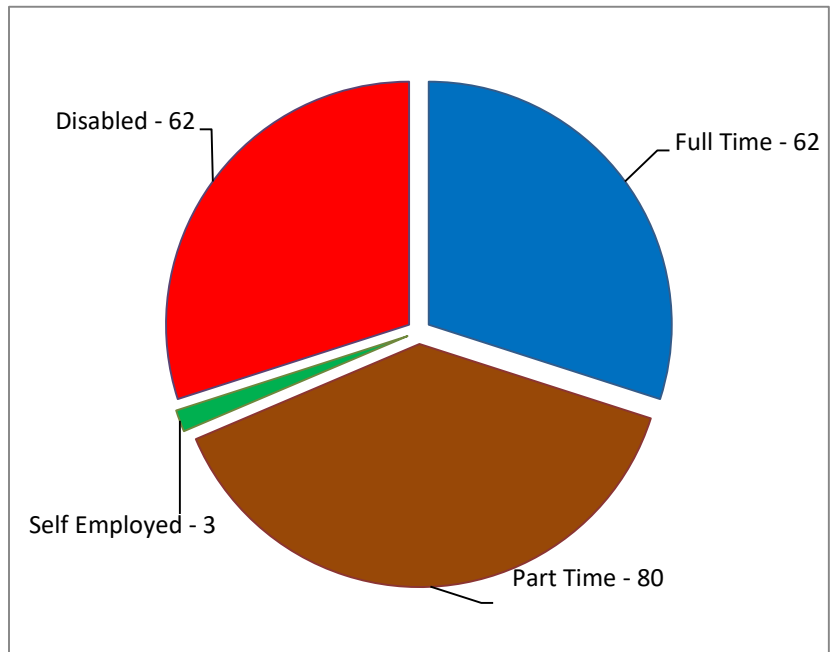
Participant Enrollment

479 Active Families

- Ella – 93
- Reed – 153
- Trio – 98
- Tempo – 135

889 Participants Enrolled

- Ella – 125
- Reed – 198
- Trio – 235
- Tempo – 331



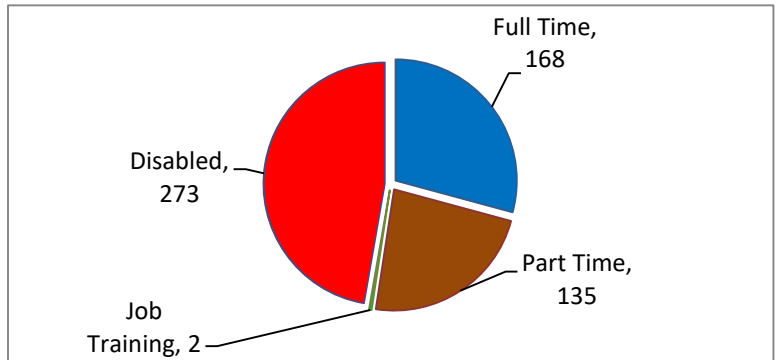
Participant Services

- One Hundred forty-six (146) Able-bodied residents referred to THA job developer
- Twelve (12) youth residents referred to Youth Financial Literacy program
- Three hundred forty-seven (347) New targeted Encore residents completed High School/GED

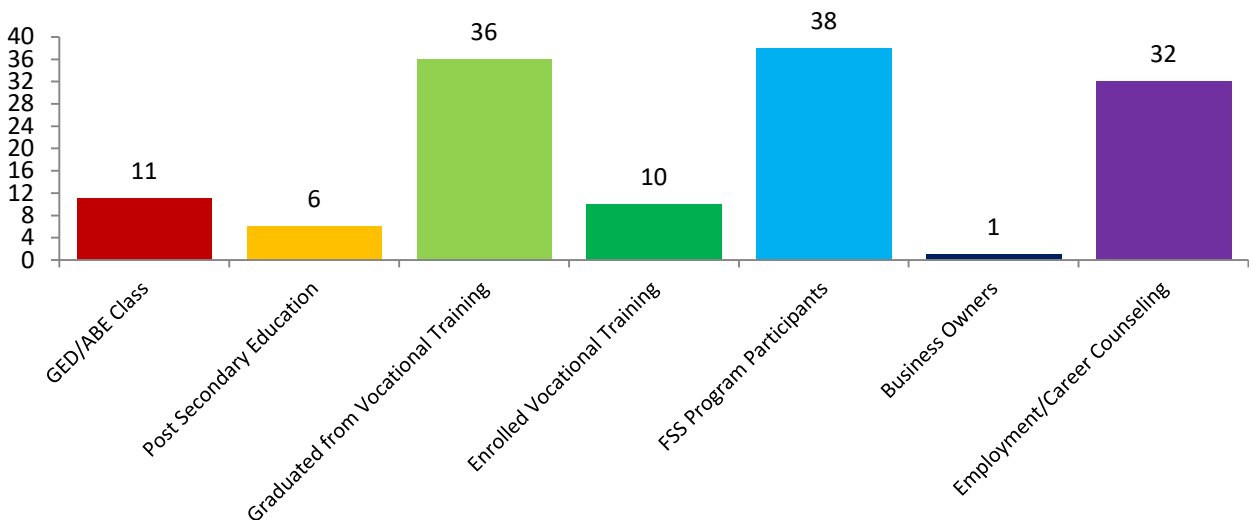
COMMUNITY AND SUPPORTIVE SERVICES (CSS) PROGRAM AUGUST 2020

West River Initiative

Participant Enrollment
1638 Participants Enrolled
645 Active Families



Participant Services



III. SCHEDULED EVENTS/ACTIVITIES

- Individual and Family case management and referral services are still being provided
- Assisting residents with registering on CareerSource Tampa bay for employment.
- Ongoing assistance is provided to individuals in need of Employability Skills Training and Resume Development.
- Financial literacy program for CNI/ West River children offering budgeting, decision making, money responsibility and spending plan.
 - Weekly participation with West River/CNI youth
 - Sixty-six (66) families referred
 - Fifty (50) youth attended
 - Seven (7) Incentive packets delivered to the youth who completed the workshop
- Ongoing referrals are provided to families seeking employment, mental health, food, clothing, utility and other supportive services
 - Resident engagement:
 - Back to school backpack giveaways
 - Case management working on point of entry process for new residents at the Encore

YOUTHBUILD AUGUST 2020

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

Grant Amount: \$1,075,749

Completion Rate: 16%

Program Description:

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

Goals	Program Goals	Cohort 1 Actuals	Cohort 2 Actuals	Current Cohort	Monthly Totals	% Total or number
Enrollees	100% 60 Students	15	16	16	9	31
GED/H.S Attainments	75%	5	2	2	0	7
Literacy and Numeracy Gains	65%	6 Students	7	7	2	13
Attainment of Degree/ Certification	85%	NCCER – 12, CNA – 4, Phlebotomy – 1			3	15 – NCCER 4 – CAN
Placements Employment/ Secondary Education	74%	11	7		1	18
Additional Certifications:		OSHA 12 Forklift 5			1	

Monthly Highlights:

- YB Alumni D. Peck completed the program and an opportunity to be employed by THA as well as is registering for HCC. He also earned a \$5,000 Scholarship from Career Source.
- THA YB hosted its Graduation August 7th, for 13 students.
- THA YB Staff met with Gary Adult High School to see about partnering with them for both GED and brining NCCER Classes to them
- THA YB program began a new cohort. Currently 9 students and they begun with OSHA Certification
- THA YB Completed the CSET Modules for the 2019-20 and are currently applying for a new innovation grant.

Upcoming Events:

- Application for Innovation Grant
- Application for new YB Grant

FLORIDA NETWORK OF YOUTH & FAMILY SERVICES
AUGUST 2020



Grant Period: July 1st, 2020 – June 30th, 2021
Grant Amount: \$191,724
Completion Rate: 105% *Pending New Budget*

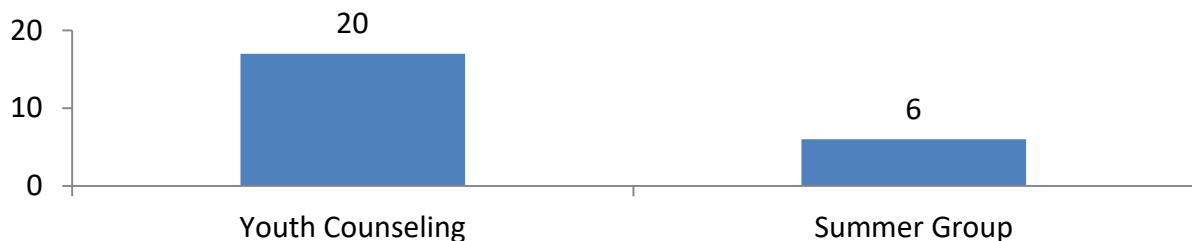
The purpose of the program is to offer Mental Health services to public housing residents and surrounding communities in Hillsborough County. The program will target youth that are most at-risk of becoming delinquent. Services are offered to eligible youth and families who possess multiple risk factors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

Service Goal:

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

Accomplishments:

- Twenty-Six (**26**) active cases in 2020-2021 Fiscal Year.



Monthly Highlights:

- August 4th - Florida Network Bi-weekly Gathering (Central West Region) Zoom Call
- August 5th and 19th - Treatment Team Meeting
- August 7th – Children’s Committee Meeting
- August 12th - Florida Network Neighborhood Partner's Call
- August 14 - "Let's Talk" Campaign - Next Step Zoom Call
- August 20th - Virtual Summer Youth Group Sessions Last Session
- August 26th - Florida Network Neighborhood Partner's Call
- August 28th – “Thank You for Calling, Now Tell Me Your Story” Screening Training

Upcoming Events:

- September 4th – Children’s Committee Meeting
- September 8th – Case Staffing Committee
- September 9th and 23rd - Florida Network Neighborhood Partner's Call
- September 9th – Florida Network Youth & Family Services Conference Call
- September 18th – DJJ Circuit Advisory Board Meeting

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

Grant Amount: \$137,345

Completion Rate: 86%

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

Empowerment Evaluation Matrix/Work Plan Outcomes

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

Monthly Highlights:

- August 3rd – August 7th – Girls in Charge STEAM Initiative
- August 4th – Champions for Children Meeting
- August 7th – Hispanic Council Meeting
- August 12th - Free4Ever International, Inc. Parent Workshop – “How to Tutor Your Kids – Pt. 1”
- August 14th – CBHC Budget Review Meeting
- August 17th – CBHC Matrix Discussion
- August 19th – Project Link, Inc. – “Home Environment vs. School Environment”
- August 26th – ASO Supervisor Meeting

Upcoming Events:

- September 2nd - Free4Ever International, Inc. Parent Workshop – “Tutoring 101: How to Support Your Children – Pt. 2”
- September 16th and 30th - Free4Ever International, Inc. Parent Workshop
- PPS Manager's Meetings - Every Tuesday & Thursday
- PPS Departmental Meetings - Every Wednesday

OAKS AT RIVERVIEW COMMUNITY CENTER AUGUST 2020

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

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

- Outreach phone calls, emails, and text messages.
- Information on Class schedule via Zoom has been sent to case managers and all interested parties. Flyer has been included.
- Youth are notified weekly for prodigy class.

GRANT WRITER AUGUST 2020

- Received first level acceptance for a proposal submitted to Guidewell Foundation for wellness funding at THA properties through the **Envision Success** initiative mobile unit. We will be competing through a video presentation on September 25, 2020 for up to \$45,000.
- Received 1,000 books from Bess the Book Bus to provide one-two free new books for youth at THA sites. Additional book donations are forthcoming.
- Received confirmation from Wells Fargo of \$10,000 to be directed to support youth academic success.
- Submitted federal opportunity application for funding (\$450,000/year for 3 years) through the Office of Minority Health to encourage low-income families to submit earned income tax credit (EITC) as they complete their tax return and study the benefit's effect on reducing risk factors and increasing protective factors related the adverse childhood experiences (ACEs). Notification is expected in October.
- Collaborating on a federal proposal with the Rental Assistance Department for services directed to new and existing voucher tenants for enhanced vouchers and services to the clients to negotiate with landlords, moving, connecting to services, and other supports.
- Continued to develop additional community partnerships for THA.
- Continued research for new/continuing funding opportunities for PPS and THA.
- Continuing preparation for THA's 12th Annual Charity Golf Tournament on October 23, 2020 at Saddlebrook Golf Course. Link to golf website is www.thafl.com/golf .

Summer/After School Services Program AUGUST 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$61,378

Completion Rate: 42%

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

Programming Location: Oaks at Riverview Community Center (ORCC)

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

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



AUGUST 2020

Location: Oaks at Riverview Community Center

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

Grant Amount: \$45,000

Completion Rate: 34%

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

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

Classes Offered – (Provided for 6 weeks):

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

Month	Number of Students Enrolled during Month
August	4
Total	10



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

Weekly Participation

Each group meets weekly at their respective location.

Location	Registered	8/3	8/10	8/17	8/24
Robles Park Cubs – 804	25	15	-	-	15
Oaks at Riverview Cubs – 803	2	-	-	-	5
Belmont Phase Cubs - 4275	10	-	-	-	-
Moses White/Seminole Cubs - 807	12	-	-	-	-
C. Blythe Andrews Cubs - 806	13	-	-	-	-
Scouts BSA	14	-	-	-	5

Looking Forward

- We will be resuming meetings on Sept 19. All participants will have signed parental permission slips that include a COVID waiver. We will be providing masks for the Scouts to wear and temperatures will be checked for all participants.
 - Scouts BSA (Middle School/High School) meetings will be on alternate Saturdays at the Council Service Center. We will be picking up the Scouts from all the properties for these meetings.
 - Cub Scouts (Elementary School)
 - Sept 21 – Live meetings at the Oaks resumes
 - Scouts from Robles, BC Andrews and Moses White/Seminole will be brought to the Scout service center on scheduled days during the week for meetings.
- We are looking to recruit at Robles and the Oaks on Sept 26 and are working with Dexter

JOBS PLUS INITIATIVE

AUGUST 2020

Location: Robles Park Village

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

Grant Amount: \$2,500,000

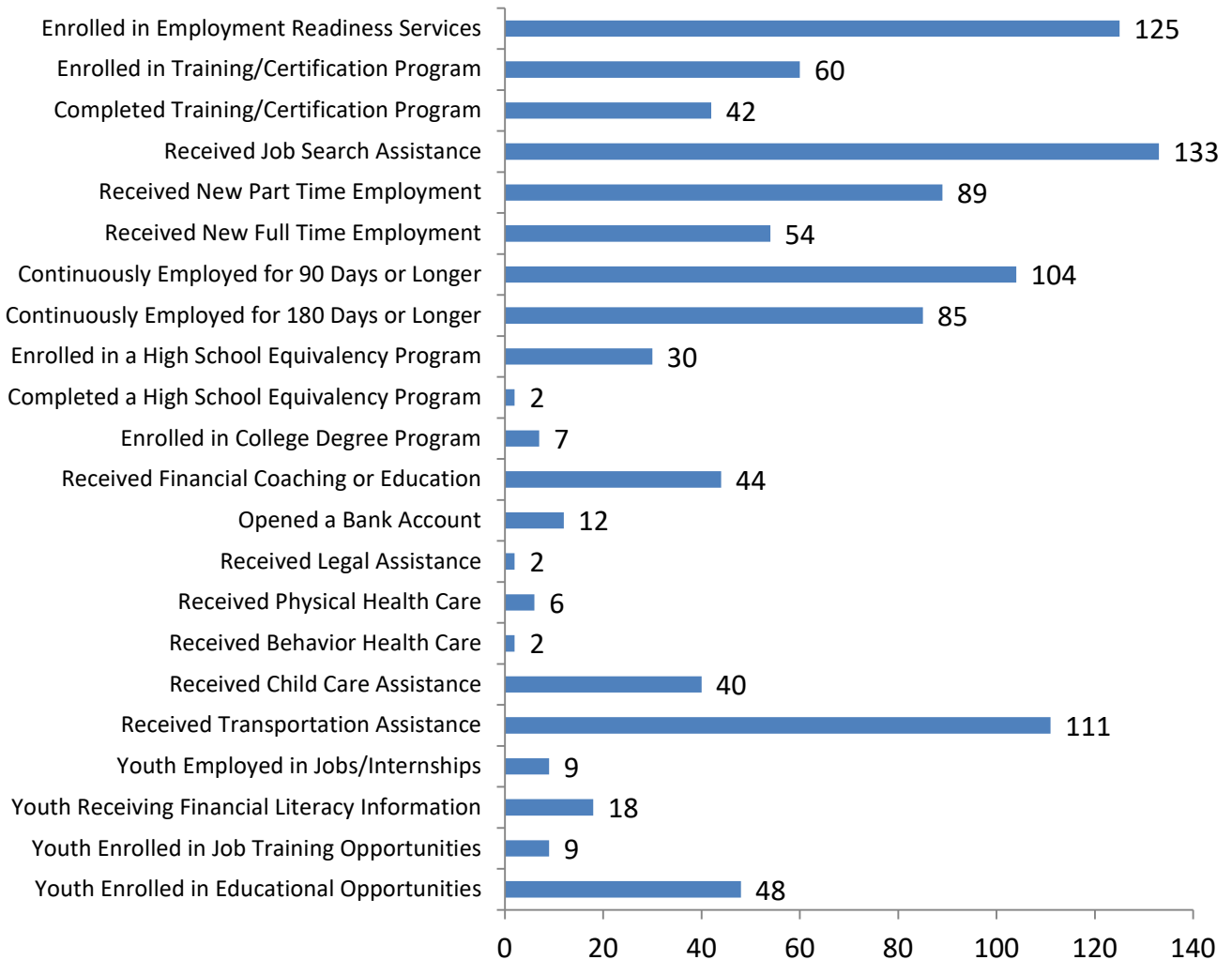
Completion Rate: 64%

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

Participant Enrollment

- 309 Adult Participants enrolled since the beginning of the Program (385 Work-able Residents on the Property) – 4 enrolled in August.
- 67 14-17-year-old Youths are participating in the JPI Program (61 youth on the Property)

Participant Services



JOB DEVELOPMENT AND PLACEMENT PROGRAM (JDPP) AUGUST 2020

Monthly Highlights:

August 21st - Back to School (Virtual) Success Coaching Participant "**Deshawn Peck**" Awarded \$5,000 Scholarship to HCC by *Career Source Tampa Bay*

AUGUST 21, 2020
Back to School
SUCCESS COACHING
for Middle & Highschool Youth
"You have within you the strength, the passion, & the passion to reach for the stars and change the world."
Join us on **Session #1**
10am
Middle School Students
Session #2
2pm
High School Students
TOPICS:
* Staying Positive During Class & COVID-19
* Finding Balance: "Friends & FOCUSing on School"
* Leadership Starts Now! #StudentLeadersMatter
Presenter FADHAIL IBAHEEM
Presenter NOEL JOHNSON
Presenter DEXTER JACKSON
Presenter SHONTA ABDULLAH
Tampa Housing Authority Job Developer, HOST
CareerSource TAMPA BAY
Zoom
CumBuild

19 Employment Opportunities sent via email **August 2020**

IKEA, ALDI, Enterprise, Ashley Furniture Warehouse, Urban League of Hillsborough County, Macy's Fulfillment Center, Aetna, AT&T, Veteran Affairs, Capital One, Disney, Hilton Hotel, Marriott Hotel, Moffitt Cancer Center, Randstand, RanGam, TD Bank, T-Mobile, Seminole HardRock Casino

Educational & Training Opportunities

August 12th - Career Source Soft Skills Training - Customer Service, Hospitality, Retail, and MS Office

August 24th - FREE Online Courses <https://www.coursera.org/>

August 25th - Disability Friendly Employers

August 25th - County Information for those with Disabilities

Trainings & Meetings

August 5th - YouthBuild Job Readiness Virtual Workshop

August 10th - Planning Meeting (JPI, YB, ORCC)

August 14th - Project Link, Noel Johnson, Project Manager

August 19th - YouthBuild Job Readiness Virtual Workshop

August 20th - Technical Meeting, Diane Lindsey, Erica Marshall

August 24th and 26th and 31st - YouthBuild Job Readiness Virtual Workshop

Upcoming plans for September 2020

- Every Monday Job Developer & JPI Program
- Every Wednesday Job Developer on Location at YouthBuild
- Golf Committee follow-up & Planning Meetings Every Friday
- Virtual Job Readiness Workshop



Johnson Control's Foundation
Sustainability Ambassadors Grant Program
Grant Period: January 31st, 2017 – December 31st, 2020
Grant Amount: \$50,000
Completion Rate: 88%
August 2020

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

➤ Program Goals:

- Identify properties each year to target for resident training and education on energy saving measures
 - Recruit resident volunteers each year
 - Reduce energy and water consumption on our target properties
 - Facilitate resident training/workshops and job placement in the fields of energy, water, and conservation
- The Sustainability Ambassadors Program continues to engage residents and volunteer ambassadors through video conferencing via Zoom/Facebook connections.
- For August, the Sustainability Ambassadors Program successfully completed processing for three (3) ambassadors and recruited one (1) resident to become an ambassador.



Geraldine Barnes Award Winner:
Karen Bogan
Personal Development

I want to share them with you my story of an outstanding resident, whom I have had the pleasure of meeting and teaching at the Robles Park Internet café. I met Karen in year two (2) of the Jobs Plus Initiative Program. I knew I was going to like her from the start because instantly after we met, she was very interested in what I was teaching and wanted to know more. I knew Karen was a Rock Star when I noticed she was recruiting other residents to my computer classes by sharing with them her experiences.

Karen successfully completed eight (8) Microsoft Computer Basics and Digital literacy courses, all of which she received official Microsoft Certifications. Karen was so dedicated to her studies she would come in the rain to attend classes and complete her college course assignments online in pursuit of a college degree!

Karen did not stop there! She started getting involved in the Jobs Plus Initiative Program. Karen attends the workshops offered and would consistently join in all festivities related to the Jobs Plus Initiative program and many other events hosted by Program and Property Services and offered to the residents. When the pandemic caused the closure of the Internet café, she did not let that stop her. Karen simply switched over to the online Distant Learning portal to continue her computer classes.

Karen states she loves being a to her community and have assisted Ms. Reva on several outreach for programs, workshops and THA events within the Robles Park Community and outside events for residents as well.

She states "she is a people person and loves being productive in the community to make a difference and to spread positive vibes about the hard work we do as Robles staff to bring life changing programs that specifically speak to young adults, seniors citizens and youth who reside at Robles".

With consistent repetition, Karen is becoming a positive influencer in her community at Robles Park. The personal growth Karen is achieving, has set the building blocks that will lay a magnificent foundation for her life's journey.

Nominators Name: Cherrie Calloway

Occupation: Jobs Plus Initiative Technical Training Coordinator

Back to School Book Bag Giveaway



RAD PROPERTIES FY21 – FINANCIAL KEY INDICATOR AS OF AUGUST 31, 2020

KEY FACTS



\$2.7M

RAD RENT CONTRACTS



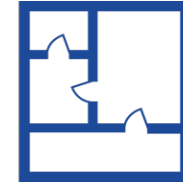
\$940K

TENANT RENT REVENUE



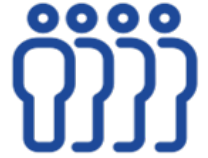
93%

OCCUPANCY PROJECTED



2,205

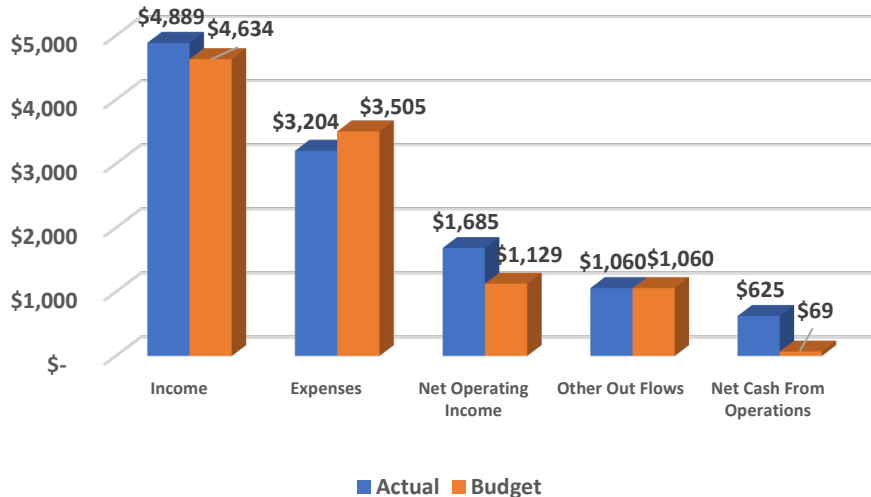
OF RAD UNITS



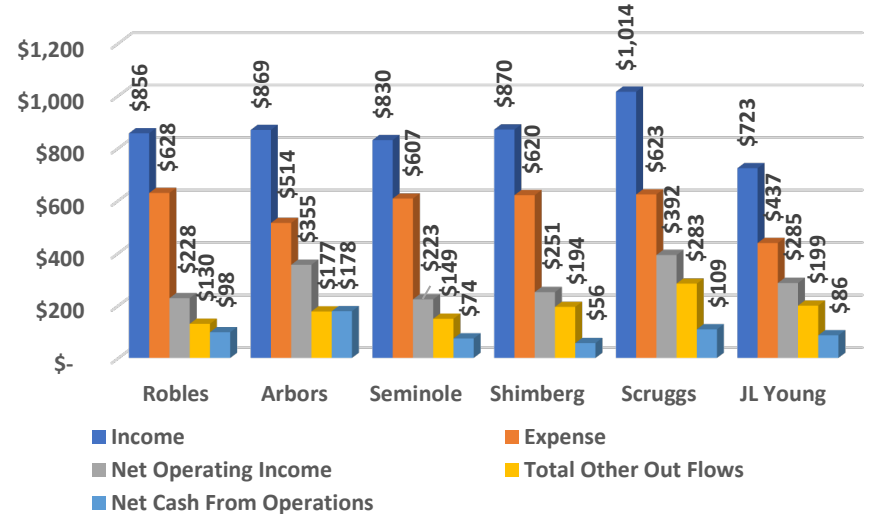
39K

PEOPLE ON WAITLIST

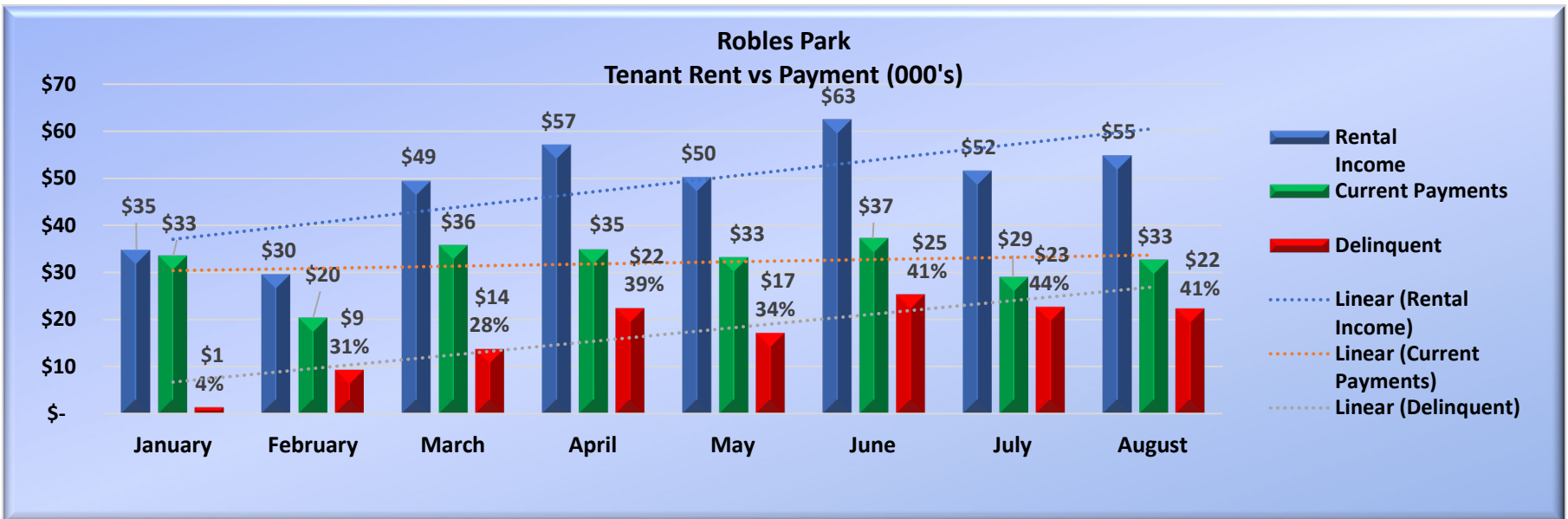
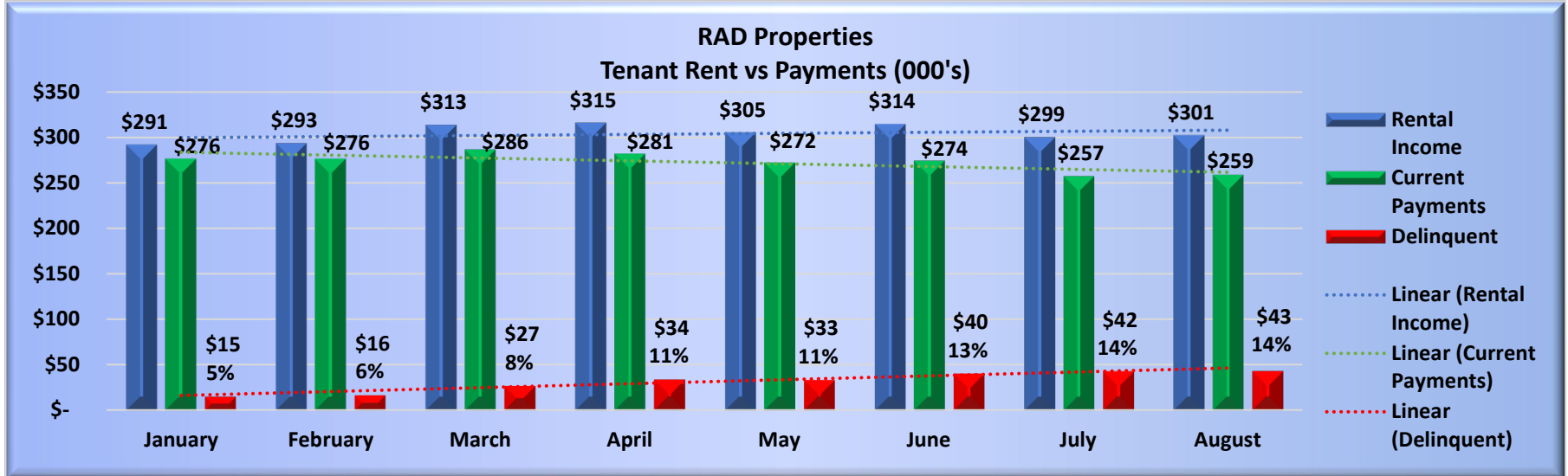
RAD Properties
Year to Date vs Budget (000's)



RAD Properties
PUM Comparison



RAD PROPERTIES FY21 – TENANT RENT VS PAYMENTS AS OF AUGUST 31, 2020



ASSISTED HOUSING FY21 – FINANCIAL KEY INDICATOR AS OF AUGUST 31, 2020

**KEY
FACTS**



\$23.2M

HOUSING ASSISTANCE
SUBSIDY



\$582K

MANAGEMENT FEE
CONTRIBUTION TO CO



\$3.5M

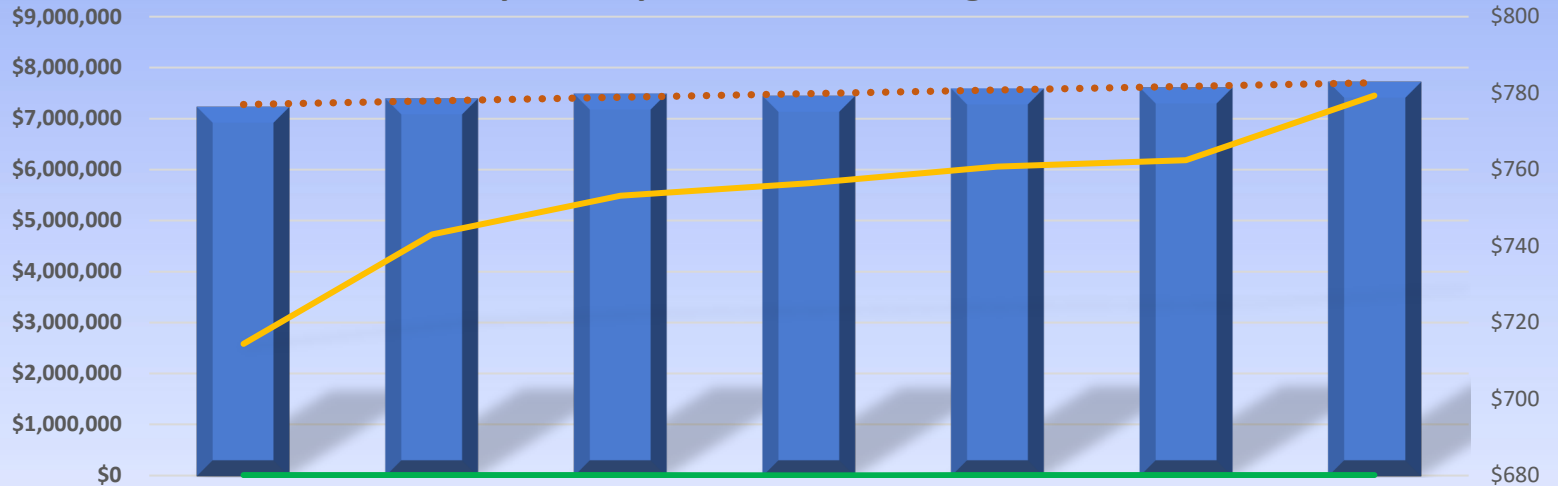
ADMIN FEES EARNED BY
ASSISTED HOUSING



81%

ADMIN FEES PRO RATIO
LEVEL

Monthly HAP Payments Vs HAP Average



	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
Section 8 HAP Assistance	\$7,224,062	\$7,387,371	\$7,483,506	\$7,434,089	\$7,580,992	\$7,598,886	\$7,711,260
Total # of Vouchers	10,112	9,942	9,936	9,828	9,965	9,966	9,894
HAP Average	\$714	\$743	\$753	\$756	\$761	\$762	\$779

Memorandum

TO: Board of Commissioners
FM: Susi Begazo-McGourty, SVP / CFO
CC: Jerome D. Ryans, President / CEO
DATE: September 8, 2020
RE: Financial Reporting for the Month of August 2020

Financial Highlights

August 31, 2020

Rental Assistance Demonstration (RAD)

For the Five Months Ended August 31, 2020

- With the change in fiscal year-end for JL Young, which was approved by the board last fiscal year, you will now notice that the summary report now includes this property.
- As of August 31, 2020, the RAD properties generated net cash from operations in the amount of \$730,397 after deducting the Operating Reserves in the amount of \$148,900; PPS, Youth, and Resident Enrichment funding in the amount of \$405,157; Transfers to the Corporate Overhead in the amount of \$276,458, and Replacement Reserves of \$494,481.
- The total RAD rents and other revenues budgeted for this period year to date were \$5,792,479, with actual revenues earned of \$6,167,165. This \$374,685 positive variance is primarily attributable to Robles Park tenant rental revenue billings. While these billings are higher, it may be related to many families who have lost their Assisted Housing benefits but currently cannot be evicted because of the CARES Act moratorium on evictions.
- The Year-to-date (YTD) expenses total is \$4,111,772 which represents \$269,606, or 6.2%, less than YTD budgeted expenses. This amount includes \$66,750 of bad debt write-offs.
- In conjunction with the Physical Condition Assessment (PCA) at the RAD closing for each LLC, these properties have \$1,966,570 in Capital Improvements projects included in the FY2021 Budget.
- The above expenses include \$38,400 in surveying costs at Robles Park, LLC, related to Zion Cemetery. While significant expenditures were incurred during the 2019-20 FY, we expect these costs to continue into this fiscal year.

Assisted Housing (AH)

For the Five Months Ended August 31, 2020

- The Voucher utilization for August 31, 2020, remains excellent near 100%.
- The Assisted Housing Program YTD Administrative Revenue was \$7,160,052, and YTD Voucher Revenue was \$39,020,108, which represents a total positive variance of \$5,196,931 compared to the YTD budget. YTD operating expenditures were \$3,305,927, which means a positive variance of \$60,505 compared to the YTD budget. The YTD net income was \$3,840,766.

- Administrative revenues include an additional \$3.4 million received related to the CARES act. These funds, while received, may only be used for specific COVID-19 related expenses. Any unused funds as of June 30, 2021, are eligible for re-capture. This deadline was just recently extended to this date (was previously December 31, 2020).

Business Activities

Palm Terrace ALF (PALM)

For the Four Months Ended July 31, 2020

- Palm Terrace is an assisted living facility for the elderly, consisting of 75 private and semi-private beds and was 90.4% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of replacement reserves was \$56,300.
- Operating Cash Balance was \$108,733.
- Replacement Reserves Cash Balance was \$118,436.

Cedar Pointe (CPNT)

For the Five Months Ended August 31, 2020

- Consists of two phases: Phase I operates 60 units made up of 8 Low Income Public Housing units, 20 Market units, and 32 Affordable Housing Units. Phase 2 operates 24 units made up of 13 Low Income Public Housing Units and 11 Affordable Housing Units. Cedar Pointe was 100% occupied as a whole at the end of the month.
- The Net Income for the fiscal YTD after the funding of replacement reserves was \$68,899 for both phases combined.
- Replacement Reserve for both phases combined was \$253,500.

Blended Components

North Tampa Housing Development Corporation (NTHDC)

For the Five Months Ended August 31, 2020

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

- The Net Income (Loss) for the fiscal YTD (after donations to affiliated entities) was \$983,833.
- This year’s budget includes \$650,000 related to previous year earmarks for projects within the Encore District.

Cultivating Affordable Housing While Empowering People and Communities.

Meridian River Development Corporation (MRDC)

For the Seven Months Ended July 31, 2020

- MRDC's communities are Meridian River, River Place, and River Pines. A substantial capital improvement plan was implemented in 2012 for MRDC properties. MRDC was 99.0% occupied at the end of the month.
- The Net Income for the fiscal YTD after debt service was \$1,061,721.
- Operating Cash Balance was \$5,978,528.
- Replacement Reserves Cash Balance was \$378,718 and has remained this amount for some years. MRDC does not fund a replacement reserve any longer but instead pays for capital improvements out of operations as needed.

Related Entities

The Ella at Encore (ELLA)

For the Seven Months Ended July 31, 2020

- The Ella at Encore operated 32 Low Income Public Housing units, 64 Project-Based Section 8 units, and 64 Affordable Housing Units and was 98.8% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$133,339.
- Operating Cash Balance was \$56,520.
- Replacement Reserve Cash Balance was \$369,659.

The Trio at Encore (TRIO)

For the Seven Months Ended July 31, 2020

- The Trio at Encore operated 32 Low Income Public Housing units, 67 Project-Based Section 8 units, and 42 Market Rate Units and was 98.6% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$81,033.
- Operating Cash Balance was \$287,392.
- Replacement Reserve Cash Balance was \$259,749.

The Reed at Encore (REED)

For the Seven Months Ended July 31, 2020

- The Reed at Encore operates 14 Low Income Public Housing units, 144 Project-Based Section 8 units, and was 96.8% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$283,542.
- Operating Cash Balance was \$380,559.
- Replacement Reserve Cash Balance was \$240,166.

Cultivating Affordable Housing While Empowering People and Communities.

The Tempo at Encore (Tempo)

For the Seven Months Ended July 31, 2020

- The Tempo at Encore operated 20 Low Income Public Housing units, 122 Project-Based Section 8 units, and 61 Market Rate Units and was 97.5% occupied.
- The Net Income for the fiscal YTD (not including depreciation/amortization) was \$470,432.
- Operating Cash Balance was \$975,930.
- Replacement Reserve Cash Balance was \$59,232.

The Gardens at South Bay, LTD (GSB)

For the Seven Months Ended July 31, 2020

- The Gardens at South Bay, LTD, is a mixed-finance project consisting of 216 apartment units and was 96.3% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after debt service and replacement reserves was \$(86,567). However, this loss related directly to certain deferred expense items such as deferred developer fees and related RHF and developer fee interest.
- Operating Cash Balance was \$1,253,941.
- Replacement Reserves Cash Balance was \$360,965.

Osborne Landing, LTD (OSB)

For the Eight Months Ended August 31, 2020

- Osborne Landing operated a 43-unit affordable housing apartment development in Tampa, Florida, and was 100% occupied at the end of the month.
- The Net Operating Income (Loss) for the fiscal YTD after the funding of Replacement Reserves was \$38,145.
- Operating Cash Balance was \$255,496.
- Replacement Reserves Cash Balance was \$15,997.

Cultivating Affordable Housing While Empowering People and Communities.

Tampa Housing Authority
RAD Properties Summary 1,489 Units
For the Fifth Month Ended August 31, 2020

Occupancy Percentage: 93.0%

	Robles Park, LLC	Arbors Estates, LLC	Seminole Park, LLC	Shimberg Estates, LLC	Scruggs Manor, LLC	JL Young Apartments	YTD Actual	5 Month Budget	Variance	Annual Budget	PUM
Tenant Revenue	\$ 279,551	\$ 205,849	\$ 190,760	\$ 191,264	\$ 129,623	\$ 544,242	\$ 1,541,288	\$ 1,282,619	\$ 258,669	\$ 3,078,287	\$ 207
HAP Payments	1,381,293	607,365	489,400	509,739	445,745	1,054,506	4,488,048	4,437,949	50,099	10,651,078	603
Other Revenue	46,534	16,348	21,167	17,034	13,015	23,731	137,828	71,911	65,918	172,586	19
Total Revenue	\$ 1,707,378	\$ 829,562	\$ 701,326	\$ 718,037	\$ 588,383	\$ 1,622,478	\$ 6,167,165	\$ 5,792,479	\$ 374,685	\$ 13,901,951	\$ 828
Admin Salaries / Benefits	148,288	91,901	63,476	111,518	69,736	128,681	613,601	676,312	62,712	1,623,150	82
Administrative Expenses	86,813	29,663	13,679	16,810	6,684	27,890	181,540	254,589	73,049	611,013	24
Management Fees	121,748	62,593	52,990	54,989	45,141	125,941	463,401	463,401	-	1,112,162	62
Tenant Services Salary / Benefits	11,071	2,546	10,719	9,728	6,037	33,360	73,462	83,185	9,723	199,643	10
Tenant Service Expenses	5,627	920	371	862	339	2,899	11,018	18,021	7,003	43,250	1
Utilities	87,659	27,600	66,683	44,078	38,509	117,846	382,375	438,721	56,346	1,052,930	51
Maintenance Salary / Benefits	303,766	125,393	95,675	95,681	65,077	244,464	930,055	923,209	(6,846)	2,215,702	125
Maintenance Expenses	115,096	29,240	32,874	21,980	17,616	48,511	265,318	311,247	45,929	746,993	36
Contracted Maintenance Services	124,458	58,451	94,666	97,754	71,584	125,863	572,776	707,516	134,740	1,698,038	77
Protective Services Salary and Benefi	13,920	5,670	5,155	5,155	3,608	14,436	47,944	50,328	2,385	120,788	6
Protective Service Expenses	96,570	-	26,288	-	-	55,286	178,144	91,950	(86,194)	220,680	24
General Expenses	96,205	56,176	48,519	40,020	32,705	51,765	325,390	305,024	(20,366)	732,057	44
Bad Debt	42,228	781	1,684	12,734	4,085	5,238	66,750	57,875	(8,875)	138,900	9
Total Expenses	\$ 1,253,449	\$ 490,935	\$ 512,779	\$ 511,309	\$ 361,121	\$ 982,179	\$ 4,111,772	\$ 4,381,378	\$ 269,606	\$ 10,515,306	\$ 552
Net Operating Income	\$ 453,930	\$ 338,627	\$ 188,547	\$ 206,728	\$ 227,262	\$ 640,299	\$ 2,055,393	\$ 1,411,102	\$ 644,291	\$ 3,386,644	\$ 276
Operating Reserves	39,900	19,100	16,900	16,500	11,600	44,900	148,900	148,900	-	357,360	20
Transfer to Corporate Overhead	-	49,132	37,469	39,732	36,245	113,880	276,458	276,458	-	663,500	37
Resident Enrichment Programs	-	5,434	-	4,988	22,312	25,745	58,479	58,479	-	140,350	8
Oaks at Riverview Youth Programs	-	27,676	15,290	34,136	36,575	64,488	178,166	178,166	-	427,598	24
Funding of PPS Salaries	-	22,761	16,143	26,635	30,492	72,481	168,512	168,512	-	404,428	23
Replacement Reserves	219,030	44,716	40,197	38,247	26,889	125,402	494,481	494,481	-	1,186,754	66
Total Other Out Flows	\$ 258,930	\$ 168,819	\$ 125,999	\$ 160,239	\$ 164,113	\$ 446,897	\$ 1,324,996	\$ 1,324,996	\$ -	\$ 3,179,990	\$ 178
Net Cash From Operations	\$ 195,000	\$ 169,808	\$ 62,548	\$ 46,489	\$ 63,149	\$ 193,402	\$ 730,397	\$ 86,106	\$ 644,291	\$ 206,654	\$ 98

Tampa Housing Authority

Robles Park, LLC

399 Units

For the Fifth Month Ended August 31, 2020

Occupancy Percentage: 82.2 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 54,890	\$ 18,767	\$ 36,123	\$ 279,551	\$ 93,835	\$ 185,716	\$ 225,205	\$ 140
HAP Payments	337,560	280,568	56,992	1,381,293	1,402,842	(21,549)	3,366,820	692
Other Revenue	8,439	5,033	3,406	46,534	25,167	21,368	60,400	23
Total Revenue	\$ 400,889	\$ 304,369	\$ 96,521	\$ 1,707,378	\$ 1,521,844	\$ 185,535	\$ 3,652,425	\$ 856
Admin Salaries / Benefits	29,000	39,656	10,656	148,288	198,280	49,992	475,873	74
Administrative Expenses*	30,843	15,375	(15,468)	86,813	76,876	(9,937)	184,501	44
Management Fees	24,350	24,350	-	121,748	121,748	-	292,194	61
Tenant Services Salary / Benefits	2,129	2,312	183	11,071	11,554	483	27,726	6
Tenant Service Expenses	2,274	900	(1,374)	5,627	4,500	(1,127)	10,800	3
Utilities	21,225	22,020	796	87,659	110,102	22,443	264,244	44
Maintenance Salary / Benefits	61,689	62,204	515	303,766	311,022	7,256	746,452	152
Maintenance Expenses	39,947	19,233	(20,713)	115,096	96,167	(18,929)	230,800	58
Contracted Maintenance Services	30,332	30,458	126	124,458	152,292	27,833	365,500	62
Protective Services Salary and Benefits	2,683	2,822	139	13,920	14,114	194	33,866	7
Protective Service Expenses	21,992	9,167	(12,825)	96,570	45,833	(50,737)	110,000	48
General Expenses	19,333	18,206	(1,127)	96,205	91,028	(5,177)	218,466	48
Bad Debt	3,912	5,833	1,922	42,228	29,167	(13,061)	70,000	21
Total Expenses	\$ 289,708	\$ 252,536	\$ (37,171)	\$ 1,253,449	\$ 1,262,681	\$ 9,232	3,030,422	\$ 628
Net Operating Income	\$ 111,182	\$ 51,832	\$ 59,350	\$ 453,930	\$ 259,163	\$ 194,767	622,003	\$ 228
Operating Reserves	7,980	7,980	-	39,900	39,900	-	95,760	20
Replacement Reserves	43,806	43,806	-	219,030	219,030	-	525,672	110
Total Other Out Flows	\$ 51,786	\$ 51,786	\$ -	\$ 258,930	\$ 258,930	\$ -	621,432	\$ 130
Net Cash From Operations	\$ 59,396	\$ 46	\$ 59,350	\$ 195,000	\$ 233	\$ 194,767	\$ 571	\$ 98

*Includes Surveying Costs of \$38.4K related to Zion Cemetery

Tampa Housing Authority

Arbors Estates, LLC 191 Units

For the Fifth Month Ended August 31, 2020

Occupancy Percentage: 95.8 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 42,470	\$ 39,435	\$ 3,035	\$ 205,849	\$ 197,177	\$ 8,672	\$ 473,225	\$ 216
HAP Payments	119,343	115,960	3,383	607,365	579,798	27,567	1,391,516	636
Other Revenue	932	1,088	(156)	16,348	5,438	10,910	13,050	17
Total Revenue	\$ 162,745	\$ 156,483	\$ 6,262	\$ 829,562	\$ 782,413	\$ 47,149	\$ 1,877,791	\$ 869
Admin Salaries / Benefits	19,312	15,554	(3,757)	91,901	90,686	(1,215)	199,537	96
Administrative Expenses	3,044	9,312	6,268	29,663	45,808	16,145	108,240	31
Management Fees	12,519	12,519	-	62,593	62,593	-	150,223	66
Tenant Services Salary / Benefits	489	628	139	2,546	3,142	596	7,541	3
Tenant Service Expenses	420	431	11	920	2,153	1,234	5,175	1
Utilities	6,865	8,117	1,251	27,600	40,583	12,983	97,402	29
Maintenance Salary / Benefits	24,486	24,816	330	125,393	124,068	(1,325)	297,756	131
Maintenance Expenses	7,733	7,386	(347)	29,240	39,059	9,819	90,760	31
Contracted Maintenance Services	15,961	21,485	5,524	58,451	112,425	53,973	264,103	61
Protective Services Salary and Benefits	1,092	1,307	215	5,670	6,516	845	15,635	6
Protective Service Expenses	-	640	640	-	3,200	3,200	7,680	-
General Expenses	11,169	10,759	(411)	56,176	53,793	(2,384)	129,112	59
Bad Debt	561	2,117	1,556	781	10,583	9,802	25,400	1
Total Expenses	\$ 103,650	\$ 115,069	\$ 11,419	\$ 490,935	\$ 594,609	\$ 103,674	\$ 1,398,564	\$ 514
Net Operating Income	\$ 59,095	\$ 41,414	\$ 17,681	\$ 338,627	\$ 187,804	\$ 150,823	\$ 479,227	\$ 355
Operating Reserves	3,820	3,820	-	19,100	19,100	-	45,840	20
Transfer to Corporate Overhead	9,826	9,826	-	49,132	49,132	-	117,917	51
Resident Enrichment Programs	1,087	1,087	-	5,434	5,434	-	13,041	6
Oaks at Riverview Youth Programs	5,535	5,535	-	27,676	27,676	-	66,423	29
Funding of PPS Salaries	4,552	4,552	-	22,761	22,761	-	54,626	24
Replacement Reserves	8,943	8,943	-	44,716	44,716	-	107,318	47
Total Other Out Flows	\$ 33,764	\$ 33,764	\$ -	\$ 168,819	\$ 168,819	\$ -	\$ 405,165	\$ 177
Net Cash From Operations	\$ 25,331	\$ 7,650	\$ 17,681	\$ 169,808	\$ 18,985	\$ 150,823	\$ 74,062	\$ 178

Tampa Housing Authority
Seminole Park Apartments, LLC 169 Units
For the Fifth Month Ended August 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 36,889	\$ 40,199	\$ (3,310)	\$ 190,760	\$ 200,994	\$ (10,235)	\$ 482,386	\$ 226
HAP Payments	98,439	89,483	8,956	489,400	447,416	41,984	1,073,799	579
Other Revenue	1,144	2,792	(1,647)	21,167	13,958	7,208	33,500	25
Total Revenue	\$ 136,472	\$ 132,474	\$ 3,999	\$ 701,326	\$ 662,369	\$ 38,957	\$ 1,589,685	\$ 830
Admin Salaries / Benefits	12,363	12,650	287	63,476	63,250	(226)	151,798	75
Administrative Expenses	2,277	5,658	3,381	13,679	28,292	14,613	67,900	16
Management Fees	10,598	10,598	-	52,990	52,989	(1)	127,175	63
Tenant Services Salary / Benefits	2,059	2,260	201	10,719	11,302	583	27,126	13
Tenant Service Expenses	371	352	(19)	371	1,760	1,389	4,225	-
Utilities	18,045	16,466	(1,579)	66,683	82,326	15,643	197,586	79
Maintenance Salary / Benefits	18,950	16,954	(1,996)	95,675	84,770	(10,905)	201,385	113
Maintenance Expenses	5,419	9,500	4,081	32,874	47,500	14,626	116,064	39
Contracted Maintenance Services	22,078	20,513	(1,565)	94,666	102,564	7,898	246,153	112
Protective Services Salary and Benefits	994	1,039	45	5,155	5,196	40	12,470	6
Protective Service Expenses	1,756	-	(1,756)	26,288	-	(26,288)	-	31
General Expenses	9,485	8,950	(535)	48,519	44,751	(3,767)	107,407	57
Bad Debt	-	542	542	1,684	2,708	1,025	6,500	2
Total Expenses	\$ 104,396	\$ 105,482	\$ 1,086	\$ 512,779	\$ 527,409	\$ 14,630	\$ 1,265,789	\$ 607
Net Operating Income	\$ 32,076	\$ 26,992	\$ 5,084	\$ 188,547	\$ 134,960	\$ 53,587	\$ 323,896	\$ 223
Operating Reserves	3,380	3,380	-	16,900	16,900	-	40,560	20
Transfer to Corporate Overhead	7,494	7,494	-	37,469	37,469	-	89,925	44
Oaks at Riverview Youth Programs	3,058	3,058	-	15,290	15,290	-	36,697	18
Funding of PPS Salaries	3,229	3,229	-	16,143	16,143	-	38,742	19
Replacement Reserves	8,039	8,039	-	40,197	40,197	-	96,473	48
Total Other Out Flows	\$ 25,200	\$ 25,200	\$ -	\$ 125,999	\$ 125,999	\$ -	\$ 302,397	\$ 149
Net Cash From Operations	\$ 6,877	\$ 1,792	\$ 5,084	\$ 62,548	\$ 8,961	\$ 53,587	\$ 21,499	\$ 74

Tampa Housing Authority

Shimberg Estates, LLC 165 Units

For the Fifth Month Ended August 31, 2020

Occupancy Percentage: 97.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 37,087	\$ 33,257	\$ 3,830	\$ 191,264	\$ 166,283	\$ 24,981	\$ 399,080	\$ 232
HAP Payments	103,225	101,777	1,448	509,739	508,886	853	1,221,326	618
Other Revenue	51	2,434	(2,383)	17,034	12,169	4,865	29,206	21
Total Revenue	\$ 140,363	\$ 137,468	\$ 2,896	\$ 718,037	\$ 687,338	\$ 30,699	\$ 1,649,612	\$ 870
Admin Salaries / Benefits	21,597	21,734	138	111,518	108,664	(2,854)	260,797	135
Administrative Expenses	2,218	6,607	4,389	16,810	33,034	16,224	79,282	20
Management Fees	10,998	10,998	-	54,989	54,989	-	131,974	67
Tenant Services Salary / Benefits	1,870	3,100	1,230	9,728	15,499	5,771	37,194	12
Tenant Service Expenses	362	344	(19)	862	1,719	857	4,125	1
Utilities	9,955	8,352	(1,603)	44,078	41,760	(2,319)	100,223	53
Maintenance Salary / Benefits	18,673	19,044	372	95,681	95,209	(472)	228,493	116
Maintenance Expenses	4,083	7,146	3,063	21,980	35,731	13,751	85,755	27
Contracted Maintenance Services	21,893	16,221	(5,672)	97,754	81,105	(16,649)	194,656	118
Protective Services and Benefits	994	1,249	256	5,155	6,235	1,080	14,960	6
General Expenses	7,558	7,186	(372)	40,020	35,929	(4,091)	86,231	49
Bad Debt	9,815	667	(9,149)	12,734	3,333	(9,401)	8,000	15
Total Expenses	\$ 110,015	\$ 102,648	\$ (7,367)	\$ 511,309	\$ 513,206	\$ 1,897	\$ 1,231,690	\$ 620
Net Operating Income	\$ 30,349	\$ 34,820	\$ (4,471)	\$ 206,728	\$ 174,132	\$ 32,596	\$ 417,922	\$ 251
Operating Reserves	3,300	3,300	-	16,500	16,500	-	39,600	20
Transfer to Corporate Overhead	7,946	7,946	-	39,732	39,732	-	95,357	48
Resident Enrichment Programs	998	998	-	4,988	4,988	-	11,972	6
Oaks at Riverview Youth Programs	6,827	6,827	-	34,136	34,136	-	81,926	41
Funding of PPS Salaries	5,327	5,327	-	26,635	26,635	-	63,925	32
Replacement Reserves	7,649	7,649	-	38,247	38,247	-	91,793	46
Total Other Out Flows	\$ 32,048	\$ 32,048	\$ -	\$ 160,239	\$ 160,239	\$ -	\$ 384,573	\$ 194
Net Cash From Operations	\$ (1,699)	\$ 2,772	\$ (4,471)	\$ 46,489	\$ 13,893	\$ 32,596	\$ 33,349	\$ 56

Tampa Housing Authority
 Scruggs Manor, LLC 116 Units
 For the Fifth Month Ended August 31, 2020

Occupancy Percentage: 94.0 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 23,489	\$ 24,542	\$ (1,053)	\$ 129,623	\$ 122,711	\$ 6,912	\$ 294,506	\$ 223
HAP Payments	98,701	86,857	11,844	445,745	434,285	11,460	1,042,283	769
Other Revenue	3,944	1,453	2,492	13,015	7,263	5,753	17,430	22
Total Revenue	\$ 126,134	\$ 112,852	\$ 13,282	\$ 588,383	\$ 564,258	\$ 24,125	\$ 1,354,219	\$ 1,014
Admin Salaries / Benefits	13,540	14,066	526	69,736	70,330	594	168,792	120
Administrative Expenses	1,363	4,158	2,795	6,684	20,788	14,104	49,890	12
Management Fees	9,028	9,028	-	45,141	45,141	-	108,338	78
Tenant Services Salary / Benefits	1,161	1,264	103	6,037	6,316	279	15,157	10
Tenant Service Expenses	255	643	388	339	3,211	2,872	7,700	1
Utilities	9,967	7,486	(2,481)	38,509	37,430	(1,079)	89,834	66
Maintenance Salary / Benefits	12,027	11,853	(174)	65,077	59,261	(5,816)	142,224	112
Maintenance Expenses	5,034	6,685	1,652	17,616	33,427	15,811	80,225	30
Contracted Maintenance Services	20,058	13,393	(6,665)	71,584	66,963	(4,621)	160,711	123
Protective Services and Benefits	694	727	33	3,608	3,636	28	8,725	6
General Expenses	6,449	6,129	(320)	32,705	30,646	(2,060)	73,549	56
Bad Debt	3,284	750	(2,534)	4,085	3,750	(335)	9,000	7
Total Expenses	\$ 82,859	\$ 76,182	\$ (6,677)	\$ 361,121	\$ 380,897	\$ 19,776	\$ 914,145	\$ 623
Net Operating Income	\$ 43,275	\$ 36,670	\$ 6,605	\$ 227,262	\$ 183,361	\$ 43,901	\$ 440,074	\$ 392
Operating Reserves	2,320	2,320	-	11,600	11,600	-	27,840	20
Transfer to Corporate Overhead	7,249	7,249	-	36,245	36,245	-	86,988	62
Resident Enrichment Programs	4,462	4,462	-	22,312	22,312	-	53,548	38
Oaks at Riverview Youth Programs	7,315	7,315	-	36,575	36,575	-	87,780	63
Funding of PPS Salaries	6,098	6,098	-	30,492	30,492	-	73,180	53
Replacement Reserves	5,378	5,378	-	26,889	26,889	-	64,534	46
Total Other Out Flows	\$ 32,823	\$ 32,823	\$ -	\$ 164,113	\$ 164,113	\$ -	\$ 393,870	\$ 283
Net Cash From Operations	\$ 10,452	\$ 3,847	\$ 6,605	\$ 63,149	\$ 19,248	\$ 43,901	\$ 46,204	\$ 109

Tampa Housing Authority
 JL Young Apartments, Inc. 449 Units
 For the Fifth Month Ended August 31, 2020

Occupancy Percentage: 96.9 %

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 106,542	\$ 100,324	\$ 6,218	\$ 544,242	\$ 501,619	\$ 42,623	\$ 1,203,885	\$ 242
HAP Payments	209,159	212,945	(3,786)	1,054,506	1,064,723	(10,217)	2,555,334	470
Other Revenue	-	1,583	(1,583)	23,731	7,917	15,814	19,000	11
Total Revenue	\$ 315,701	\$ 314,852	\$ 849	\$ 1,622,478	\$ 1,574,258	\$ 48,220	\$ 3,778,219	\$ 723
Admin Salaries / Benefits	22,305	30,529	8,224	128,681	152,648	23,967	366,353	57
Administrative Expenses	5,417	10,017	4,600	27,890	51,083	23,193	121,200	12
Management Fees	25,188	25,188	-	125,941	125,941	-	302,258	56
Tenant Services Salary / Benefits	6,432	7,077	645	33,360	35,378	2,018	84,900	15
Tenant Service Expenses	1,817	935	(882)	2,899	4,677	1,778	11,225	1
Utilities	24,221	25,303	1,083	117,846	126,518	8,672	303,641	52
Maintenance Salary / Benefits	46,519	49,949	3,430	244,464	249,747	5,283	599,392	109
Maintenance Expenses	5,174	11,583	6,408	48,511	62,311	13,799	143,389	22
Contracted Maintenance Services	28,017	38,910	10,893	125,863	194,548	68,685	466,915	56
Protective Services Salary and Benefits	2,782	2,929	147	14,436	14,639	204	35,132	6
Protective Service Expenses	15,894	8,583	(7,311)	55,286	42,917	(12,369)	103,000	25
General Expenses	10,367	9,774	(593)	51,765	48,872	(2,893)	117,292	23
Bad Debt	-	1,667	1,667	5,238	8,333	3,095	20,000	2
Total Expenses	\$ 194,134	\$ 222,445	\$ 28,311	\$ 982,179	\$ 1,117,611	\$ 135,432	\$ 2,674,697	\$ 437
Net Operating Income	\$ 121,567	\$ 92,407	\$ 29,160	\$ 640,299	\$ 456,647	\$ 183,652	\$ 1,103,522	\$ 285
Operating Reserves (1 Month)	8,980	8,980	-	44,900	44,900	-	107,760	20
Transfer to Corporate Overhead	22,776	22,776	-	113,880	113,880	-	273,313	51
Resident Enrichment Programs	5,149	5,149	-	25,745	25,745	-	61,789	11
Oaks at Riverview Youth Programs	12,898	12,898	-	64,488	64,488	-	154,772	29
Funding of PPS Salaries	14,496	14,496	-	72,481	72,481	-	173,955	32
Replacement Reserves	25,080	25,080	-	125,402	125,402	-	300,964	56
Total Other Out Flows	\$ 89,379	\$ 89,379	\$ -	\$ 446,897	\$ 446,897	\$ -	\$ 1,072,553	\$ 199
Net Cash From Operations	\$ 32,187	\$ 3,028	\$ 29,160	\$ 193,402	\$ 9,750	\$ 183,652	\$ 30,969	\$ 86

Tampa Housing Authority
Assisted Housing Voucher Program

Statement of Operations for the Five Months Ended August 31, 2020

	YTD Admin	YTD Voucher	Total	YTD Budget	Variance	Annual
Revenue						
Housing Assistance Payment (HAP)	\$ -	\$ 36,756,113	\$ 36,756,113	\$ 35,829,300	\$ 926,813	\$ 85,990,320
S8 Administrative Fees	6,566,750	-	6,566,750	2,912,074	3,654,676	6,988,979
Port In (vpti)	584,515	-	584,515	751,670	(167,155)	1,804,017
RAPS (Rehab Assistance)	-	2,208,317	2,208,317	1,442,635	765,682	3,462,324
Other Revenue	8,787	55,678	64,465	47,550	16,915	114,120
Total Revenue	\$ 7,160,052	\$ 39,020,108	\$ 46,180,160	\$ 40,983,229	\$ 5,196,931	\$ 98,359,760
Expenses						
Administrative						
Salaries & Benefits	1,731,553	-	1,731,553	2,004,765	273,212	4,811,445
Management Fees	969,627	-	969,627	969,626	(1)	2,327,103
Administrative other	507,200	-	507,200	325,351	(181,849)	780,840
Total Administrative	3,208,380	-	3,208,380	3,299,742	91,362	7,919,388
Tenant and Social Services	726	-	726	1,250	524	3,000
Maintenance & Operation	4,505	200	4,705	7,400	2,695	17,760
General Expenses	92,116	-	92,116	58,040	(34,076)	139,296
Total Operating Expenses	\$ 3,305,727	\$ 200	\$ 3,305,927	\$ 3,366,432	\$ 60,505	\$ 8,079,444
Other Expenses						
Escrow Payments	-	164,858	164,858	209,660	44,802	503,190
HAP Utility Assistance Payment	-	590,128	590,128	628,985	38,857	1,509,569
Hsg Assist/Landlord Pymnt	-	36,855,960	36,855,960	34,533,580	(2,322,380)	82,880,598
Hsg Assist Pymts-Port Out	-	457,940	457,940	467,075	9,135	1,120,963
Hsg Assist Pymts-Port In	617,625	-	617,625	714,255	96,630	1,714,217
RAPS Disbursements	-	-	-	1,442,635	1,442,635	3,462,324
Total Other Expenses	\$ 617,625	\$ 38,068,886	\$ 38,686,511	\$ 37,996,190	\$ (690,321)	\$ 91,190,861
Net Income	\$ 2,889,744	\$ 951,022	\$ 3,840,766	\$ (379,393)	\$ 4,220,159	\$ (910,545)

Tampa Housing Authority
 Corporate Overhead Income And Operating Expenses
 For the Fifth Month Ended August 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Mgmt Fees - RAD Properties	\$ 92,680	\$ 92,680	\$ -	\$ 463,401	\$ 463,401	\$ -	\$ 1,112,162
Mgmt Fees - RAD HCV	193,925	193,925	-	969,626	969,626	-	2,327,103
Mgmt Fees - Related Entities	59,137	59,137	-	295,685	295,685	-	709,644
Other Revenue	-	-	-	56,896	-	56,896	-
Total Revenue	\$ 345,742	\$ 345,742	\$ -	\$ 1,785,608	\$ 1,728,712	\$ 56,896	\$ 4,148,909
Admin Salaries / Benefits	271,511	280,327	8,816	1,318,803	1,401,636	82,833	3,363,927
Administrative Expenses	51,521	64,751	13,230	239,828	316,522	76,694	730,604
Tenant Service Expenses	224	-	(224)	780	-	(780)	-
Utilities	9,519	8,500	(1,019)	29,919	42,500	12,581	102,000
Maintenance Salary / Benefits	19,381	19,123	(257)	93,984	95,617	1,633	229,480
Maintenance Expenses	3,774	7,988	4,213	34,041	39,938	5,896	95,850
Contracted Maintenance Services	71,169	15,696	(55,473)	126,441	78,478	(47,964)	189,132
Protective Services Salary and Benefits	12,040	13,852	1,812	68,671	69,259	588	166,222
Protective Service Expenses	202	583	382	3,469	2,917	(553)	7,000
General Expenses	7,554	7,505	(49)	37,520	37,523	3	90,057
Total Expenses	\$ 446,893	\$ 418,324	\$ (28,569)	\$ 1,953,456	\$ 2,084,388	\$ 130,932	\$ 4,974,272
Contribution to Assisted Housing Reserve	41,667	41,667	-	208,333	208,333	-	500,000
Total Contribution to Assisted Housing Reserve	\$ 41,667	\$ 41,667	\$ -	\$ 208,333	\$ 208,333	\$ -	\$ 500,000
Contribution from other Entities							
Transfer from RAD	55,292	55,292	-	276,458	276,458	-	663,500
Transfer from NTHDC	55,155	55,155	-	275,776	275,776	-	661,863
Total Contributions from Other Sources	\$ 110,447	\$ 110,447	\$ -	\$ 552,235	\$ 552,235	\$ -	\$ 1,325,363
Net Income or (Loss)	\$ (32,371)	\$ (3,802)	\$ (28,569)	\$ 176,053	\$ (11,775)	\$ 187,828	\$ -

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

Occupancy Percentage: 90.4%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Rent Income / Long Term Care	\$ 126,529	\$ 120,100	\$ 6,429	\$ 519,774	\$ 480,400	\$ 39,374	\$ 1,441,200	\$ 884
Section 8 Subsidies	36,649	36,000	649	148,311	144,000	4,311	432,000	95
Adult Day Care Services	-	6,814	(6,814)	1,533	26,070	(24,537)	77,618	-
Other Income	2,005	125	1,880	2,961	500	2,461	1,600	-
Total Revenue	\$ 165,183	\$ 163,039	\$ 2,144	\$ 672,579	\$ 650,970	\$ 21,609	\$ 1,952,418	\$ 815
Expenses								
Administration	26,201	25,405	(795)	98,226	97,216	(1,010)	313,684	138
Food Service	33,171	28,077	(5,094)	129,277	112,664	(16,613)	337,484	63
Residential Programs	46,082	53,055	6,973	214,388	209,345	(5,043)	627,588	53
Maintenance	10,420	15,947	5,527	63,424	63,442	18	184,476	9
Utilities	11,087	12,605	1,519	47,795	50,872	3,077	152,871	69
Management Fee - 3rd Party Manager	8,118	8,125	7	34,035	32,500	(1,535)	97,500	104
Management Fee - THA	1,863	1,863	-	7,453	7,453	-	22,360	57
Insurance	3,233	5,265	2,032	12,931	21,060	8,129	63,180	140
Total Expense	\$ 140,173	\$ 150,343	\$ 10,170	\$ 607,529	\$ 594,551	\$ (12,978)	\$ 1,799,142	\$736.40
Net Income	\$ 25,009	\$ 12,696	\$ 12,314	\$ 65,050	\$ 56,419	\$ 8,632	\$ 153,275	\$ 78.85
Replacement Reserve	2,188	2,188	-	8,750	8,750	-	26,250	42
Cash Flow	\$ 22,822	\$ 10,508	\$ 12,314	\$ 56,300	\$ 47,669	\$ 8,632	\$ 127,025	\$ 68.24

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

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Revenues								
Tenant Revenue	\$ 48,349	\$ 49,207	\$ (859)	\$ 242,659	\$ 246,037	\$ (3,378)	\$ 590,490	\$ 578
Subsidy / Grant Income	10,658	5,526	5,132	48,925	27,630	21,295	66,311	116
Other Income	(167)	-	(167)	2,472	-	2,472	-	6
Total Revenue	\$ 58,840	\$ 54,733	\$ 4,106	\$ 294,056	\$ 273,667	\$ 20,389	\$ 656,801	\$ 980
Expenses								
Admin Salaries / Benefits	11,519	13,669	2,150	57,501	68,345	10,844	164,029	137
Administrative Expenses	1,701	7,072	5,371	7,843	35,358	27,515	84,860	19
Management Fees	4,334	4,334	-	21,671	21,671	-	52,011	52
Tenant Services Expenses	-	583	583	-	2,917	2,917	7,000	-
Utilities	4,974	6,120	1,146	18,456	30,599	12,143	73,437	44
Maintenance Salary and Benefits	5,540	6,018	478	34,656	30,091	(4,565)	72,220	83
Maintenance Expenses	5,717	4,040	(1,677)	11,423	20,198	8,775	48,475	27
Contracted Maintenance services	2,701	7,116	4,416	30,963	35,581	4,619	85,395	74
Protective Services Salary and Benefits	397	415	18	2,062	2,077	15	4,986	5
General Expenses	4,694	5,654	960	23,081	28,268	5,187	67,843	55
Total Expense	\$ 41,577	\$ 55,021	\$ 13,444	\$ 207,657	\$ 275,106	\$ 67,449	\$ 660,256	\$ 692
Net Income	\$ 17,263	\$ (288)	\$ 17,550	\$ 86,399	\$ (1,439)	\$ 87,838	\$ (3,455)	\$ 288
Capital Improvements	-	9,487	9,487	-	47,433	47,433	113,840	-
Replacement Reserve	3,500	3,500	-	17,500	17,500	-	42,000	42
Cash Flow	\$ 13,763	\$ (13,274)	\$ 27,037	\$ 68,899	\$ (66,372)	\$ 135,272	\$ (159,295)	\$ 230

Tampa Housing Authority
North Tampa Housing Development Corporation (NTHDC)
For The Five Months Ended August 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Revenues							
HUD Administrative Fees	\$ 968,439	\$ 1,050,444	\$ (82,005)	\$ 4,918,346	\$ 5,252,222	\$ (333,876)	\$ 12,605,333
Other Revenue	238	-	238	15,833	-	15,833	-
Total Revenue	\$ 968,677	\$ 1,050,444	\$ (81,767)	\$ 4,934,179	\$ 5,252,222	\$ (318,043)	\$ 12,605,333
Expenses							
Administrative Staff Support	21,826	29,323	7,497	113,431	146,615	33,184	351,876
Administrative Operating Costs	1,003	5,837	4,835	5,090	29,187	24,098	70,050
Legal Fees	3,066	8,333	5,267	7,339	41,667	34,327	100,000
Audit Fees	-	1,625	1,625	-	8,125	8,125	19,500
Insurance	12,514	12,507	(8)	62,572	62,533	(39)	150,078
Management Fees	8,333	8,333	-	41,667	41,667	-	100,000
Service Provider Contract Costs	631,221	623,119	(8,102)	3,206,064	3,115,594	(90,470)	7,477,426
Total Expenses	\$ 677,963	\$ 689,078	\$ 11,114	\$ 3,436,163	\$ 3,445,388	\$ 9,225	\$ 8,268,930
Net Operating Income (Loss)	\$ 290,714	\$ 361,367	\$ (70,653)	\$ 1,498,016	\$ 1,806,834	\$ (308,818)	\$ 4,336,403
Affiliated Entities Operational Funding							
THA - Other Operational Funding*	116,088	190,204	74,116	514,184	846,059	331,875	2,446,438
Affiliated Entities Operational Funding	\$ 116,088	\$ 190,204	\$ 74,116	\$ 514,184	\$ 846,059	\$ 331,875	\$ 2,446,438
Net Income after Affiliated Funding	\$ 174,626	\$ 171,163	\$ 3,463	\$ 983,833	\$ 960,776	\$ 23,057	\$ 1,889,965

*See detail breakdown on next page.

Tampa Housing Authority

North Tampa Housing Development Corporation (NTHDC)

For The Five Months Ended August 31, 2020

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual
Affiliated Entities Operational Funding							
Funding for Encore Developments							
Items earmarked from prior year Budget	\$ 8,168	\$ 54,167	\$ 45,999	\$ 8,168	\$ 270,833	\$ 262,665	\$ 650,000
THA - Encore CDD Funding	-	-	-	-	-	-	200,000
THA - Encore Chiller Plant Reserve & Deficit Funding	-	25,000	25,000	70,000	125,000	55,000	300,000
THA - Encore Ella - Art Project	26,240	26,240	-	26,240	26,240	-	120,000
Total Encore Developments	\$ 34,408	\$ 105,407	\$ 70,999	\$ 104,408	\$ 422,073	\$ 317,665	\$ 1,270,000
THA Operations - Corporate Overhead							
THA - THA Wellness Committee	54	696	642	261	3,480	3,219	8,352
THA - Transfer to AHDC	-	-	-	-	-	-	18,873
THA - Executive Salaries and Benefits Funding	24,275	24,275	-	121,373	121,373	-	291,296
THA - Funding of Corporate Overhead	30,881	30,881	-	154,403	154,403	-	370,567
THA - Annual Employee Business Meeting	-	-	-	-	-	-	40,000
THA - Employee Appreciation Committee	-	1,392	1,392	-	6,960	6,960	16,704
THA - Partnership Sponsorship/Benevolence Fund	-	1,083	1,083	1,386	5,417	4,031	13,000
Total THA Operations - CO	\$ 55,209	\$ 58,327	\$ 3,117	\$ 277,424	\$ 291,633	\$ 14,210	\$ 758,792
THA Operations - Resident Services							
THA - Funding of EnVision Center	-	-	-	-	-	-	100,000
THA - Funding of ORCC	2,218	2,218	-	11,091	11,091	-	26,618
THA - Funding of PPS	17,933	17,933	-	89,666	89,667	-	215,200
THA - Funding of Boys Club Building	6,319	6,319	-	31,595	31,595	-	75,828
Total THA Operations - Resident Services	\$ 26,471	\$ 26,471	\$ -	\$ 132,352	\$ 132,353	\$ -	\$ 417,646
Total Affiliated Entities Operational Funding	\$ 116,088	\$ 190,204	\$ 74,116	\$ 514,184	\$ 846,059	\$ 331,875	\$ 2,446,438

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

Occupancy Percentage:	99.0%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 486,615	\$ 478,072	\$ 8,543	\$ 3,371,680	\$ 3,320,408	\$ 51,272	\$ 5,722,776	\$ 690
Vacancy Loss	(9,000)	(23,904)	14,904	(95,872)	(166,019)	70,147	(286,139)	(20)
Delinquent/Prepaid/Other	-	(2,470)	2,470	-	(17,290)	17,290	(30,440)	-
Total Rental Income	\$ 477,615	\$ 451,698	\$ 25,917	\$ 3,275,809	\$ 3,137,099	\$ 138,710	\$ 5,406,197	\$ 670
Other Income	13,447	12,321	1,126	114,294	89,622	24,672	154,202	23
Total Income	\$ 491,062	\$ 464,019	\$ 27,043	\$ 3,390,103	\$ 3,226,721	\$ 163,382	\$ 5,560,399	\$ 694
Administrative Salaries / Benefits	40,368	41,390	1,022	263,468	289,730	26,262	496,680	54
Maintenance Salaries / Benefits	27,670	29,224	1,554	176,079	204,568	28,489	350,739	36
Advertising and Promotion	3,918	6,747	2,829	30,405	45,229	14,824	76,781	6
Maintenance Expenses	47,362	51,785	4,423	285,226	342,850	57,624	581,495	58
Administrative Expenses	11,259	19,427	8,168	82,356	140,318	57,962	239,878	17
Utilities	32,577	29,575	(3,002)	196,546	201,825	5,279	344,500	40
Professional Fees	11,491	9,546	(1,945)	53,726	66,822	13,096	114,552	11
Management Fees	14,691	13,920	(771)	101,958	96,801	(5,157)	166,836	21
Management Fees - THA	25,835	25,835	-	180,845	180,825	(20)	310,000	37
Insurance	31,045	31,054	9	217,308	217,378	70	372,648	44
Taxes	13,811	13,811	-	96,677	96,677	-	165,732	20
Total Expenses	\$ 260,029	\$ 272,314	\$ 12,285	\$ 1,684,594	\$ 1,883,023	\$ 198,429	\$ 3,219,841	\$ 345
Net Operating Income	\$ 231,033	\$ 191,705	\$ 39,328	\$ 1,705,508	\$ 1,343,698	\$ 361,810	\$ 2,340,558	\$ 349
Debt Service (Principal, Interest, and Fees)	68,736	68,742	6	481,209	481,194	(15)	824,904	98
Capital Expenditures/Replacement Reserve	23,568	72,139	48,571	162,577	761,613	599,036	967,468	33
Net Income	\$ 138,729	\$ 50,824	\$ 87,905	\$ 1,061,721	\$ 100,891	\$ 960,830	\$ 548,186	\$ 217

Tampa Housing Authority
 Meridian River Development Corporation - Meridian Apartments - 280 Units
 For The Seven Months Ended July 31, 2020

Occupancy Percentage:	100.0%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 228,804	\$ 223,611	\$ 5,193	\$ 1,584,239	\$ 1,550,765	\$ 33,474	\$ 2,673,058	\$ 811
Vacancy Loss	(1,637)	(11,181)	9,544	(41,144)	(77,538)	36,394	(133,653)	(21)
Delinquent/Prepaid/Other	-	(1,125)	1,125	-	(7,875)	7,875	(13,500)	-
Total Rental Income	\$ 227,167	\$ 211,305	\$ 15,862	\$ 1,543,095	\$ 1,465,352	\$ 77,743	\$ 2,525,905	\$ 790
Other Income	8,612	6,209	2,403	74,146	45,563	28,583	78,708	38
Total Income	\$ 235,779	\$ 217,514	\$ 18,265	\$ 1,617,241	\$ 1,510,915	\$ 106,326	\$ 2,604,613	\$ 828
Administrative Salaries / Benefits	15,460	16,551	1,091	104,253	115,857	11,604	198,612	53
Maintenance Salaries / Benefits	8,955	8,449	(506)	51,329	59,143	7,814	101,388	26
Advertising and Promotion	1,474	2,677	1,203	12,882	18,239	5,357	31,074	7
Maintenance Expenses	21,628	30,630	9,002	159,978	195,160	35,182	328,810	82
Administrative Expenses	4,452	9,060	4,608	36,216	64,755	28,539	112,355	19
Utilities	7,759	7,420	(339)	55,421	51,940	(3,481)	89,040	28
Professional Fees	3,830	3,739	(91)	17,255	26,173	8,918	44,868	9
Management Fees	6,932	6,525	(407)	49,057	45,326	(3,731)	78,138	25
Management Fees - THA	10,335	10,335	-	72,345	72,325	(20)	124,000	37
Insurance	10,206	10,206	-	71,442	71,442	-	122,472	37
Taxes	9,569	9,569	-	66,983	66,983	-	114,828	34
Total Expenses	\$ 100,600	\$ 115,161	\$ 14,561	\$ 697,161	\$ 787,343	\$ 90,182	\$ 1,345,585	\$ 357
Net Operating Income	\$ 135,180	\$ 102,353	\$ 32,827	\$ 920,079	\$ 723,572	\$ 196,507	\$ 1,259,028	\$ 471
Debt Service (Principal, Interest, and Fees)	48,104	48,108	4	336,790	336,756	(34)	577,296	172
Capital Expenditures/Replacement Reserve	7,885	48,700	40,815	65,691	401,100	335,409	487,400	34
Net Income	\$ 79,191	\$ 5,545	\$ 73,646	\$ 517,598	\$ (14,284)	\$ 531,882	\$ 194,332	\$ 265

Tampa Housing Authority

Meridian River Development Corporation - River Pines Apartments - 300 Units

For The Seven Months Ended July 31, 2020

Occupancy Percentage:	98.3%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 165,098	\$ 161,335	\$ 3,763	\$ 1,145,288	\$ 1,124,790	\$ 20,498	\$ 1,934,815	\$ 547
Vacancy Loss	(2,784)	(8,067)	5,283	(25,754)	(56,240)	30,486	(96,741)	(12)
Delinquent/Prepaid/Other	-	(1,345)	1,345	-	(9,415)	9,415	(16,940)	-
Total Rental Income	\$ 162,314	\$ 151,923	\$ 10,391	\$ 1,119,534	\$ 1,059,135	\$ 60,399	\$ 1,821,134	\$ 535
Other Income	1,157	3,773	(2,616)	14,928	26,411	(11,483)	45,276	7
Total Income	\$ 163,471	\$ 155,696	\$ 7,775	\$ 1,134,462	\$ 1,085,546	\$ 48,916	\$ 1,866,410	\$ 542
Administrative Salaries / Benefits	13,455	12,416	(1,039)	83,429	86,912	3,483	148,992	40
Maintenance Salaries / Benefits	11,570	12,041	471	76,151	84,287	8,136	144,492	36
Advertising and Promotion	1,636	2,517	881	10,244	15,869	5,625	26,704	5
Maintenance Expenses	13,391	14,095	704	67,730	95,530	27,800	159,490	32
Administrative Expenses	3,605	7,378	3,773	26,732	54,210	27,478	90,875	13
Utilities	20,534	17,655	(2,879)	111,431	123,585	12,154	211,860	53
Professional Fees	3,830	3,340	(490)	20,732	23,380	2,648	40,080	10
Management Fees	4,950	4,671	(279)	34,033	32,567	(1,466)	56,016	16
Management Fees - THA	11,070	11,070	-	77,490	77,490	-	132,840	37
Insurance	8,853	8,853	-	61,964	61,971	7	106,236	30
Taxes	1,560	1,560	-	10,920	10,920	-	18,720	5
Total Expenses	\$ 94,453	\$ 95,596	\$ 1,143	\$ 580,856	\$ 666,721	\$ 85,865	\$ 1,136,305	\$ 278
Net Operating Income	\$ 69,018	\$ 60,100	\$ 8,918	\$ 553,606	\$ 418,825	\$ 134,781	\$ 730,105	\$ 265
Debt Service (Principal, Interest, and Fees)	11,473	11,473	-	80,301	80,311	10	137,676	38
Capital Expenditures/Replacement Reserve	13,761	21,089	7,328	85,154	322,903	237,749	428,348	41
Net Income	\$ 43,784	\$ 27,538	\$ 16,246	\$ 388,151	\$ 15,611	\$ 372,540	\$ 164,081	\$ 185

Tampa Housing Authority

Meridian River Development Corporation - River Place Apartments - 120 Units

For The Seven Months Ended July 31, 2020

Occupancy Percentage:	98.3%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 92,713	\$ 93,126	\$ (413)	\$ 642,154	\$ 644,853	\$ (2,699)	\$ 1,114,903	\$ 764
Vacancy Loss	(4,579)	(4,656)	77	(28,974)	(32,241)	3,267	(55,745)	(34)
Delinquent/Prepaid/Other	-	-	-	-	-	-	-	-
Total Rental Income	\$ 88,134	\$ 88,470	\$ (336)	\$ 613,180	\$ 612,612	\$ 568	\$ 1,059,158	\$ 730
Other Income	3,677	2,339	1,338	25,220	17,648	7,572	30,218	30
Total Income	\$ 91,811	\$ 90,809	\$ 1,002	\$ 638,400	\$ 630,260	\$ 8,140	\$ 1,089,376	\$ 760
Administrative Salaries / Benefits	11,454	12,423	969	75,786	86,961	11,175	149,076	90
Maintenance Salaries / Benefits	7,145	8,734	1,589	48,599	61,138	12,539	104,808	58
Advertising and Promotion	809	1,553	744	7,280	11,121	3,841	19,186	9
Maintenance Expenses	12,343	7,060	(5,283)	57,518	52,160	(5,358)	93,345	68
Administrative Expenses	3,202	2,989	(213)	19,407	21,353	1,946	36,648	23
Utilities	4,285	4,500	215	29,694	26,300	(3,394)	43,600	35
Professional Fees	3,830	2,467	(1,363)	15,739	17,269	1,530	29,604	19
Management Fees	2,809	2,724	(85)	18,867	18,908	41	32,681	22
Management Fees - THA	4,430	4,430	-	31,010	31,010	-	53,160	37
Insurance	11,986	11,995	9	83,902	83,965	63	143,940	100
Taxes	2,682	2,682	-	18,774	18,774	-	32,184	22
Total Expenses	\$ 64,976	\$ 61,557	\$ (3,419)	\$ 406,577	\$ 428,959	\$ 22,382	\$ 738,232	\$ 484
Net Operating Income	\$ 26,835	\$ 29,252	\$ (2,417)	\$ 231,823	\$ 201,301	\$ 30,522	\$ 351,144	\$ 276
Debt Service (Principal, Interest, and Fees)	9,160	9,161	1	64,119	64,127	8	109,932	76
Capital Expenditures/Replacement Reserve	1,922	2,350	428	11,732	37,610	25,878	51,720	14
Net Income	\$ 15,754	\$ 17,741	\$ (1,987)	\$ 155,972	\$ 99,564	\$ 56,408	\$ 189,492	\$ 186

Tampa Housing Authority

The Ella at Encore, LP 160 Units

For the Seven Months Ended July 31, 2020

Occupancy Percentage: 98.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	\$ 142,496	\$ 137,562	\$ 4,934	\$ 954,796	\$ 939,080	\$ 15,716	\$ 1,632,790	\$ 852
Vacancy	(3,312)	(3,930)	618	(23,507)	(26,796)	3,289	(46,623)	(21)
Total Rental Revenue	\$ 139,184	\$ 133,632	\$ 5,552	\$ 931,289	\$ 912,284	\$ 19,005	\$ 1,586,167	\$ 832
Other Non-Rental Income	1,321	610	711	10,212	6,570	3,642	11,730	9
Total Revenue	\$ 140,505	\$ 134,242	\$ 6,263	\$ 941,501	\$ 918,854	\$ 22,647	\$ 1,597,897	\$ 841
Salaries Expense	26,507	30,448	3,941	187,433	211,888	24,455	359,912	167
Administration Expense	6,078	6,923	845	44,029	54,931	10,902	92,609	39
Management Fee	5,705	5,370	(335)	37,687	36,754	(933)	63,915	34
Legal / Professional Fees	280	280	-	11,710	12,174	464	14,038	10
Utilities Expense	29,918	31,814	1,896	177,731	178,663	932	316,565	159
Maintenance Supplies & Contracts	14,976	12,284	(2,692)	115,792	108,189	(7,603)	156,389	103
Property Insurance & Taxes	9,551	9,955	404	63,795	70,748	6,953	120,206	57
Total Expenses	\$ 93,016	\$ 97,074	\$ 4,058	\$ 638,177	\$ 673,347	\$ 35,170	\$ 1,123,634	\$ 570
Net Operating Income	\$ 47,489	\$ 37,168	\$ 10,321	\$ 303,323	\$ 245,507	\$ 57,816	\$ 474,263	\$ 271
Bond / Mortgage Interest	5,941	6,030	89	41,852	42,210	358	72,360	37
THA Land Note	5,076	5,076	-	35,533	35,533	-	60,912	32
THA Equity	2,614	2,614	-	18,300	18,300	-	31,368	16
Debt Service Fees	5,781	5,824	43	40,587	40,768	181	69,888	36
Replacement Reserves	4,816	4,816	-	33,712	33,712	-	57,792	30
Total Non-Operating Expenses	\$ 24,228	\$ 24,360	\$ 132	\$ 169,985	\$ 170,523	\$ 539	\$ 292,320	\$ 152
Net Income after Non-Operating Expenses	\$ 23,261	\$ 12,808	\$ 10,188	\$ 133,339	\$ 74,984	\$ 58,355	\$ 181,943	\$ 119

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

Occupancy Percentage: 98.6%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Revenue	\$ 156,134	\$ 152,605	\$ 3,529	\$ 1,062,842	\$ 1,018,435	\$ 44,407	\$ 1,794,079	\$ 1,077
Vacancy	(4,605)	(6,088)	1,484	(36,629)	(44,874)	8,246	(75,820)	(37)
Total Rental Revenue	\$ 151,530	\$ 146,517	\$ 5,013	\$ 1,026,213	\$ 973,561	\$ 52,652	\$ 1,718,259	\$ 1,040
Other Income	10,705	11,843	(1,138)	70,198	81,201	(11,003)	138,716	(37)
Total Revenue	\$ 162,234	\$ 158,360	\$ 3,874	\$ 1,096,411	\$ 1,054,762	\$ 41,649	\$ 1,856,975	\$ 1,111
Salaries	28,841	33,701	4,860	195,970	220,799	24,829	377,490	199
Administration Expense	6,714	6,787	73	48,804	53,090	4,286	87,938	49
Management Fee	6,563	6,334	(229)	44,262	42,190	(2,072)	74,278	45
Professional Fees	247	247	-	11,477	12,779	1,302	14,664	12
Utilities Expense	32,112	25,300	(6,812)	201,754	158,675	(43,079)	270,450	204
Maintenance Supplies and Contracts	21,663	20,582	(1,081)	104,119	115,321	11,202	169,728	105
Property Insurance / Taxes	12,148	12,995	847	90,694	97,050	6,356	161,393	92
Total Expenses	\$ 108,288	\$ 105,946	\$ (2,342)	\$ 697,081	\$ 699,904	\$ 2,823	\$ 1,155,941	\$ 706
Net Operating Income	\$ 53,947	\$ 52,414	\$ 1,532	\$ 399,331	\$ 354,858	\$ 44,473	\$ 701,034	\$ 405
New Perm Note - Interest	13,589	13,524	(65)	95,126	95,064	(62)	162,456	96
THA Land Note	2,850	2,850	-	19,950	19,950	-	34,200	20
THA Equity	5,603	5,603	-	39,221	39,221	-	67,464	40
Debt Service	14,900	14,940	39	105,670	104,619	(1,051)	179,130	107
Replacement Reserves	8,333	8,333	-	58,331	58,331	-	99,996	59
Total Non-Operating Expenses	\$ 45,276	\$ 45,250	\$ (26)	\$ 318,298	\$ 317,185	\$ (1,113)	\$ 543,246	\$ 706
Net Income (Loss)	\$ 8,671	\$ 7,164	\$ 1,558	\$ 81,033	\$ 37,673	\$ 43,360	\$ 157,788	\$ 82

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

Occupancy Percentage: 96.8%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 160,709	\$ 168,681	\$ (7,973)	\$ 1,067,707	\$ 1,070,834	\$ (3,127)	\$ 1,920,833	\$ 965
Vacancy	(5,361)	(5,052)	(309)	(17,119)	(32,066)	14,947	(57,523)	(15)
Total Rental Revenue	\$ 155,348	\$ 163,629	\$ (8,282)	\$ 1,050,588	\$ 1,038,768	\$ 11,820	\$ 1,863,310	\$ 950
Other Non-Rental Income	2,465	2,236	229	8,329	11,182	(2,854)	17,862	8
Total Revenue	\$ 157,813	\$ 165,865	\$ (8,052)	\$ 1,058,917	\$ 1,049,950	\$ 8,967	\$ 1,881,172	\$ 957
Salaries Expense	21,342	29,360	8,018	165,928	203,717	37,789	349,945	150
Administrative Expense	4,550	5,895	1,345	34,371	46,623	12,252	79,124	31
Management Fee	6,303	6,635	332	42,348	41,999	(349)	75,248	38
Legal / Professional	277	277	-	10,436	10,903	467	12,288	9
Utilities	22,236	23,967	1,731	141,991	164,311	22,320	284,399	128
Maintenance Supplies and Contracts	7,698	9,730	2,032	74,849	96,271	21,422	154,891	68
Property Insurance and Taxes	10,362	11,478	1,116	71,334	74,821	3,487	127,689	64
Total Expenses	\$ 72,767	\$ 87,342	\$ 14,574	\$ 541,257	\$ 638,645	\$ 97,388	\$ 1,083,584	\$ 489
Net Operating Income (Loss)	\$ 85,046	\$ 78,523	\$ 6,523	\$ 517,660	\$ 411,305	\$ 106,355	\$ 797,588	\$ 468
New Perm Note - Interest	15,761	15,761	-	112,444	112,444	-	192,438	102
THA Land Note	3,691	3,691	-	25,837	25,837	-	44,292	23
THA Equity	3,523	3,523	-	24,661	24,661	-	42,276	22
THA RHF Funds	5,560	5,560	-	38,920	38,920	-	66,720	35
Replacement Reserves	4,608	4,608	-	32,256	32,256	-	55,296	29
Total Non-Operating Expenses	\$ 33,143	\$ 33,143	\$ -	\$ 234,118	\$ 234,118	\$ -	\$ 401,022	\$ 212
Net Income (Loss)	\$ 51,903	\$ 45,380	\$ 6,523	\$ 283,542	\$ 177,187	\$ 106,355	\$ 396,566	\$ 256

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

Occupancy Percentage: 97.5%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Gross Potential Rent	\$ 240,413	\$ 214,153	\$ 26,260	\$ 1,583,274	\$ 1,358,001	\$ 225,273	\$ 2,713,250	\$ 1,114
Vacancy	(11,619)	(9,163)	(2,456)	(87,859)	(62,037)	(25,822)	(103,396)	(62)
Total Rental Revenue	\$ 228,794	\$ 204,990	\$ 23,804	\$ 1,495,415	\$ 1,295,964	\$ 199,451	\$ 2,609,854	\$ 1,052
Other Non-Rental Income	15,908	16,264	(356)	93,363	111,638	(18,275)	190,698	66
Total Revenue	\$ 244,702	\$ 221,254	\$ 23,448	\$ 1,588,778	\$ 1,407,602	\$ 181,176	\$ 2,800,552	\$ 1,118
Salaries Expense	25,693	36,190	10,497	177,751	261,192	83,441	444,783	125
Administrative Expense	9,825	7,516	(2,309)	58,051	70,704	12,653	117,760	41
Management Fee	9,674	9,501	(173)	63,831	63,701	(130)	112,021	45
Legal / Professional	2,580	355	(2,225)	14,287	12,473	(1,814)	15,236	10
Utilities	28,503	17,600	(10,903)	162,869	123,200	(39,669)	211,200	115
Maintenance Supplies and Contracts	13,280	11,383	(1,897)	126,769	104,756	(22,013)	163,889	89
Property Insurance and Taxes	17,775	20,464	2,689	127,116	144,448	17,332	248,586	89
Total Expenses	\$ 107,329	\$ 103,009	\$ (4,320)	\$ 730,672	\$ 780,474	\$ 49,801	\$ 1,313,475	\$ 514
Net Operating Income (Loss)	\$ 137,374	\$ 118,245	\$ 19,128	\$ 858,106	\$ 627,128	\$ 230,978	\$ 1,487,077	\$ 604
Interest On Mortgage/Bonds Payable	27,226	27,084	142	190,581	190,156	425	325,292	170
Debt Service Fees	20,413	33,469	13,056	158,763	254,266	95,503	572,903	142
Replacement Reserves	5,921	5,921	-	41,466	41,466	-	71,052	29
Total Non-Operating Expenses	\$ 53,561	\$ 66,474	\$ 12,913	\$ 387,674	\$ 485,888	\$ 98,214	\$ 969,247	\$ 273
Net Income (Loss)	\$ 83,813	\$ 51,771	\$ 32,042	\$ 470,432	\$ 141,240	\$ 329,192	\$ 517,830	\$ 331

Tampa Housing Authority
The Gardens At South Bay, LTD 216 Units
For The Seven Months Ended July 31, 2020

Occupancy Percentage:	96.3%
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	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Rental Income	186,381	183,600	\$ 2,781	\$ 1,306,239	\$ 1,279,200	\$ 27,039	\$ 2,197,200	\$ 864
Hud Subsidy	5,921	5,000	921	48,389	34,350	14,039	59,350	32
Capital Fund	3,000	3,000	-	21,000	21,000	-	36,000	14
Vacancy Loss	(11,267)	(6,000)	(5,267)	(68,276)	(42,000)	(26,276)	(72,000)	(45)
Concessions	(300)	(600)	300	(2,200)	(4,200)	2,000	(7,200)	(1)
Total Rental Income	\$ 183,735	\$ 185,000	\$ (1,265)	\$ 1,305,153	\$ 1,288,350	\$ 16,803	\$ 2,213,350	\$ 863
Other Income	482	7,475	(6,993)	21,263	48,400	(27,137)	82,825	14
Total Income	\$ 184,218	\$ 192,475	\$ (8,257)	\$ 1,326,415	\$ 1,336,750	\$ (10,335)	\$ 2,296,175	\$ 877
Administrative Salaries / Benefits	18,775	15,383	(3,392)	85,147	107,681	22,534	184,596	56
Maintenance Salaries / Benefits	11,122	14,430	3,308	77,522	101,010	23,488	173,160	51
Maintenance Expenses	25,771	25,930	159	153,872	165,235	11,363	289,995	102
Administrative Expenses	4,844	8,380	3,536	42,734	66,445	23,711	135,620	28
Advertising	955	1,109	154	8,991	11,413	2,422	19,108	6
Utilities	5,449	9,350	3,901	51,812	65,450	13,638	112,200	34
Professional Fees	4,275	9,050	4,775	32,006	56,150	24,144	74,900	21
Land Lease	1,420	1,420	-	9,940	9,940	-	17,040	7
Insurance and Taxes	18,741	18,741	-	131,187	131,187	-	224,892	87
Management Fees	6,914	6,900	(14)	47,191	48,300	1,109	82,800	31
Management Fees - THA	1,976	1,950	(26)	13,484	13,650	166	23,400	9
Total Expenses	\$ 100,242	\$ 112,643	\$ 12,401	\$ 653,885	\$ 776,461	\$ 122,576	\$ 1,337,711	\$ 432
Net Operating Income	\$ 83,976	\$ 79,832	\$ 4,144	\$ 672,531	\$ 560,289	\$ 112,242	\$ 958,464	\$ 445
Debt Service (Principal, Interest, and Fees)	104,652	104,652	-	732,568	732,568	-	1,255,832	485
Replacement Reserve	3,790	3,790	-	26,530	26,530	-	45,480	18
Net Income	\$ (24,465)	\$ (28,610)	\$ 4,145	\$ (86,567)	\$ (198,809)	\$ 112,242	\$ (342,848)	\$ (57)

Tampa Housing Authority

Osborne Landing, LTD 43 Units

For The Eight Months Ended August 31, 2020

Occupancy Percentage: 100%

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance	Annual	PUM
Tenant Revenue	\$ 24,413	\$ 23,691	\$ 722	\$ 193,488	\$ 189,531	\$ 3,957	\$ 284,296	\$ 562
Vacancy Loss	-	(917)	917	-	(7,333)	7,333	(11,000)	-
Section 8 Subsidy	8,229	8,333	(104)	66,556	66,663	(107)	99,995	193
Total Revenue	\$ 32,642	\$ 31,108	\$ 1,535	\$ 260,044	\$ 248,861	\$ 11,184	\$ 373,291	\$ 756
Admin Salaries / Benefits	4,167	4,306	140	33,676	34,451	775	51,552	98
Administrative Expenses	1,665	2,912	1,246	15,167	23,293	8,127	35,065	44
Management Fees	2,489	2,489	-	19,911	19,909	(2)	29,863	58
Tenant and Social Services	-	67	67	-	533	533	800	98
Utilities	(506)	1,615	2,121	6,391	12,923	6,532	19,384	19
Maintenance Salary / Benefits	4,923	4,481	(442)	44,321	35,850	(8,471)	53,776	129
Maintenance Expenses	-	2,354	2,354	20,269	18,833	(1,435)	28,250	59
Contracted Maintenance Services	3,526	5,121	1,595	48,208	40,966	(7,242)	61,450	140
Protective Services Salaries/Benefits	298	292	(6)	3,042	2,334	(708)	3,501	98
General Expenses	2,973	1,887	(1,086)	20,881	15,093	(5,787)	22,640	61
Total Expenses	\$ 19,534	\$ 25,523	\$ 5,989	\$ 211,866	\$ 204,186	\$ (7,678)	\$ 306,280	\$ 616
Net Operating Income	\$ 13,108	\$ 5,584	\$ 7,524	\$ 48,179	\$ 44,675	\$ 3,504	\$ 67,011	\$ 140
Replacement Reserve	1,254	1,254	-	10,033	10,033	-	15,050	29
Operating Income after Reserves	\$ 11,853	\$ 4,330	\$ 7,523	\$ 38,145	\$ 34,642	\$ 3,503	\$ 51,961	\$ 111

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

Department of Asset Management

Lorenzo Bryant, Director of Asset Management

Tampa Housing Authority RAD Project Based Properties

The Asset Management staff and Property Managers continued to work effectively and efficiently during such an uncertain environment with respect to the COVID-19 pandemic. Our RAD property managers have maintained the outstanding level of service we set out to provide for our residents and are adaptive of the circumstances we now exist in. While most of our leasing offices are still not open to the public, the property managers have managed to facilitate all leasing processes via telephone, virtually or by appointment.

We are proud to announce that most of our North Scattered Sites have maintained 100% occupancy for the month of August. C. Blythe Andrews have been consistently reporting 100% occupancy and 100% collection rate for three consecutive months. Many other properties have reported high occupancy rates as well. This is a great improvement and a result of the extensive efforts our property managers have been integrating into their communities within the past few months.

Initiatives on implementing a new medium of communication through Yardi and Rent Café have been in the works and this will allow the residents to receive notifications and site-based updates via email. The property managers have teamed up along with assistance from the IT department to make this feature available to all properties. Our department has also established a customer service questionnaire/survey to receive resident feedback on their living experience within their community and assist in our plans for improvement.

In collaboration with the Hillsborough County Fire and Rescue Division, our department was able to provide free on-site COVID-19 testing for residents at each of our properties. Residents took advantage of this opportunity and overall, we received good feedback from this effort.

Encore Properties

In the month of August, Ella at Encore treated their residents with a “Senior Activity Bag” to keep the residents engaged while practicing social distancing. Tempo at Encore held a ribbon-cutting for the new and free wi-fi implementation for the residents. Trio at Encore delighted the kids of the community with a Back to School Backpack giveaway which is a traditional annual project for the families. Ella, Reed, Trio and Tempo all received free on-site COVID-19 testing for their residents and provided safety kits to its residents.

The management team continues to assist residents who have lost jobs or had reduced hours due to circumstances.

Palm Terrace ALF

For the month of August, the senior residents at Palm Terrace continue to stay active during the COVID-19 environment. Management arranged for several residents to create videos and special messages to their families. They were posted on Facebook and is helping them stay connected and engaged. At the end of

August, management had five (5) new prospective residents and are getting ready to move them in throughout the following month.

Belmont Heights Estates

The residents of Belmont Heights I, II & III all received the opportunity for free on-site COVID-19 testing with THA and the Hillsborough County Fire and Rescue Division.

MRDC & Gardens at South Bay

The residents of MRDC and Gardens at South Bay all received the opportunity for free on-site COVID-19 testing with THA and the Hillsborough County Fire and Rescue Division.

ASSET MANAGEMENT PROPERTY MANAGEMENT REPORT CARD

MANAGEMENT ASSESSMENT FOR FY 2021

AUGUST 2020

MANAGEMENT OPERATIONS	RENT/OTHER COLLECTED	OCCUPANCY
PROPERTY	PERCENT	PERCENT
J. L. Young, Inc.	97.34%	96.88%
Robles, LLC	81.21%	82.12%
Scruggs Manor, LLC	96.36%	93.97%
Azzarelli	100.00%	96.67%
Scruggs Manor	95.00%	93.02%
Seminole, LLC	100.09%	100.00%
Seminole Park	99.77%	100.00%
Moses White Estates	100.46%	100.00%
Shimberg, LLC	100.00%	97.58%
Shimberg Estates	100.00%	94.87%
Squire Villa	101.78%	100.00%
C. Blythe Andrews	100.00%	100.00%
Arbors, LLC	98.86%	95.81%
Arbors at Padgett Estates	99.69%	95.80%
Azeele	100.00%	100.00%
Bay Ceia Apartments	97.62%	95.00%
Soho Place Apartments	92.47%	92.86%
St. Louis/St. Conrad	100.00%	100.00%
RAD Overall Average	95.70%	93.00%
Cedar Pointe	96.55%	100.00%
Osborne	97.28%	100.00%

APR-AUG 2020

RAD Tenant Accounts Receivable

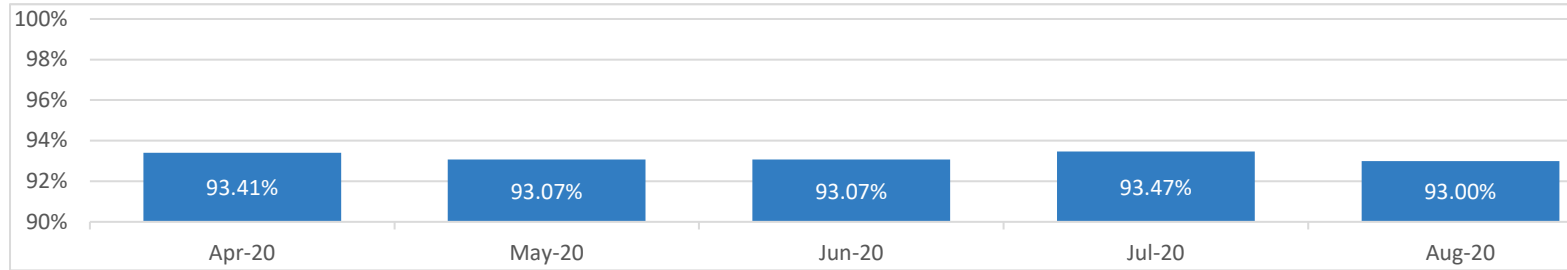
Property	Total Tenant Revenue	Accts Receivable	Bad Debt / Over 90 Days	PAST Bad Debt/ Over 90 Days	Fraud	Eviction Legal Adjustments to TARs	Adjusted Receivables	%
J L Young, Inc.	\$544,466.75	\$19,234.17	\$4,729.00	\$13,099.85	\$0.00	\$0.00	\$14,505.17	97.34%
Robles Park, LLC	\$300,423.48	\$130,653.12	\$74,203.39	\$27,950.92	\$0.00	\$0.00	\$56,449.73	81.21%
Scruggs Manor, LLC	\$134,501.00	\$5,497.80	\$596.00	\$3,557.00	\$0.00	\$0.00	\$4,901.80	96.36%
Azzarelli	\$36,369.00	\$0.00	\$0.00	\$1,186.00	\$0.00	\$0.00	\$0.00	100.00%
Scruggs Manor	\$98,132.00	\$5,497.80	\$596.00	\$2,371.00	\$0.00	\$0.00	\$4,901.80	95.00%
Seminole Park, LLC	\$201,442.62	\$432.48	\$620.00	\$16,673.84	\$0.00	\$0.00	-\$187.52	100.09%
Seminole Park	\$106,447.62	\$247.48	\$0.00	\$9,366.85	\$0.00	\$0.00	\$247.48	99.77%
Moses White Estates	\$94,995.00	\$185.00	\$620.00	\$7,306.99	\$0.00	\$0.00	-\$435.00	100.46%
Shimberg, LLC	\$198,954.87	\$0.00	\$536.00	\$11,008.84	\$0.00	\$0.00	-\$536.00	100.27%
Shimberg Estates	\$85,242.34	\$0.00	\$0.00	\$9,679.84	\$0.00	\$0.00	\$0.00	100.00%
Squire Villa	\$30,034.00	\$0.00	\$536.00	\$1,329.00	\$0.00	\$0.00	-\$536.00	101.78%
C.B. Andrews	\$83,678.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
Arbors, LLC	\$211,217.30	\$2,403.29	\$0.00	\$10,362.04	\$0.00	\$9,110.00	\$2,403.29	98.86%
Arbors at Padgett	\$132,542.30	\$409.29	\$0.00	\$596.89	\$0.00	\$0.00	\$409.29	99.69%
Azeele	\$9,416.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,419.00	\$0.00	100.00%
Bay Ceia Apartments	\$52,115.00	\$1,241.00	\$0.00	\$4,337.35	\$0.00	\$6,691.00	\$1,241.00	97.62%
Soho Place	\$10,000.00	\$753.00	\$0.00	\$5,427.80	\$0.00	\$0.00	\$753.00	92.47%
St. Louis/St. Conrad	\$7,144.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%
RAD Totals	\$1,591,006.02	\$158,220.86	\$80,684.39	\$82,652.49	\$0.00	\$9,110.00	\$68,426.47	95.70%
Cedar Pointe	\$ 242,659.47	\$ 9,747.97	\$ 1,371.16	\$ 6,077.84	\$ -	\$ -	\$8,376.81	96.55%
Osborne	\$ 194,141.51	\$ 6,297.05	\$ 1,022.00	\$ 9,005.04	\$ -	\$ -	\$5,275.05	97.28%

Reporting Month: AUGUST 2020
RAD Occupancy

Property	Avail Units	Service Units	Demo/ Fire Casualty	MOD/ Offline	Adjusted	Leased Units	Vacant Units	Approved to move in	%
J L Young, Inc.	449	1	0	0	448	434	14	11	96.88%
Robles, LLC	399	1	1	0	397	326	71	12	82.12%
Scruggs Manor, LLC	116	0	0	0	116	109	7	1	93.97%
Azzarelli	30	0	0	0	30	29	1	1	96.67%
Scruggs Manor	86	0	0	0	86	80	6	0	93.02%
Seminole Park, LLC	169	0	0	0	169	169	0	0	100.00%
Seminole Park	100	0	0	0	100	100	0	0	100.00%
Moses White Estates	69	0	0	0	69	69	0	0	100.00%
Shimberg, LLC	165	0	0	0	165	161	4	3	97.58%
Shimberg Estates	78	0	0	0	78	74	4	3	94.87%
Squire Villa	30	0	0	0	30	30	0	0	100.00%
C.B. Andrews	57	0	0	0	57	57	0	0	100.00%
Arbors, LLC	191	0	0	0	191	183	8	8	95.81%
Arbors at Padgett	119	0	0	0	119	114	5	5	95.80%
Azeele	10	0	0	0	10	10	0	0	100.00%
Bay Ceia Apartments	40	0	0	0	40	38	2	2	95.00%
Soho Place	14	0	0	0	14	13	1	1	92.86%
St. Louis/Conrad	8	0	0	0	8	8	0	0	100.00%
Total	1,489	2	1	0	1,486	1,382	104	35	93.00%

AGENCY WIDE YTD AVERAGE OCCUPANCY RATE SCORING

93.00%



Agency Wide	Apr-20	May-20	Jun-20	Jul-20	Aug-20
Total Units	1,489	1,489	1,489	1,489	1,489
Service/Non-Dwelling	2	2	2	2	2
Fire Casualty	1	1	1	1	1
Conversion units	0	0	0	0	0
Demolition units	0	0	0	0	0
Modernization	0	0	0	0	0
Available	1,486	1,486	1,486	1,486	1,486
Occupied	1,388	1,383	1,383	1,389	1,382
Vacant	98	103	103	97	104
% Occupancy Rate	93.41%	93.07%	93.07%	93.47%	93.00%

Cedar Pointe	84	1	0	0	83	83	0	0	100.00%
Osborne	43	1	1	0	41	41	0	0	100.00%

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

Department of Assisted Housing
Margaret Jones, Director

The average HAP has increased from average of \$745 to \$760 and evaluating the need to request additional HAP. The current HUD held funds is approximately \$4 million that will assist in covering the additional HAP costs. HUD Miami has indicated there currently is no need to request for additional HAP funding; however, there will be further meetings with Accounting to determine the actual projected costs.

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

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

Auditors are currently conducting review of files virtually as part of the yearly external review.

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

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

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

The HUD issued waivers that were created due to the COVID-19 pandemic have been extended through December 2020 and affects the waivers approved by the Board.

Through PIH Notice 2020-18, HUD has authorized an additional 1.7 million dollars in administrative fee funding that may be used by public housing agencies (PHAs) for administrative expenses and other expenses related to coronavirus. So far HUD has approved expenses of automatic entryway doors, air filtering system for Cypress, printers for Robles Park community center, computer labs/scanning stations at the properties, increased child-care expense for staff members, personal protection equipment, security deposit/application fees, infrared temperature reading devices for all properties, equipment to allow telecommuting, housing navigator (temp), and overtime expenses.

A virtual landlord/owner workshop will be held September 23rd. This will be the first one held since the moratorium was in place April 2020.

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

Ardexo has completed the purging process of the RAD and Project Based waitlists. Of the 39,968 purge candidates:

- 10,415 households responded to remain on the list
- 972 households declined to remain on list
- 27,576 households were non-responsive or duplicated
- 1,221 household records were removed as duplicates
- 1,176 households were advised of their removal status due to being current residents
- 29,020 outbound emails
- 40,238 outbound text-messages
- 37,615 outbound calls, and
- 31,155 outbound postal letters advising households to submit updates.

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

Current baseline is now at 10,512 with approximately 79 employees.

FAMILY SELF- SUFFICIENCY PROGRAM/HOMEOWNERSHIP

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

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

Participants	366
Workshops (Virtual)	2
Escrows	221
Graduates	2
Homeownership	65
Escrow	61%
Mandatory FSS baseline	105

SPECIAL GRANT PROGRAMS

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

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

PROGRAMS FUNDED UNDER THE HCV PROGRAM

FUP

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

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

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

The baseline for the FUP program is 485 vouchers.

HUD-VASH

The HUDVASH program is administered to assist 783 homeless veterans. This program began July 1, 2008 with 105 vouchers and was increased by 35 vouchers October 1, 2009. June 1, 2010 THA was awarded an additional 150 VASH vouchers. August 1, 2011 the agency was awarded an additional 75 vouchers. THA was awarded another 75 effective April 1, 2012. THA received another award of 205 HUD-VASH Vouchers effective August 1, 2013. Another increment of 22 vouchers was received October 1, 2014 and another 12 December 2014. We have partnered with the Department of Veterans Affairs which is responsible to refer families to the agency. THA then proceeds

with the necessary steps to determine eligibility. THA received an additional 45 HUDVASH vouchers effective May 1, 2015. THA was approved for an additional HUDVASH project based vouchers November 1, 2015. THA received an additional 39 vouchers effective June 2016. November 1st, 2016 an additional 20 were added to the Project Based HUDVASH voucher inventory.

NED

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

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

SECTION 811 MAINSTREAM VOUCHERS

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

PORTABILITY

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

LEASING AND FUNDING

The current attrition rate for VASH is 14 families a month
 The current attrition rate for RAD/PB is 32 families a month
 The current attrition rate for VREG is 33 families a month
 Average HAP is \$760

<i>PROGRAM</i>	<i>BUDGETED UNITS</i>	<i>LEASED UNITS</i>	<i>UTILIZATION RATE</i>	
LEASED PROGRAMS	8,751	8,579	98% Monthly	
RAD	1,601	1,414	89% Monthly	
<i>PROGRAM</i>	<i>AUTHORIZED ACC</i>	<i>UTILIZED ACC</i>	<i>MONTHLY</i>	<i>ANNUAL</i>
LEASED PROGRAMS TOTAL	\$7,577,568	\$7,711,260	100%	99%

Section 8 Management Assessment Program

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

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

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

Department of Public Safety
Bill Jackson, Director

Public Safety Department Updates

During Hurricane Laura we implemented preliminary stages of our emergency disaster plan at all our properties and at the administrative offices at 5301 West Cypress. All the preliminary stages put in place went very well and we kept our residents and employees fully informed throughout Hurricane Laura. Prior to hurricane season the Risk Management Committee was provided with a hard copy of our updated 2020-21 THA Hurricane and Emergency Disaster Plan. We went over it in detail then and on August 6, 2020. This was to ensure it was correct and to make sure all committee members knew what their responsibilities are during an emergency. During this same meeting, the RMC Members were also shown how to download our Emergency Disaster App called Facility Dude onto their smart phones and laptops. They were then shown how they could access our plans anywhere out in the field and at any time using the Facility Dude App. The Public Safety Department is currently doing one on ones with the rest of our THA staff showing them how to use the Facility Dude App, as well.

Large gatherings are taking place inside of Robles Park daily and no one is wearing a mask, and no one is practicing the 6 feet social distancing rule. As a result, the spread of COVID-19 is a very high probability and have a potential to create an unsafe environment for our families living in the community and our staff members that work in the community. Our COVID-19 cases in Hillsborough County are some of the highest in the State of Florida. In order to try and combat the spread of COVID-19 through these large gatherings we have allocated \$28,000 of the C.A.R.E.S. Act Grant money to hire 2 off-duty TPD officers to go into the community and continually educate our residents and their visitors about their own responsibilities of keeping themselves and their loved ones safe by adhering to the 6 feet social distancing rule and wearing a mask. They will also be asked to refrain from gathering in large crowds. This is a 30-day assignment and will be re-evaluated on a month to month basis.

There is currently an open Public Safety Manager Position in the Public Safety Department. An interview board was set up in accordance with our HR guidelines. We interviewed 9 candidates for the position. A background investigation is being conducted on the two top candidates. Once done, findings will be turned over to HR for final review and approval. If all goes well, we should have the open position filled by October 2020.

POLICE REPORT REQUEST

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

FRAUD HOT LINE

Our Human Resource Department and the Public Safety Department work together to reduce program fraud by operating the "Fraud Hotline," conducting follow up investigations as well as 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. Inoperable vehicles are also removed from the properties that 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 to help combat crime in our communities.

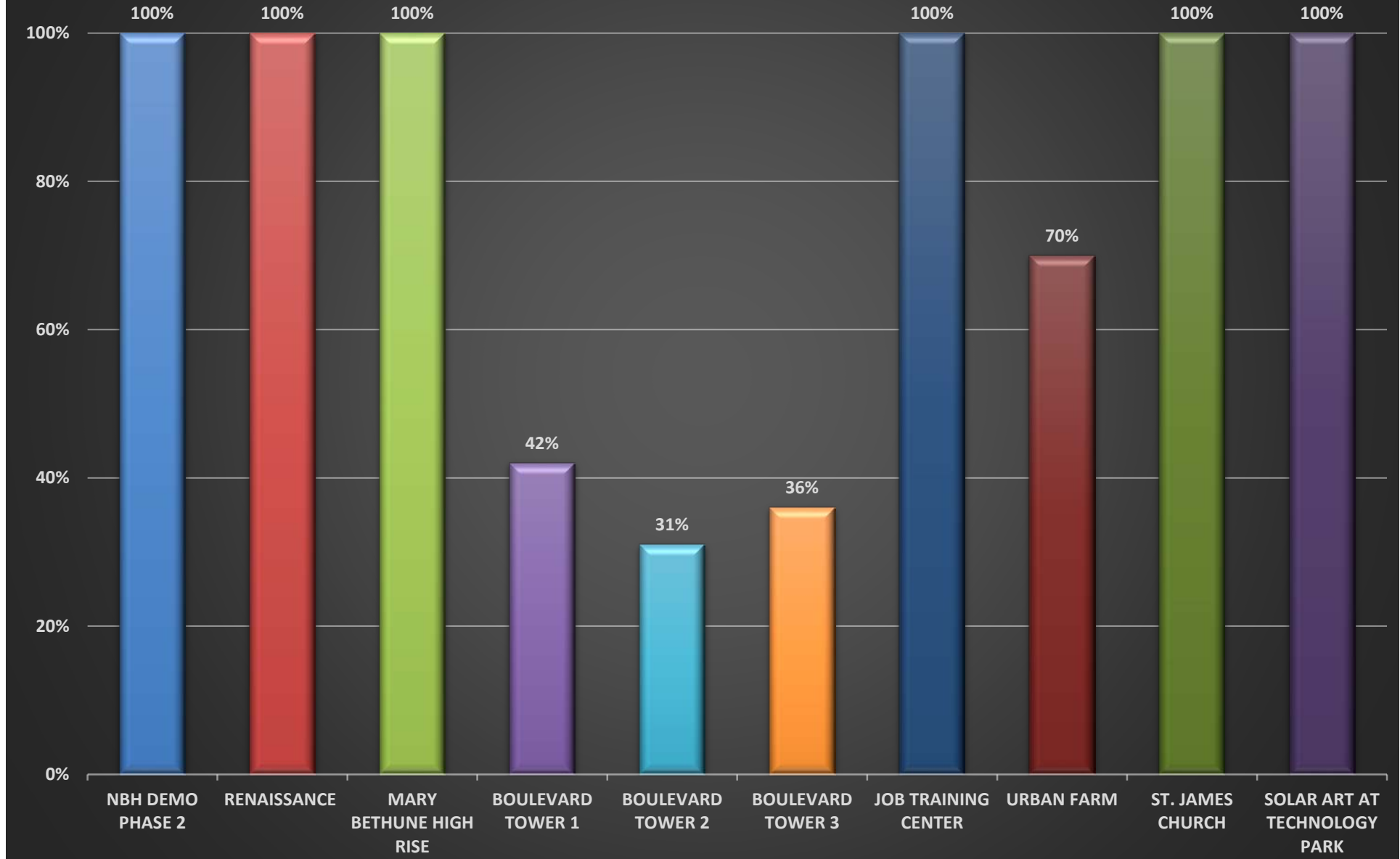
The Tampa Police Department ROC officers working all our public housing communities continue to arrest individuals using and selling illegal narcotics. Persons arrested on public housing properties for drugs are also trespassed at that time. Arrests of individuals both in and around all public housing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

POLICE REPORT REQUEST				
NAME	DATE OF REQUEST	DATE RECEIVED	POLICE REPORT #	REQUESTING
Confidential	8/05/2020	8/25/2020	19-561143	Public Safety
Confidential	2/14/2020	8/03/2020	20-78329	Public Safety
Confidential	8/10/2020	8/10/2020	20-327062	Public Safety
Confidential	8/10/2020	8/10/2020	20-334696	Public Safety
Confidential	8/10/2020	8/10/2020	20-314277	Public Safety
Confidential	8/03/2020	8/03/2020	20-387264	Public Safety
Confidential	8/04/2020	8/04/2020	20-284197	Public Safety
Confidential	8/04/2020	8/04/2020	20-294515	Public Safety
Confidential	8/04/2020	8/04/2020	20-296836	Public Safety
Confidential	8/04/2020	8/04/2020	20-298721	Public Safety
Confidential	8/04/2020	8/04/2020	20-289246	Public Safety
Confidential	8/06/2020	8/06/2020	20-225969	Public Safety
Confidential	8/07/2020	8/11/2020	20-87921	Public Safety
Confidential	8/12/2020	8/12/2020	20-352209	Public Safety
Confidential	7/22/2020	8/13/2020	20-302464	Public Safety
Confidential	8/20/2020	8/20/2020	20-384088	Public Safety
Confidential	8/12/2020	8/20/2020	20-300521	Public Safety
Confidential	8/21/2020	8/21/2020	20-169112	Public Safety
Confidential	8/21/2020	8/21/2020	20-470905	Public Safety
Confidential	8/21/2020	8/25/2020	18-457522	Public Safety
Confidential	8/27/2020	8/27/2020	20-370476	Public Safety
Confidential	8/31/2020	8/31/2020	20-398570	Public Safety
Confidential	8/31/2020	8/31/2020	20-398670	Public Safety

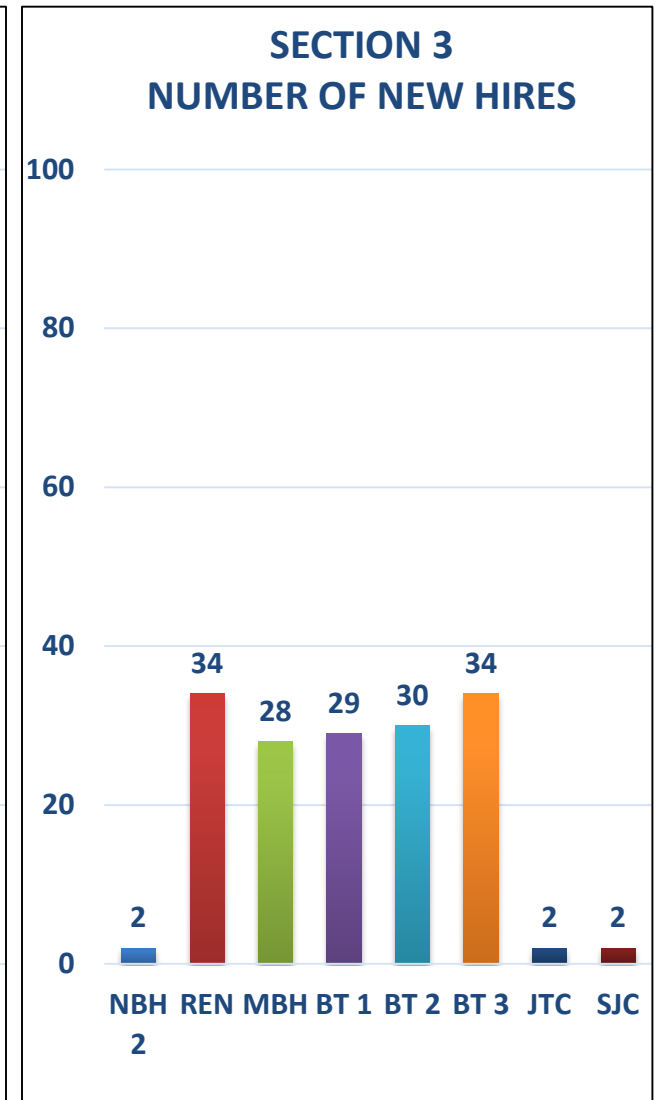
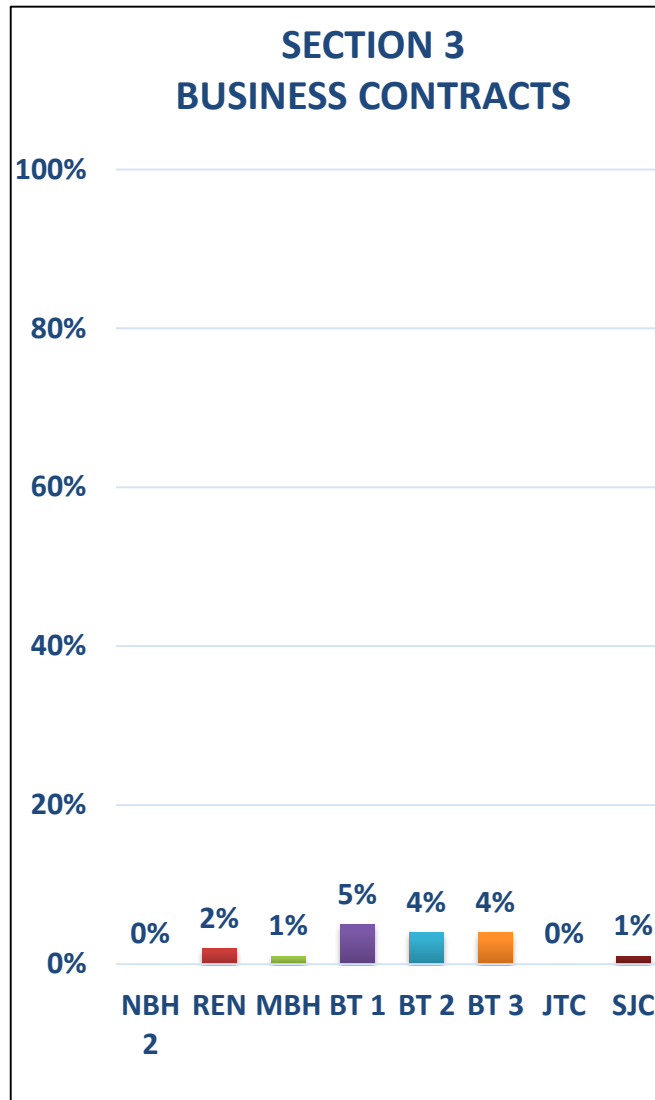
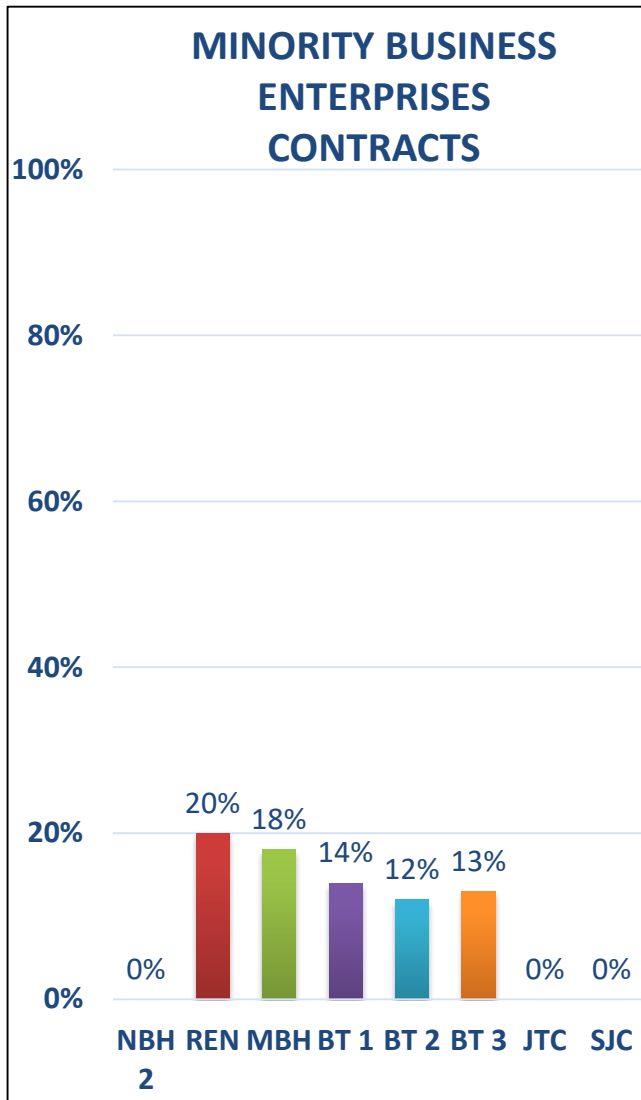
TAG & TOW							
PROPERTY	MAKE	YEARS	COLOR	TAG#	REASON/AREA	TAGGED DATE	TOW
ROBLES PARK	CHEVY TAN.	N/A	BLUE	LVKE80	ILLEGALLY PARKED	N/A	8/6/2020
ROBLES PARK	NISSAN MAX.	N/A	WHITE	Z491AH	EXPIRED TAG.	N/A	8/6/2020
ROBLES PARK	CHEVY MAL	N/A	BLACK	NSEE43	PARKED ON GRASS	N/A	8/8/2020
ROBLES PARK	MERCEDES E320	N/A	TAN	ROR8141	NO PERMIT	N/A	8/18/2020
ROBLES PARK	CADILLAC DEV,	N/A	BEIGE	ADY162	NO PERMIT	N/A	8/20/2020
ROBLES PARK	INFINTY M35	N/A	GRAY	NYPI98	NO PERMIT	N/A	8/20/2020
ROBLES PARK	BUDZ ENC	N/A	RED	PKKA38	NO PERMIT	N/A	8/20/2020
ROBLES PARK	CHEVY MAL	N/A	BLACK	NXA628	NO PERMIT	N/A	8/20/2020
ROBLES PARK	TOYOTA CAM	N/A	SILVER	N/A	NO PERMIT	N/A	8/20/2020
ROBLES PARK	MAZDA MPV	N/A	BLACK	KAMPB4	NO PERMIT	N/A	8/20/2020
ROBLES PARK	MERCEDES C300	N/A	BEIGE	CT63686	NO PERMIT	N/A	8/20/2020
ROBLES PARK	FORD TOR	N/A	GREY	754ZYN	NO PERMIT	N/A	8/21/2020
ROBLES PARK	CHEVY IMP	N/A	GRAY	CTUNA9836	NO PERMIT	N/A	8/21/2020
JL YOUNG APT	TOYOTA COROLA	N/A	RED	N/A	NO PERMIT	N/A	8/22/2020
ROBLES PARK	CHEVY EQUI	N/A	SILVER	JMGM12	NO PERMIT	N/A	8/25/2020
ROBLES PARK	FORD BESTA	N/A	GREY	N/A	NO PERMIT	N/A	8/26/2020
ROBLES PARK	INFINTY 935	N/A	GREY	N/A	NO PERMIT	N/A	8/27/2020

DILIGENT SEARCHES				
NAME	DATE OF REQUEST	DATE RECEIVED	INFORMATION FOUND	AGENCY
Confidential	7/24/2020	7/29/2020	7502 Clearview Dr. 33634	HCSO
Confidential	7/24/2020	7/29/2020	No Records Found	HCSO
Confidential	7/24/2020	7/29/2020	No Records Found	HCSO
Confidential	7/24/2020	7/29/2020	No Records Found	HCSO
Confidential	7/24/2020	7/29/2020	No Records Found	HCSO
Confidential	7/24/2020	7/29/2020	No Records Found	ChildNet
Confidential	7/24/2020	7/29/2020	No Records Found	HCSO
Confidential	7/24/2020	7/29/2020	No Records Found	Eckerd
Confidential	7/24/2020	7/29/2020	No Records Found	Eckerd
Confidential	7/24/2020	7/29/2020	No Records Found	Eckerd
Confidential	7/24/2020	7/29/2020	No Records Found	Eckerd
Confidential	7/23/2020	8/07/2020	No Records Found	HCSO
Confidential	7/23/2020	8/07/2020	No Records Found	Heartland
Confidential	7/23/2020	8/07/2020	No Records Found	Heartland
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	8/20/2020	8/20/2020	No Records Found	Eckerd
Confidential	6/02/2020	8/20/2020	No Records Found	Children \$ Families
Confidential	8/26/2020	8/26/2020	4600 Robert Rd, 34639	PCSO
Confidential	8/27/2020	8/27/2020	5918 North Rome Ave, 33604	Eckerd
Confidential	8/27/2020	8/27/2020	5927 North Rome Ave, 33604	Eckerd

MAJOR ACTIVE PROJECTS



MBE & SECTION 3 CONTRACTORS & INDIVIDUALS



WEST RIVER REDEVELOPMENT – IN PROGRESS



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

WEST RIVER REDEVELOPMENT

- T1-Renaissance at West River: 160 senior units. **Certificate of Occupancy received 8-21-20. Lease-up in progress. Project is 100% complete.**
- T2A-Mary Bethune Highrise: 150 senior units. **Certificate of Completion received 8-28-20. Lease-up in progress. Project is 100% complete.**
- T3A-Boulevard Tower 1: Funded 9% Tax Credit, 119 multi-family units. General Contractor Suffolk Construction. **6th floor hollow core plank installation complete. 3rd floor beams and column wraps in progress.** Scheduled completion date is August 2021. **Project is 42% complete.**
- T3C-Boulevard Tower 2: Funded 4% Tax Credit, 119 multi-family units. **1st floor underground plumbing rough-in complete. 4th to 5th floor CMU walls installation and 2nd floor core drilling in progress.** Scheduled completion date is October 2021. **Project is 31% complete.**
- T3B-Boulevard Tower 3: Funded 9% Tax Credit, 133 multi-family units. **5th to 6th floor CMU walls and 1st & 2nd floor interior walls framing complete. 1st floor MEP rough-in in progress.** Scheduled completion date is August 2021. **Project is 36% complete.**
- T3D-Boulevard Tower 4: 102 multi-family units. First bid over budget. Project is being rebid.
- T2A North-Boulevard Villas: 32 rental units. First bid over budget. Project is being rebid.
- T4-Phase 1: 112 units. Zyscovich has been selected. **Project is in 100% schematic phase. Civil design in progress and 100% design development documents are due next week.**
- T4-Phase 2: 107 units. Submitted application for SAIL funding.
- T4-Phase 3: 110 units. Submitted application for SAIL funding.
- T5-Potential Grocery Store: White Development is Developer. **PSA executed on August 4, 2020. Buyer going through Due Diligence items which have been provided.**



West River Redevelopment Progress (funded or under construction)

T1	Renaissance	160 units	100% affordable	Spring 2020 occupancy
T2A	Mary Bethune	150 units	100% affordable	Summer 2020 occupancy
T3A	Boulevard Tower 1	119 units	Mixed-income	Summer 2021 occupancy
T3B	Boulevard Tower 2	133 units	Mixed-income	Fall 2021 occupancy
T3C	Boulevard Tower 3	119 units	100% affordable	Winter 2022 occupancy
T3D	Boulevard Tower 4	104 units	100% affordable	Spring 2022 occupancy
T2A North	Tower 4 Townhomes	30 units	100% affordable	Spring 2022 occupancy
T4 Phase 1	TBD name	112 units	100% affordable	Winter 2022 occupancy
		927 units		

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

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

RENAISSANCE AT WEST RIVER – IN PROGRESS



**Senior Housing Development
6 Stories – 160 Units**

RENAISSANCE AT WEST RIVER – IN PROGRESS



Lobby



Typical Kitchen



Salon



Computer Lab

RENAISSANCE AT WEST RIVER – IN PROGRESS



Landscaping



Landscaping - Entrance



Elevation View from Rome Avenue



Parking View from Rome Avenue

MARY BETHUNE HIGHRISE AT WEST RIVER – IN PROGRESS



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

MARY BETHUNE HIGHRISE AT WEST RIVER – IN PROGRESS



Lobby in Progress



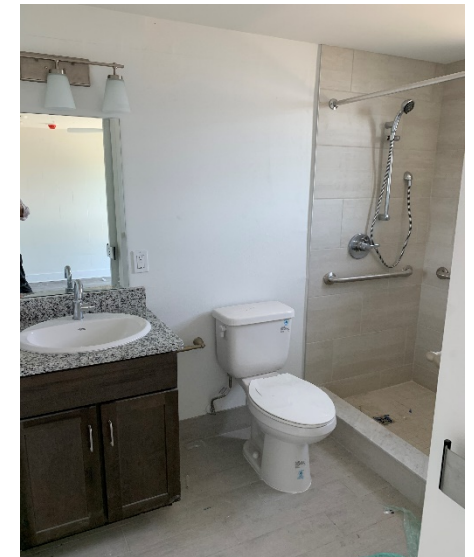
Community Room in Progress



Typical 2BR Kitchen



Typical 1BR Bedroom

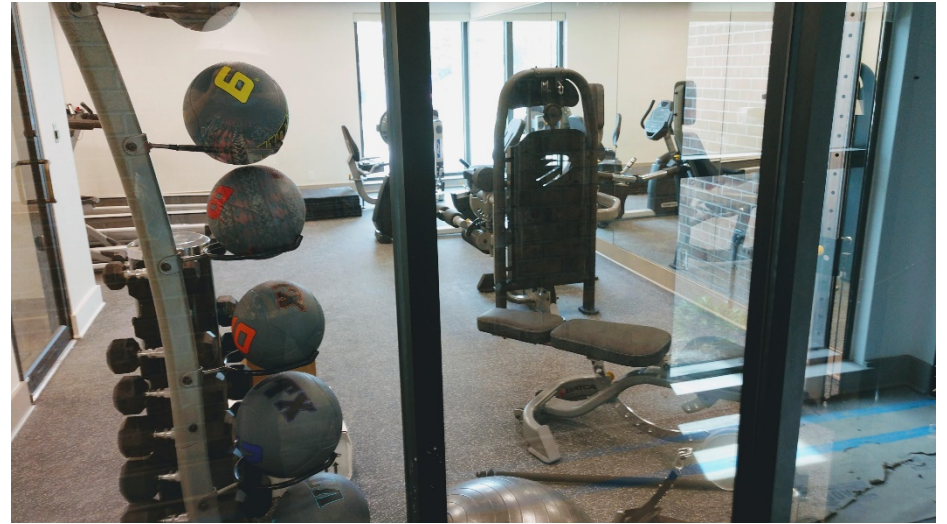


Typical Bathroom

MARY BETHUNE HIGHRISE AT WEST RIVER – IN PROGRESS



Laundry Room



Fitness Center



Dog Park



Landscaping

THE BOULEVARD – ARCHITECTURAL RENDERING



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



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



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



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

THE BOULEVARD – TOWER 1 – IN PROGRESS



Tower 1 - Hollow Core Plank Installation in Progress



Tower 1 - Hollow Core Plank Installation in Progress



Tower 1 - 1st Floor Corridor in Progress



Tower 1 - Interior Unit Framing in Progress

THE BOULEVARD – TOWERS 2 & 3 – IN PROGRESS



Tower 2 - Exterior CMU Walls in Progress



Tower 2 - Interior Framing in Progress



Tower 3 - Support Columns and Beams in Progress



Tower 3 - Hollow Core Plank Installation in Progress

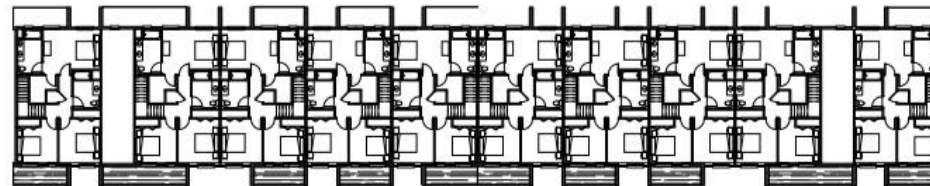
THE BOULEVARD VILLAS – ARCHITECTURAL RENDERING



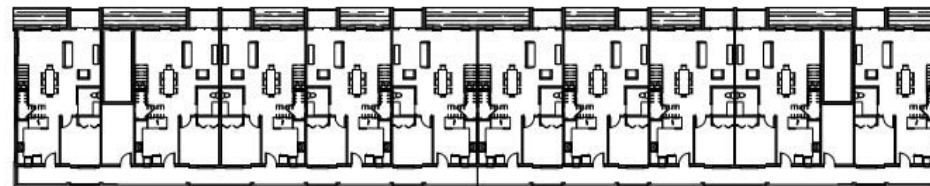
Front Rendering



Back Rendering



THIRD FLOOR



SECOND FLOOR

3 Stories – 32 Units

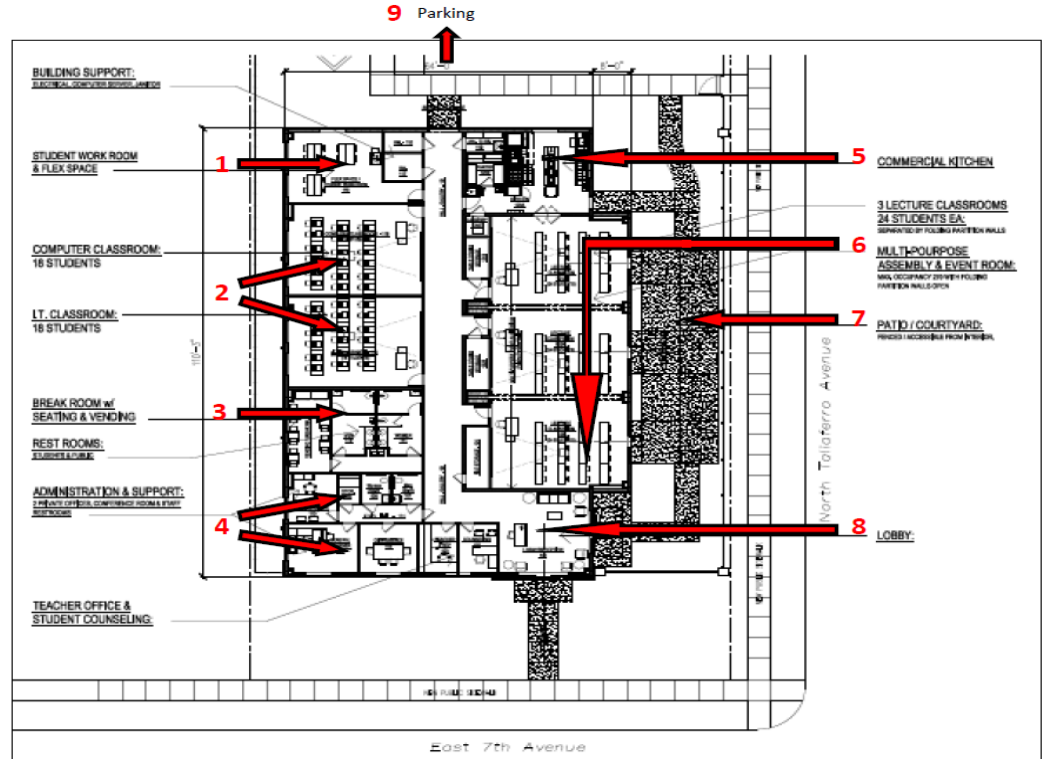
THE ENCORE DISTRICT – IN PROGRESS



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

JOB TRAINING CENTER

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



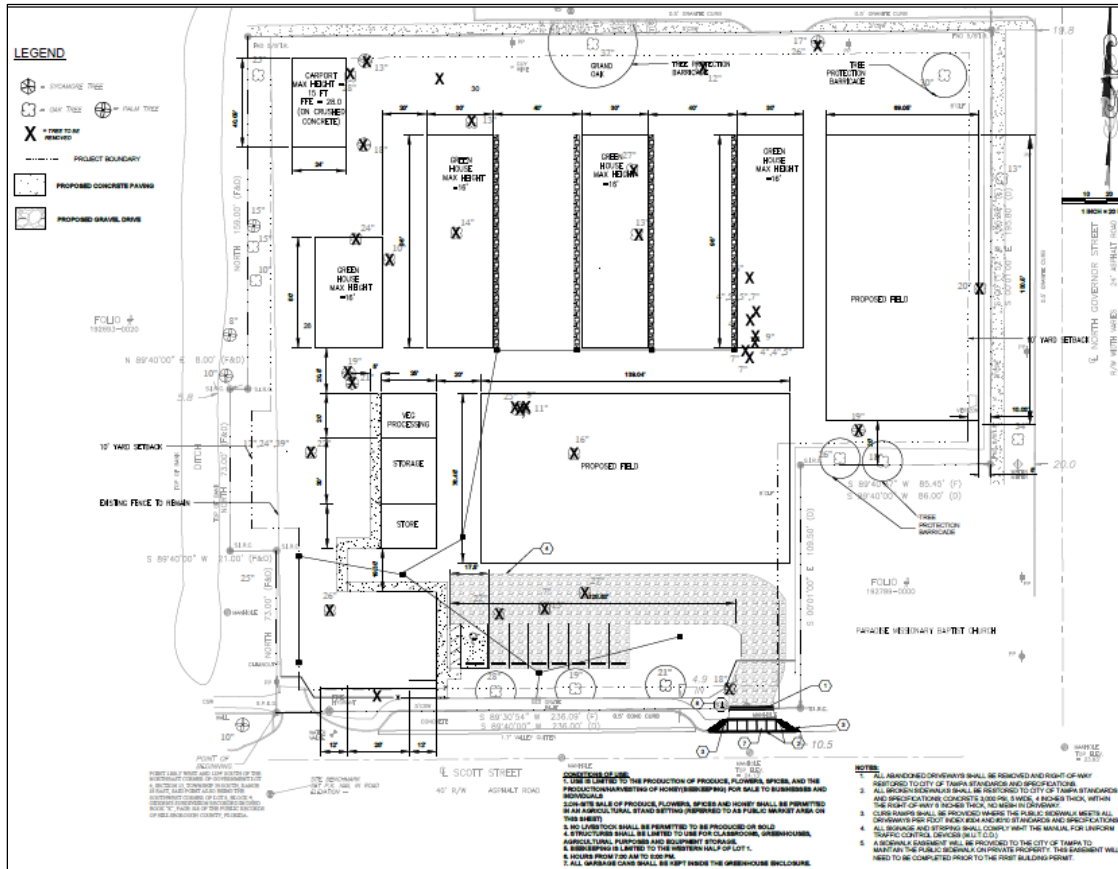
Typical Flex-Space Classrooms



Typical Individual Classrooms

URBAN FARM

Underground utilities inspected and passed. Temporary power and water installed. Parking lot compaction is complete. Project is on schedule for October planting. Project is 70% complete.



Typical Greenhouse



Barn

ST. JAMES CHURCH

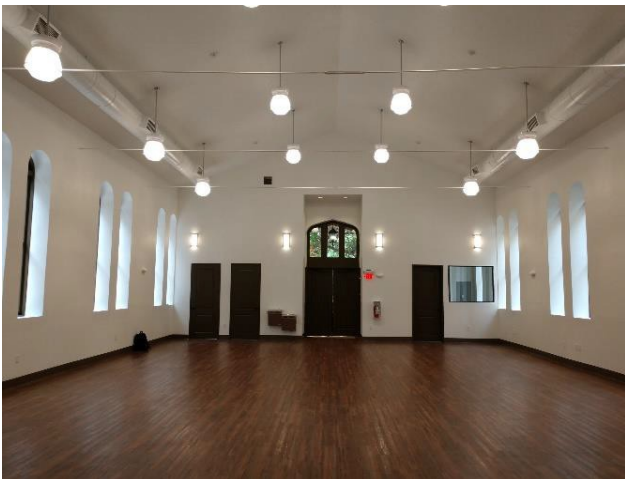


Front doors and glass transom now fully restored, per City of Tampa Historic Preservation ARC requirements.

Certificate of Occupancy received 8-20-20. Project is 100% complete.

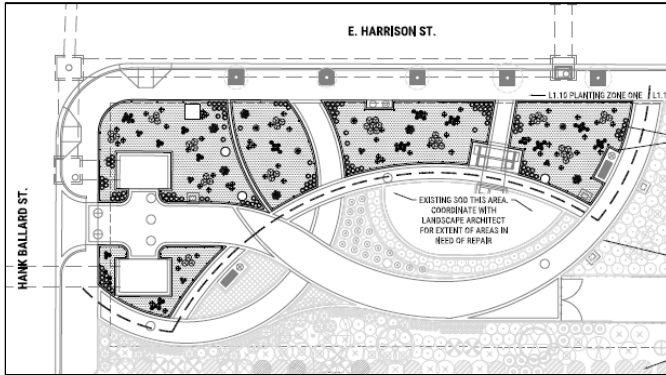


Church Interior Finishes



SOLAR ART AT TECHNOLOGY PARK – IN PROGRESS

The landscape design was changed to a native plant design. Construction documents are complete. **Initial landscape bids exceeded cost estimate. Modifying project scope for new bid procedure. Solar Art Project is 100% complete.**



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

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



LOTS 9, 11 AND 12 – IN PROGRESS

Lot 9 - Independence: 288 Multi-Family Market Rate Units. **Underground utilities, foundation, support columns, and exterior walls in progress. Project is 20% complete.**

Lot 11 - Legacy: 228 Multi-Family Market Rate Units. **Underground utilities, foundation, and exterior walls in progress. Project is 12% complete.**

Lot 12 - Adderley: Mixed-used development - 22,000 SF ground level grocery store with 100 multi-family market rate units above. **Schematic design at 90%.**



Lot 9 - Independence



Lot 11 - Legacy



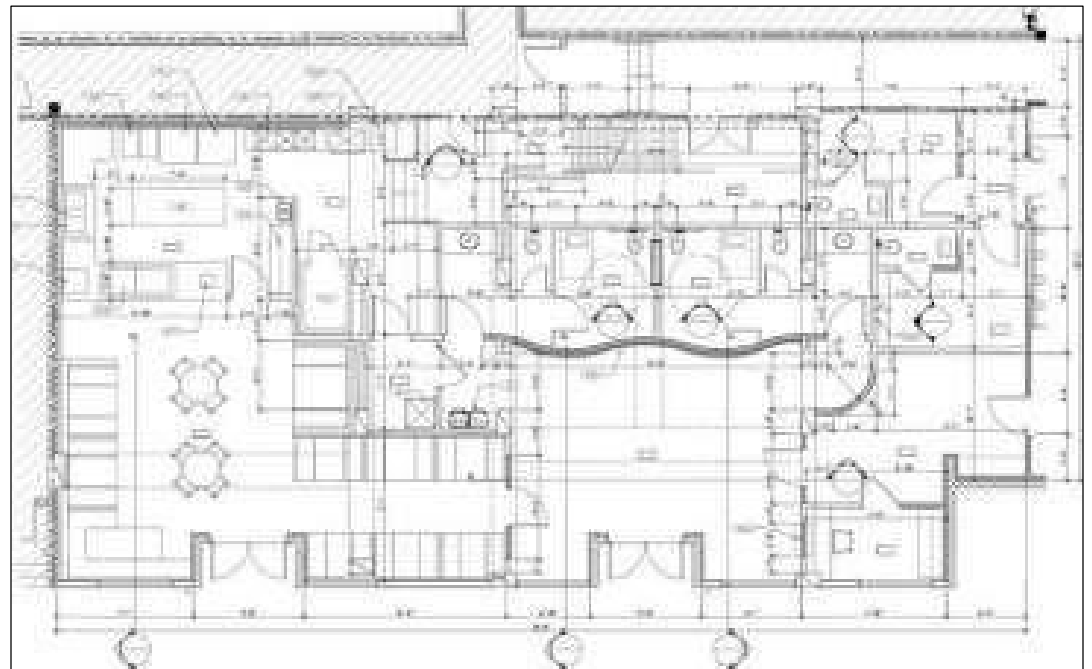
Lot 12 - Adderley (Rendering) – Design Phase

TEMPO THEATRE/RESTAURANT - PENDING

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



Theatre Interior Pending



Schematic Layout – Ground Floor

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

August 2020

Submitted by: Facilities
Terrance Brady: Director

Facilities Department Activities:

Maintenance staff is required to honor the 6-foot separation rule and to wear a face mask and gloves upon entering a resident's apartment; if a 6-foot separation cannot be maintained staff is to leave the work area. The water supply line to the Seminole Apartments has been replaced and new isolating valves installed at each building. The old line was installed in the 70's had a flawed causing the water line to rupture at the seam.

Encore Chiller Plant

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

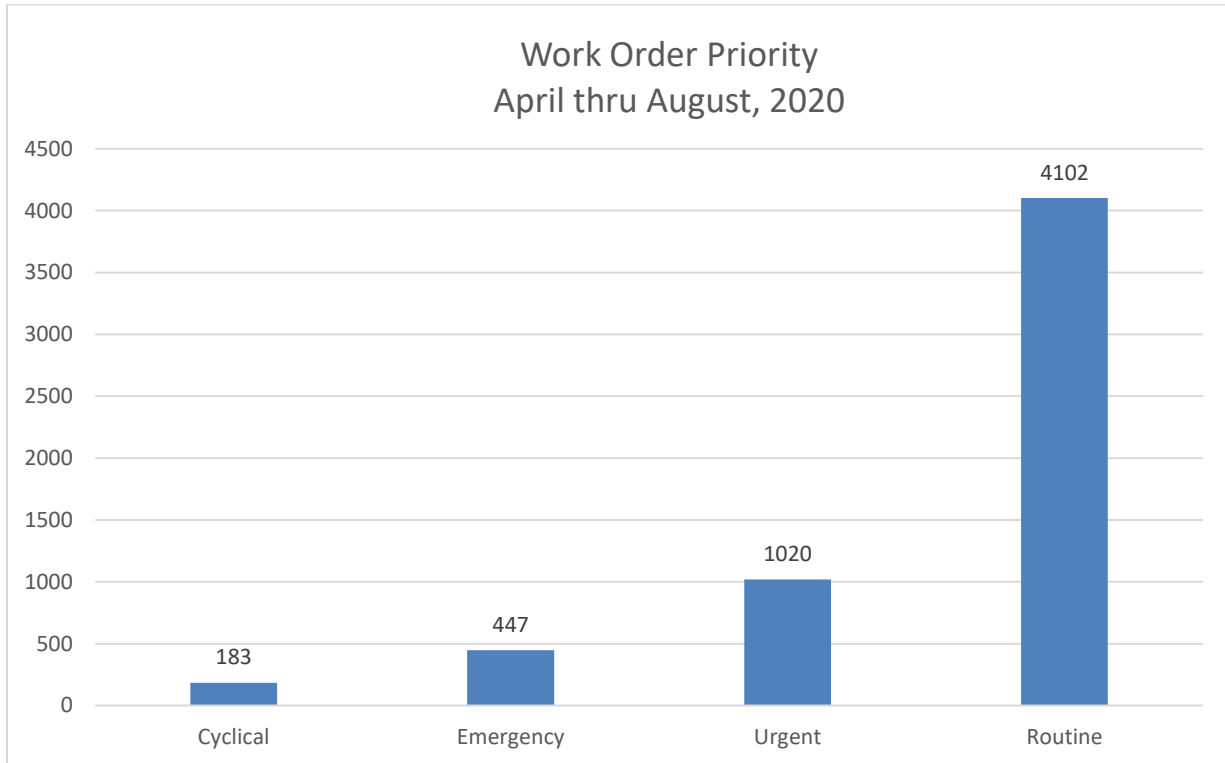
Educating Residents & Staff: A monthly report of utility consumption and expenses are emailed to each of the Property Managers. These reports help determine where to schedule educational training to reduce consumption and to educate residents on reducing their energy bills. When properties show an increase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

Special Project Activities:

In 1999 THA began a pro-active policy to control and eliminate Elevated Blood Lead Levels on our properties. THA began the development of a strong partnership with Hillsborough County Public Health consisting of training of residents and explaining the importance of testing of children under 7 years of age for environmental intervention blood lead levels (EIBLL) as well as testing and abatement of their apartments should test results identify lead levels that require action. HUD has recently lowered the EBL level to match the Center for Disease Control and Prevention (CDC) at 5µg/dl. We had an EBL child, 7-month old with EBL 8.6 µg/dl identified at the Bay Ceia Apartments and as per THA protocol we had that apartment tested for any lead hazard by an environmental firm who sampling the paint, dust, water and soils; lab analysis indicated there was not a lead hazard present in the Bay Ceia Unit. The resident was given a copy of the report along with instructional literature from HUD.

Facilities:

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



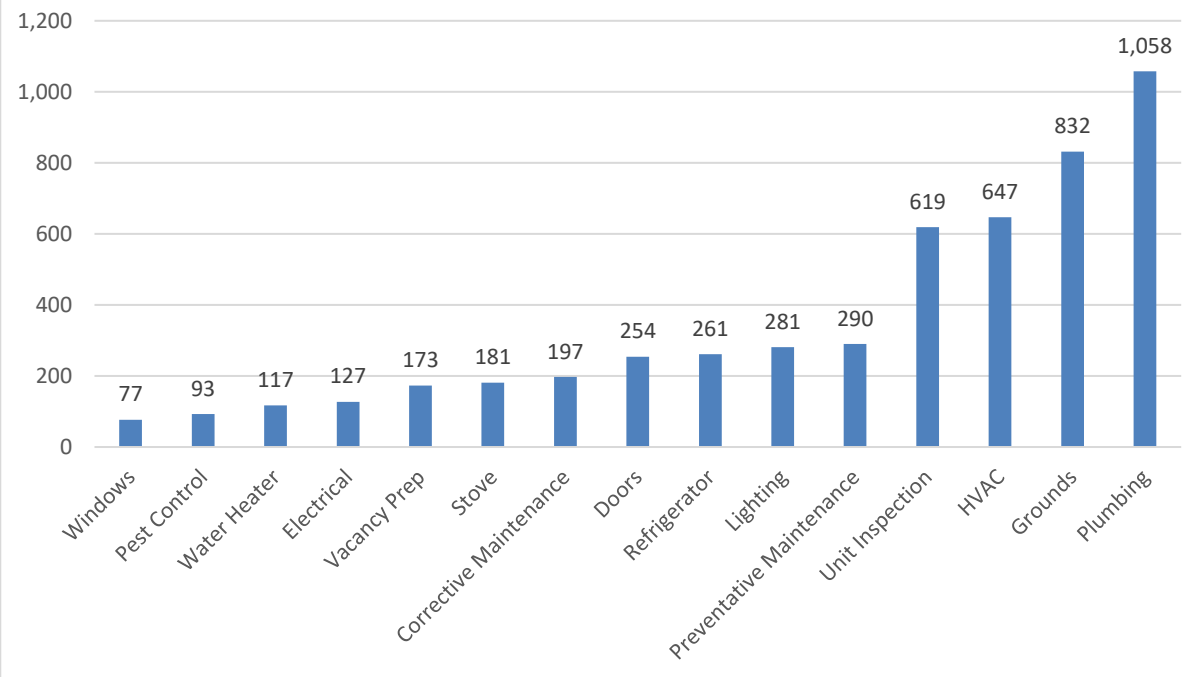
Emergency = Immediate action is required as it presents a threat to life, asset/property, security, or environment; demands **immediate** response and mitigation, but not necessarily a permanent repair.

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

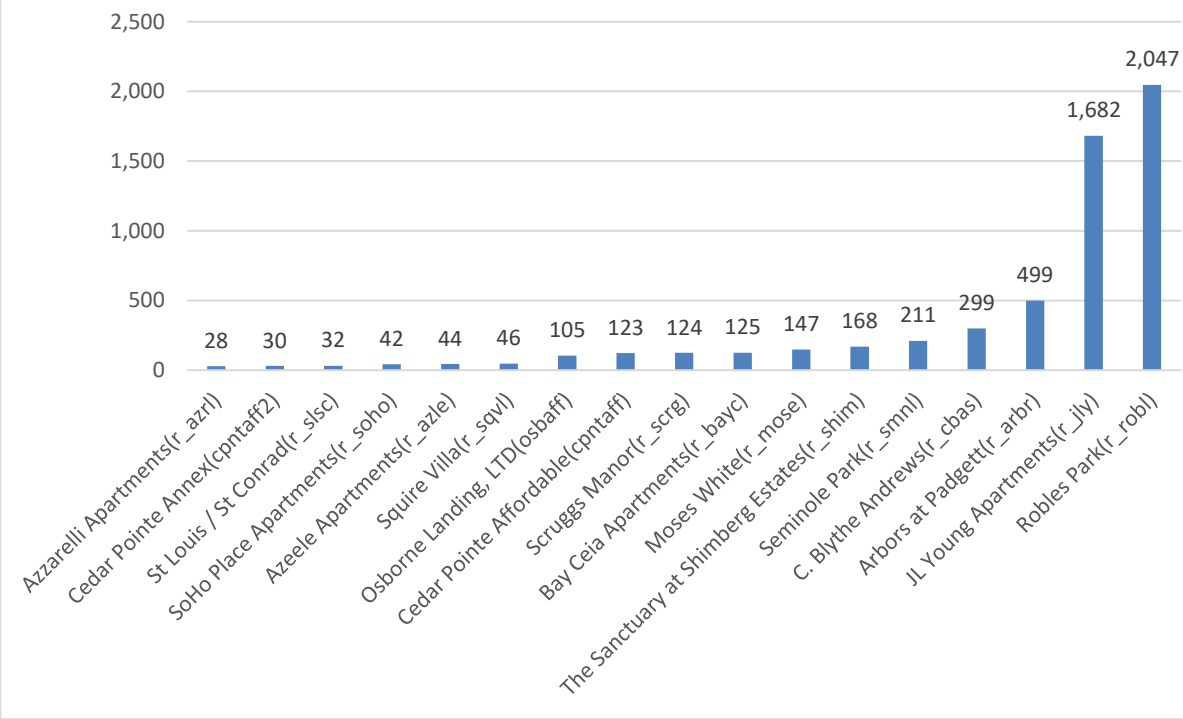
Routine = Expedited situations do not pose an immediate risk to the apartment assets and/or property and will be responded to within **24 to 48 hours**.

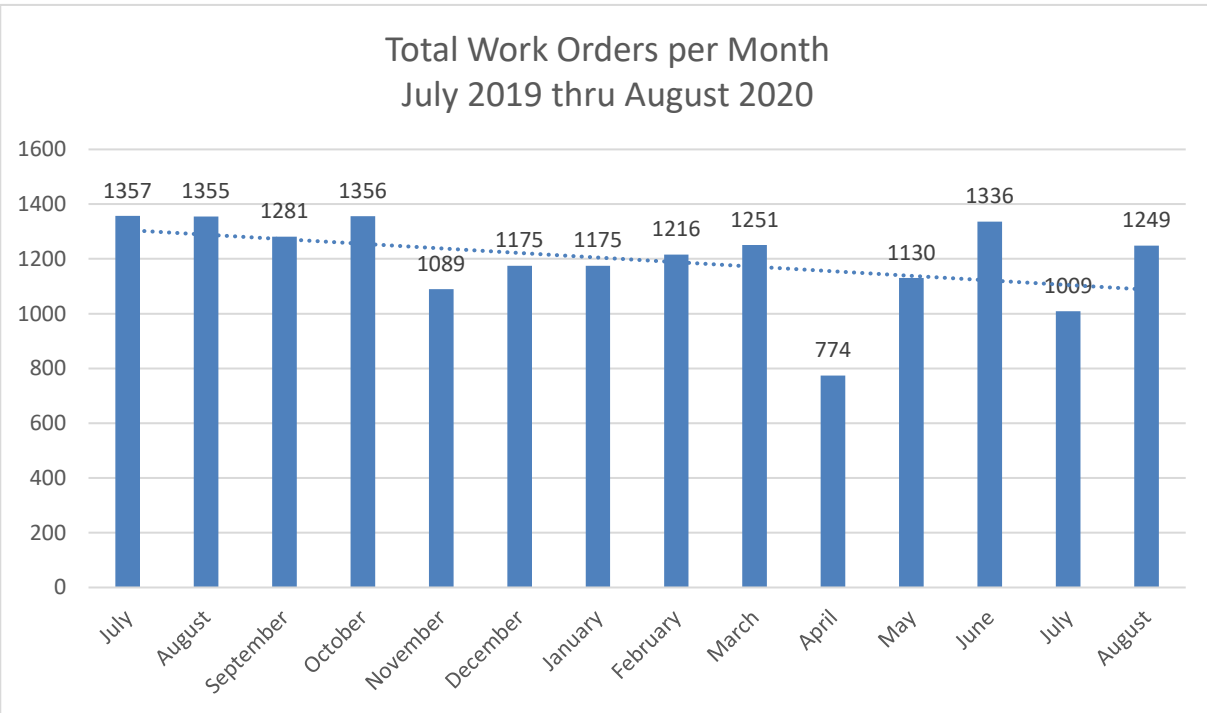
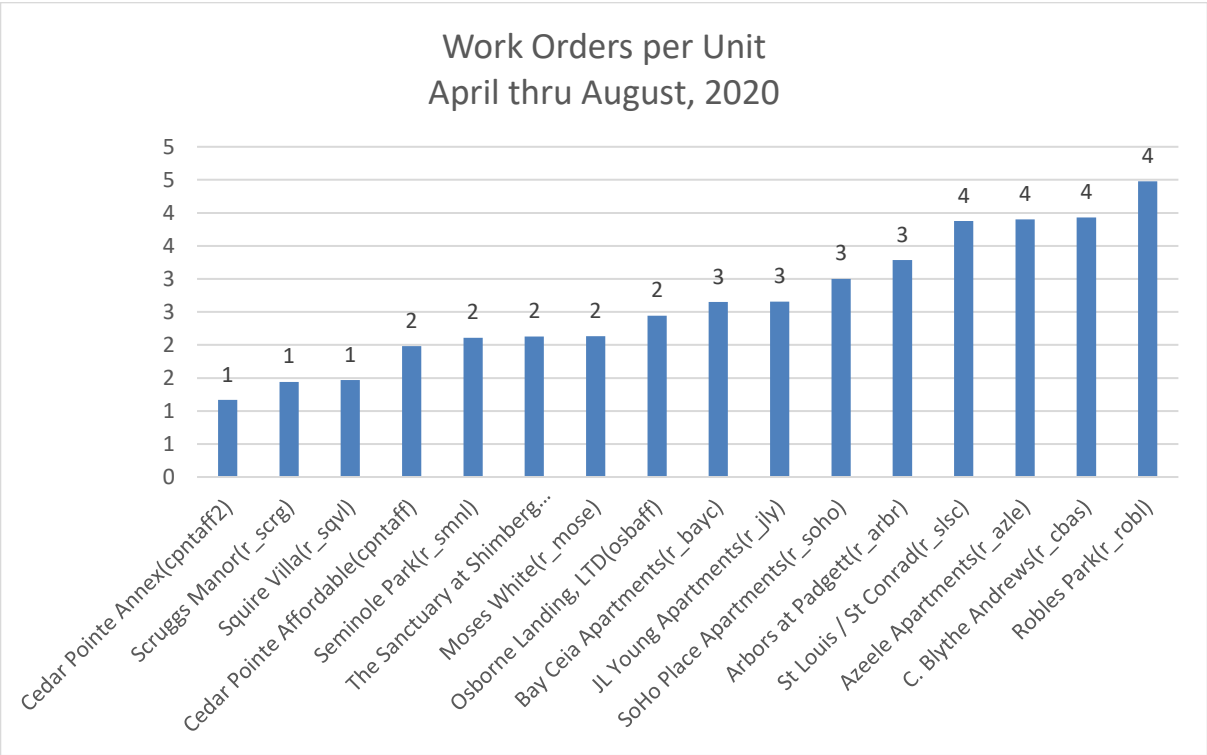
Scheduled/Preventative Maintenance = Schedule/Preventative maintenance refers to maintenance or service requests that are planned and scheduled in advance.

15 Top Work Order Categories April thru August, 2020

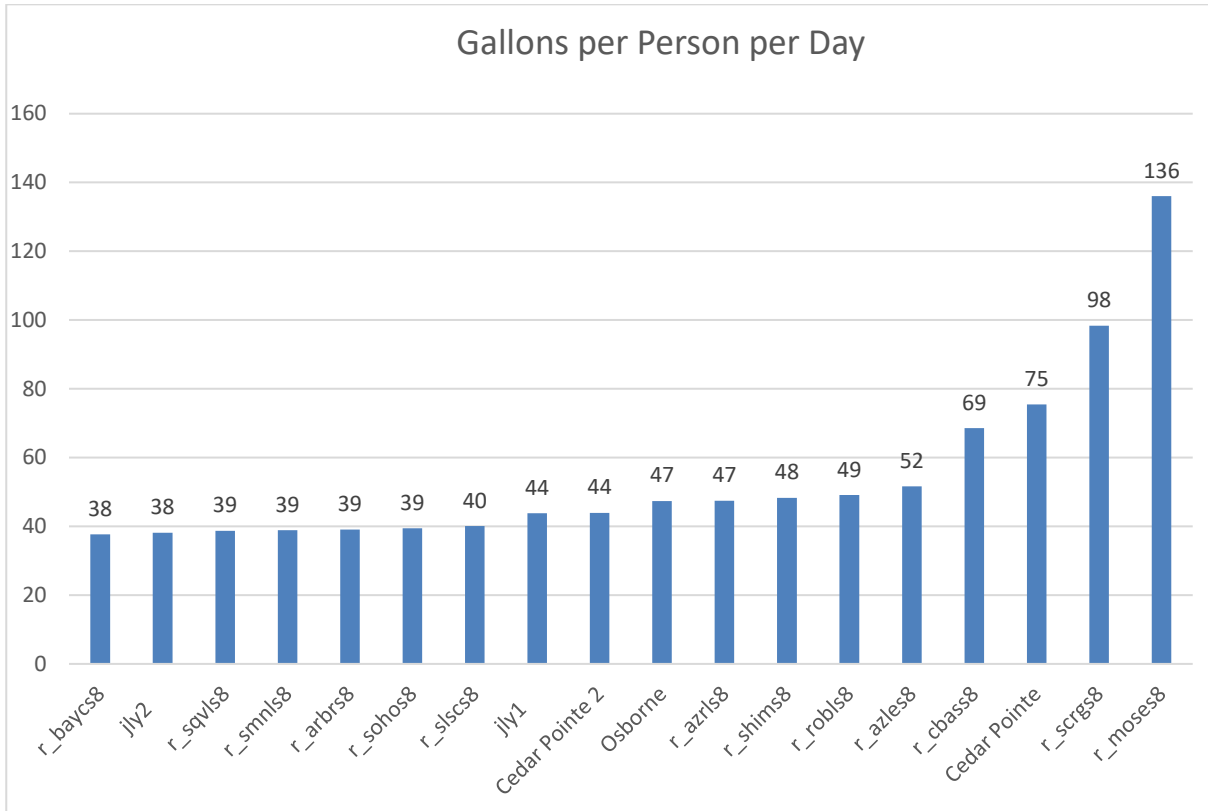


Work Orders per Property April thru August, 2020





Average = 1197/Month



THA average number of Gallons per Person per Day (GPD) for July is 55. The average Tampa Single-family residential customer uses an estimated 76 GPD

Contract Register August 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
CGI Federal Inc.	PBCA Contract Administration	11/1/2019	10/31/2023	\$2,000,000.00	\$335,679.00			\$1,664,321.00	16.78%	\$144,384.00	7.22%
Berman Hopkins Wright & Laham, LLP	Independent Audit Services	4/27/2016	12/26/2020	\$701,660.00	\$344,745.00	\$22,000.00	\$723,660.00	\$356,915.00	47.64%	\$175,415.00	24.24%
Fallon Advisory LLC	Rental Assistance Demonstration Advisory Services(RAD)	3/24/2017	3/30/2021	\$121,511.28	\$72,109.97			\$49,401.31	59.34%		
Design Styles Architecture	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$254,754.94			\$1,445,245.06	16.98%		
GLE Associates, Inc	A & E Services	12/18/2019	12/19/2022	\$1,500,000.00	\$5,525.00			1,494,475.00	0.37%		
Tyson and Billy Architects, P.C.	A & E Services	12/20/2019	12/20/2022	\$1,500,000.00	\$20,200.00			\$1,479,800.00	1.35%		
Cardno, Inc.	A & E Services	2/15/2018	3/1/2022	\$300,000.00	\$112,448.20	\$83,940.00	\$384,830.00	\$222,344.96	29.29%		
CareerSource Tampa Bay	Job Plus Initiative Grant Services	8/15/2017	3/31/2021	\$79,188.56	\$69,086.44			\$10,102.12	87.24%		
CVR Associates Inc	Consulting Services to facilitate & update THA business plan	4/1/2018	6/30/2023	\$139,700.00	\$165,454.00	\$74,220.00	\$213,920.00	\$48,466.00	77.34%	\$213,920.00	100.00%
Abbie J. Weist, Inc.	Grant Writing Consultant Services	5/2/2018	5/2/2021	\$80,000.00	\$42,545.72			\$37,454.28	53.18%		
Meacham Urban Farmers LLC	Encore Urban Farm	1/9/2018	1/8/2023	\$341,162.00	\$186,649.37			\$154,512.63	54.71%		
TCC Enterprise Inc.	Landscaping Services THA Headquarters & Facilities	4/15/2019	3/31/2023	\$114,000.00	30,400.00			\$83,600.00	26.67%	\$114,000.00	100.00%
TCC Enterprise Inc.	Landscaping North Scattered Sites	4/15/2019	3/31/2023	\$270,000.00	49,500.00			\$220,500.00	18.33%	\$270,000.00	100.00%
TCC Enterprise Inc.	Landscaping Services Robles Park	4/15/2019	3/31/2023	\$132,000.00	\$22,000.00			\$110,000.00	16.67%	\$132,000.00	100.00%

Contract Register August 2020

Contractor	Description	Start Date	End Date	Contract Amount	Paid to Date	Change Orders	Revised Amount	Amount Left	% Complete	MBE \$	MBE%
Jeffery Martin Lawn & Tree, LLC	Landscaping Services J.L. Young & Annex	7/25/2019	3/31/2023	\$331,500.00	\$31,237.00			300,263.00	9.42%	\$331,500.00	100.00%
Clean Cut Professional Lawn & Landscape	Landscaping Services South Scattered Sites	7/25/2019	3/31/2023	\$205,000.00	\$50,012.00			\$154,988.00	24.40%	\$102,500.00	50.00%
Golden Sun LLC	Landscaping Services Vacant Lots And Occupied Home	4/15/2020	3/31/2023	\$9,600.00	\$170.00			\$9,430.00	1.70	\$9,600.00	100.00%
Girls Empowered Mentally for Success	Partnership to divert youth from the juvenile justice system and child welfare systems	4/1/2018	4/30/2021	\$30,000.00	\$27,772.35			\$2,227.65	92.57%	\$30,000.00	100.00%
Free4Ever Now International, Inc.	Village Link-Up partnership	1/1/2019	9/30/2020	\$14,090.00	\$9,445.00			\$4,645.00	67.03%	\$14,090.00	100.00%
Ardexo Housing Solutions, Inc.	Self Serve Scanning Kiosk	2/11/2019	2/11/2020	\$99,750.00	\$54,207.12			\$45,542.88	54.34%		
Project Link, Inc.	Provide Case Management for Robles Park Residents	10/1/2018	9/30/2020	\$15,090.00	\$3,500.00			11,590.00	23.19%	\$15,090.00	100.00%
Cane Construction	St. James Church	7/31/2019	4/1/2020	\$488,153.00	\$328,003.52	\$62,262.70	\$550,415.70	\$222,412.18	59.59%		
Signature Property Services	Asset Management Services	6/7/2019	7/30/2022	\$75,000.00	\$114,694.00	\$51,178.00	\$126,178.00	\$11,484.00	90.90%	\$126,178.00	100.00%
EDJKONSULTING	Strategic Planning	6/10/2019	7/30/2023	\$75,000.00	\$55,000.00	\$68,200.00	\$143,200.00	\$88,200.00	45.30%	\$143,200.00	100.00%
Strickland Construction Inc.	Community Training Center @ Encore	5/29/2019	4/1/2020	\$1,939,292.84	\$1,565,525.13	-\$581.00	\$1,938,710.90	\$373,185.77	80.75%		
A-Safecare Inc.	Professional Pest Control	4/1/2020	3/31/2021	\$30,873.60	\$22,022.40	\$22,022.42	\$52,856.00	\$42,609.70	41.63%	\$52,856.00	99.92%
R6 Enterprise, LLC	Florida Native Landscaping Consultant	5/29/2020	10/31/2020	\$5,250.00	\$0.00			\$5,250.00	0.00%		
McKenzie Contracting, LLC	Semionle Park Water Main Replacement	3/24/2020	7/24/2020	\$465,333.20	\$269,580.76	\$7,851.69	\$473,184.89	203,604.13	56.97%	\$465,333.20	98.34%
The Nelrod Company's ResidentLife Utility Allowances,	Utility Allowance	8/3/2020	7/31/2023	\$12,780.00	\$0.00			\$12,780.00	0.00%		

Total Contract's Amount: \$12,838,334.48 \$4,428,426.92 Total MBE Contract's Amount: \$2,340,066.20 18.23%

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

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

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

THA BOARD MEETINGS HELD VIRTUALLY

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

EXECUTIVE TEAM DAILY MEETINGS

Once per week virtual Monday morning executive staff meetings are held at 9:00am and includes a staff roundtable for departmental discussions. Tuesday - Friday afternoon meetings are also held each day beginning at 3:30pm for the Executive staff, as well, and includes COVID19 updates along with other subjects as we continue to be hard at work for our residents and staff members.

TRAVEL AND COMMUNITY EVENTS

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

STAFF AND BOARD MEMBER PARTICIPATION IN VIRTUAL COMMUNITY MEETINGS

The following meetings/events have been attended virtually:

- Tampa Downtown Partnership - Digital Downtown Debriefing:
 - Values of Downtown and Center Cities Report and Navigating COVID19
- Congresswoman Castor's CARES Act Funding discussion
- NLIHC Discussion: Coronavirus, Housing and Homelessness

2020 CALENDAR OF EVENTS

September		
Tuesday, September 15, 2020	11:00 AM	Westshore Development Series 2020 Part I, Virtual Event
Wednesday, September 16, 2020	8:30 AM	THA Board of Commissioners Meeting (virtual meeting)
Wednesday, September 23, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, September 24, 2020	9:00 AM	Renaissance at West River Grand Opening Ceremony
2020 October		
Thursday, October 1, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, October 1, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Monday, October 12, 2020	all day	Columbus Day
Tuesday, October 20, 2020	11:00 AM	Westshore Development Series 2020 Part II, Virtual Event
Wednesday, October 21, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, October 28, 2020	1:30 PM	Landlord Workshop, TBD
Saturday, October 31, 2020	all day	Halloween Day
2020 November		
Thursday, November 5, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, November 5, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Wednesday, November 11, 2020	all day	Veteran's Day
Tuesday, November 17, 2020	11:00 AM	Westshore Development Series 2020 Part III, Virtual Event
Wednesday, November 18, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, November 18, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, November 26, 2020	all day	Thanksgiving Day
Friday, November 27, 2020	all day	Thanksgiving Holiday
2020 December		
Thursday, December 3, 2020	9:00 AM	Risk Management Committee, TBD
Thursday, December 3, 2020	9:30 AM	Pension/Retirement Consultation, TBD
Wednesday, December 16, 2020	8:30 AM	THA Board of Commissioners Meeting, (virtual meeting)
Wednesday, December 16, 2020	1:30 PM	Landlord Workshop, TBD
Thursday, December 24, 2020	all day	Christmas Eve
Friday, December 25, 2020	all day	Christmas Day
Thursday, December 31, 2020	all day	New Year's Eve

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



BOARD OF COMMISSIONERS

James A. Cloar
Chair

Bemetra Salter Liggins
Vice-Chair

Ben Dacheballi

Parker A. Homans

Lorena Hardwick

Billi Johnson-Griffin

Jerome D. Ryans
President/CEO

5301 West Cypress Street
Tampa, Florida 33607

P. O. Box 4766
Tampa, Florida 33677

OFFICE: (813) 341-9101

www.thafl.com

Community Affairs

PURSUANT TO EXECUTIVE ORDER NUMBERS 20-52, 20-68 AND 20-69 SIGNED BY GOVERNOR DESANTIS AND GUIDANCE PROVIDED BY LEGAL COUNSEL, THE HOUSING AUTHORITY MAY CONDUCT ALL OR PORTIONS OF THIS MEETING BY USE OF TELEPHONIC OR ELECTRONIC MEANS WITHOUT A PHYSICAL QUORUM PRESENT IN THE BOARDROOM. PROCEDURES FOR APPROPRIATE PARTICIPATION IN THIS MEETING BY THE PUBLIC ARE POSTED ON OUR WEBSITE. PUBLIC ACCESS TO THIS MEETING IS AVAILABLE AS FOLLOWS:

- Join from PC, Mac, Linux, iOS or Android:
<https://meetings.ringcentral.com/j/1493693016?pwd=SkREaEF6TFFWWG1UdDdD11WDlpZz09>
Password: 009829
- Or Telephone US: +1(312)2630281, Meeting ID: 149 369 3016

PUBLIC NOTICE

**OF THE REGULAR VIRTUAL MEETING
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF TAMPA**

NOTICE IS HEREBY GIVEN that the Regular Virtual Meeting of the Board of Commissioners of the above identified Authority is scheduled for **September 16, 2020 at 8:30 a.m.**

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 10th day of September 2020

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.

PBX-Change keeps residents at a Tampa Housing Authority apartment building connected with free Wi-Fi
FOX 13 News, Kelly Ring, Published August 13, 2020, What's Right with Tampa Bay,



TAMPA, Fla. - Baking cookies is a family favorite at the Gomez's home.

"Getting ready to take them over to my mom," Vanessa Gomez said. "She enjoys them. Children enjoy them."

Something else they're enjoying is free high-speed internet service.

"It's not only my family. I'm pretty sure many people here are feeling the same way," Gomez explained. "It's going a long way for the children especially the children. They needed it the most."

Gomez and the more than 500 residents at **Tampa Housing Authority** Tempo at Encore Apartments are receiving the free internet service. She said she is saving more than \$100 a month.

"We can put it more toward kid's schools," she said. "We can put it toward more groceries in the home- Stuff they need."

The service was provided by the communication technology company PBX-Change.

"We want people to be connected," Rebekah Nault, of PBX-Change explained. "To be able to make money. To be able to support their families."

The community gets free service from PBX-Change for one year.

"But we are always talking to them about how we can continue it," said Leroy Moore, who works for the Tampa Housing Authority.

"How we can make this a permanent service to this particular community," Nault asked. "We love Tampa, you know. We live here, our offices are here and we are just so thrilled to support our community where we live."

Corbett Prep Prepares Spaghetti Dinners For Encore Residents

Corbett Prep parents and volunteers prepared 2,000 meals for the residents in Encore and other areas of the city.

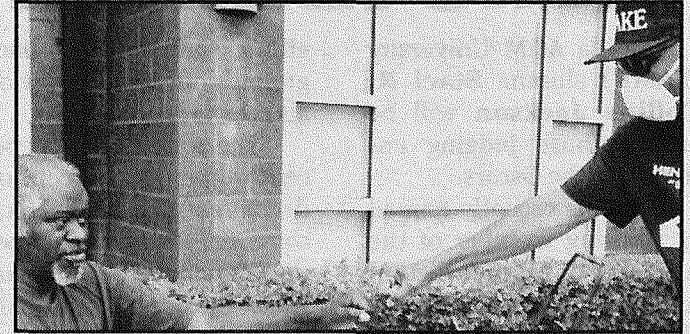
Julia Jackson, Tampa Housing Supervisor for Encore, organized the event, and was assisted by some candidates, residents, and others. (Photographs by Julia Jackson)



Among those who assisted with distributing food were: Julia Jackson, Stanley Gray, Cheryl, Henry, Jr. and Henry "Shake" Washington, Frank Reddick, Francis McCloud, Rob and Brook Henning, parents of Corbett Prep; Project Engineer, A. J. Sharabyani, and Carolyn Vilfort.



These residents of The Reed came out to get their dinners.



Henry "Shake" Washington practices safe-distancing when he greets his classmate, Clifford Love.



These Encore residents are: Millie Sawyers, Irma Jackson, and Janice Freeman, all of the Tempo; Janice Whitehead (Trio) and Mary Jackson (Ella).

FINANCE

HUD to extend foreclosure ban protecting 8.1 million people until 2021

The ban applies to the roughly 8.1 million homeowners with single-family mortgages insured by the Federal Housing Administration.

HUD, KATY O'DONNELL | Updated: 08/18/2020 08:16 PM EDT

The Department of Housing and Urban Development will extend a ban on evictions and foreclosures for homes backed by the Federal Housing Administration through the end of the year, administration officials told POLITICO.

The ban applies to the roughly 8.1 million homeowners with single-family mortgages insured by the FHA, a HUD agency that backs loans to low- and moderate-income borrowers.

“The Trump administration is looking at using authorities within its jurisdiction to extend relief through the calendar year for Americans experiencing financial hardship due to the coronavirus, which includes existing funds as well as moratoriums on foreclosures and evictions,” a person familiar with the situation said.



[A foreclosure sign is pictured on a lawn. | J Pat Carter/AP Photo](#)

The Office of Management and Budget’s Office of Information and Regulatory Affairs concluded its review of the action on Monday.

“We are looking at a myriad of options to ensure the American people do not lose their homes during the Coronavirus pandemic,” HUD spokesman Brad Bishop said Tuesday.

The extension comes a little over a week after President Donald Trump signed an executive order directing federal agencies to review “whether any measures temporarily halting residential evictions” are necessary to prevent the spread of Covid-19.

Yet HUD’s move only covers FHA mortgages, not those backed by Fannie Mae and Freddie Mac, the government-run companies that guarantee about half of the U.S. residential mortgage market. Thus, it involves far fewer homes than did the four-month eviction moratorium that lapsed at the end of last month. That moratorium was included in the CARES Act, which itself applied to about a quarter of the nation’s 44 million rental units before it expired July 25.

Trump’s executive order also provides no direct money to aid struggling tenants, who will eventually have to pay months of back rent, but directed Treasury and HUD to identify potential sources of funding.

Diane Yentel, president and CEO of the National Low Income Housing Coalition, dismissed HUD’s action as “practically meaningless.”

“The very limited number of covered properties with renters living in them are already covered under existing law, the Protecting Tenants in Foreclosure Act,” Yentel said. “Existing law requires that renters in these properties be given a 90-day notice to vacate.”

Negotiations between the White House and Congress over an extension of the CARES Act ban as part of the next coronavirus economic relief package broke down earlier this month.

Activists demand the city speeds up process of creating a Zion Cemetery Memorial Park

They want the city of Tampa to offer the property owners an immediate land swap.

Tampa Bay Times, Paul Guzzo | Published August 20, 2020

TAMPA — Feeling like the process of creating a memorial park on erased Zion Cemetery’s property is moving too slow, activists are demanding the city of Tampa expedite the process.

The city has already agreed to help form a nonprofit charged with buying the land along the 3700 block of N Florida Ave., which is now split between three owners. That is underway.

But members of a Zion advisory committee want the city to offer the owners a land swap deal and to do so immediately. The owners would receive city land and vacate their Zion property. The city would control Zion until the nonprofit is formed.



A map of the Zion Cemetery graves that ground penetrating radar discovered. [Courtesy of Cardno]

Demolition of the buildings on Zion’s land could begin as soon as the land is vacated and the park can be built.

“Can anybody explain to me why we haven’t moved forward on this?” Hillsborough County NAACP president Yvette Lewis said during the committee’s monthly meeting held virtually on Thursday. “We are just talking the talk and wasting our breath and my time.”

Assistant city attorney Toyin Aina–Hargrett told the meeting attendees that the city has not discussed that option with the property owners. She did not comment further.

Formed in July 2019 in reaction to a *Tampa Bay Times* report questioning if bodies were still there, the committee vowed at the first meeting to create a Zion memorial park if there were. Archaeologists confirmed the existence of coffins the next month with ground-penetrating radar.

Established in 1901, white developers later purchased the 2.5-acre cemetery and began building over it in 1929.

The city, knowing a cemetery was there, granted the building permits.

The headstones were removed but not the bodies.

The **Tampa Housing Authority** purchased a little less than half the Zion land in 1950 and built five of its 67 Robles Park Village apartment buildings on it. Human remains were discovered and identified as belonging to Zion during construction, but work was not halted.

Richard Gonzmart purchased around half of Zion’s land for warehouse space in 2016 and Dennis Creech bought a small piece for his tow lot that same year. Neither knew the property was once a cemetery.

The Housing Authority will donate their Zion land to the memorial park. Gonzmart and Creech have offered to sell their land.

The Hillsborough County Property Appraiser lists Creech’s property as worth \$80,000 and Gonzmart’s \$690,000.

But “their land is now worthless” because it is a cemetery, Reva Iman, president of the Robles Park Village Tenants Council, said. “Someone has to help those owners and the city is in a position to do that.”

Gonzmart could not be reached for comment.

Creech is open to a land swap.

“I am okay with whatever we can do to resolve this,” he told the *Times*. “I just need something I can use for my towing business.”

Community, city leaders clash over how to restore destroyed Black cemetery

The goal is to get the city involved in a land swap of land parcels along North Florida Avenue that hold nearly 300 graves from Zion Cemetery.

10 Tampa Bay, Emerald Morrow | 10:18 PM EDT August 20, 2020 | Updated: 12:43 AM EDT August 21, 2020



TAMPA, Fla. — During a Thursday Zoom meeting, members of a committee formed by the **Tampa Housing Authority** (THA) to help restore a historic Black cemetery pushed back against the city of Tampa on ways to reassemble the burial ground that was sold and destroyed for redevelopment and recently rediscovered under a housing development and two neighboring businesses.

Over the last year, archaeologists have detected nearly 300 graves from the Zion Cemetery, believed to be the first Black cemetery in Tampa. Now that graves from Zion have been discovered, the community wants the site restored.

"We really need to get to the bottom of this," said Yvette Lewis, president of the Hillsborough NAACP.

Lewis says the goal is to somehow get the city involved in obtaining ownership of three land parcels along North Florida Avenue that hold nearly 300 graves from Zion Cemetery.

Over the last year, archaeologists found more than 125 graves on THA's Robles Park Village property, more than 50 at an adjacent towing lot and about 115 more at another lot owned by businessman Richard Gonzmart.

The property was all initially owned by a Black businessman named Richard Doby, but through a series of lawsuits, the land was taken away and the cemetery was destroyed and developed into "whites-only public housing," and other commercial businesses.

"We want to unify all three of these properties," said Leroy Moore, chief operating officer of the Tampa Housing Authority.

However, THA can't do it alone, and all eyes are on the City of Tampa.

While the responsibility for the historic Black cemetery being destroyed and sold for redevelopment 100 years ago against the owner's will does not fall on anyone today, some say it's a historical wrong the city should make right.

"This happened many years ago, but they can correct the problem," said Reva Iman, resident and president of the Robles Park Resident Council.

Community, city leaders clash over how to restore destroyed Black cemetery

The goal is to get the city involved in a land swap of land parcels along North Florida Avenue that hold nearly 300 graves from Zion Cemetery.

10 Tampa Bay, Emerald Morrow | 10:18 PM EDT August 20, 2020 | Updated: 12:43 AM EDT August 21, 2020

Talks of a land swap have been tossed around, but the city said it has not had those conversations with any of the adjacent landowners.

"I keep hearing about a land swap, but that is not something I have been made aware of," said Assistant City Attorney Toyin Aina-Hargrett.

Aina-Hargrett has been working with the Zion Archaeological Advisory Committee to help form a non-profit that will manage the status of the cemetery moving forward. The city has offered \$50,000 as seed money for the group.

However, Lewis said that's not enough. "Can anybody explain to me why we haven't moved forward on this, because we just talking the talk and wasting my breath and my time. Crickets? Anything? Okay, that's the city of Tampa. That shows how much we matter," she said while addressing members of the city staff attending Thursday's meeting.

Aina-Hargrett pushed back against Lewis' claims that the city has discussed land swaps with at least one of the business owners who have graves on their property.

Archaeologists say if the city does not help reassemble the land or help take ownership of the properties, the cemetery will be in danger of being lost to time once again.

A Florida landlord got a big PPP loan. Tenants get rats, mold and evictions.

The company boasts a billion-dollar portfolio of residential complexes nationally, including at least 12 in Hillsborough County. Tampa Bay Times, Emily L. Mahoney | Published August 22, 2020 | Times staff photographer Douglas R. Clifford

TAMPA — James Flanning thought he'd outgrown his childhood asthma. But after he moved into Timberfalls apartments five months ago, he started waking at night with his lungs clenched like fists.

When that happens, he walks to his balcony to draw small breaths of midnight air. Lately, Flanning, 37, has been using an inhaler for the first time as an adult.

In his son's room, the carpet peels back easily to reveal streaky patches that smell of mildew. The bathroom air vent is crusted with splotches of mold, and the paint bubbles in places where the wall crumbles like cake. On a recent afternoon, a rat skittered onto his 1-year-old daughter's arm while she munched breakfast on the living room floor, his wife said.



Figure 1 - James Flanning, 37, dumps a container of waste water from a kitchen sink over the balcony of his Tampa apartment on Monday. At left is Flanning's two-year-old daughter, Jayda Flanning. [DOUGLAS R. CLIFFORD | Times]

The issues in his family's unit are not isolated. Last week, a neighboring tenant said she caught her ninth rat this year, squirming on a sticky trap in the kitchen. A few doors away, another neighbor's closet flooded — for the fourth time, she said.

The Miami company that leases out these apartments, Tzadik Management, boasts a billion-dollar portfolio of residential complexes nationally, including at least 12 in Hillsborough County. Several in Hillsborough have been repeatedly cited by code enforcement.

Federal records show Tzadik Properties, which lists the same address as Tzadik Management, recently received between \$2 million and \$5 million as an emergency loan through the Paycheck Protection Program, created to help companies avert layoffs during the coronavirus pandemic. The government doesn't disclose specific loan amounts, only ranges.



Figure 2 - Mi'Lan Mack, 4, left, and her sister Myla Mack, 9, play outside of the Timberfalls apartment complex on Monday. [DOUGLAS R. CLIFFORD | Times]

But while Tzadik got a bailout from the government, some of its residents could soon find themselves homeless. The company is threatening dozens of tenants with eviction, even though many said they lost their jobs to the coronavirus.

Tzadik has filed more evictions during the pandemic than any other company in Florida, according to a July analysis by the Center for Public Integrity.

"They should be a little more lenient if they got that loan," said Anastasia Lee, who also lives in Timberfalls and is facing eviction. "That's a lot of money."

In an emailed statement, Tzadik Management defended its eviction filings. It said that it dismissed any cases that fell under a federal moratorium on evictions, part of Congress's pandemic relief package. The company did not directly respond to 17 detailed questions sent by email, and instead provided two statements that addressed some questions but ignored others related to living conditions and its federal loan.

A Florida landlord got a big PPP loan. Tenants get rats, mold and evictions.

The company boasts a billion-dollar portfolio of residential complexes nationally, including at least 12 in Hillsborough County. Tampa Bay Times, Emily L. Mahoney | Published August 22, 2020 | Times staff photographer Douglas R. Clifford

"Tzadik is, and has been, operating in compliance with all applicable laws, and will continue to keep the safety and well-being of its staff and tenants as its priority," the company said, in part. "Employees are on-site completing work orders as they come in and working with tenants during the pandemic."

Flanning begged to differ, saying his family had moved into the unit knowing about some of its issues, but the landlord had promised to fix them. Months later, the problems have only worsened.

The landlord company doesn't care "at all," he said. Despite the fact that he lost his construction job and only recently was re-employed, he and his wife have been scraping together money to stay in motels, because they're concerned about the health of their kids. At this point, that's much more important than trying to get caught up on rent.

"I struggle right now," he said. "Real deal struggle."

Since Gov. Ron DeSantis issued a state moratorium on evictions and foreclosures April 2, the number of filings in Tampa Bay area courts have been down compared to last year, a signal that many landlords could be waiting for the freeze to expire.

Not Tzadik Management. It has filed more than 70 evictions in Hillsborough County alone since that moratorium took effect. Nearly all cited nonpayment of rent.

Then the company dismissed roughly half of its eviction filings, a move that Tzadik said was designed to comply with the federal eviction moratorium enacted in late March. The CARES Act prohibited landlords in certain types of properties from initiating evictions based on nonpayment of rent.



Figure 3 - Mold is visible on an air conditioning vent in the bathroom of James and Christina Flanning's apartment on Monday. James Flanning said he has had to use an inhaler since moving into the apartment. [DOUGLAS R. CLIFFORD | Times]

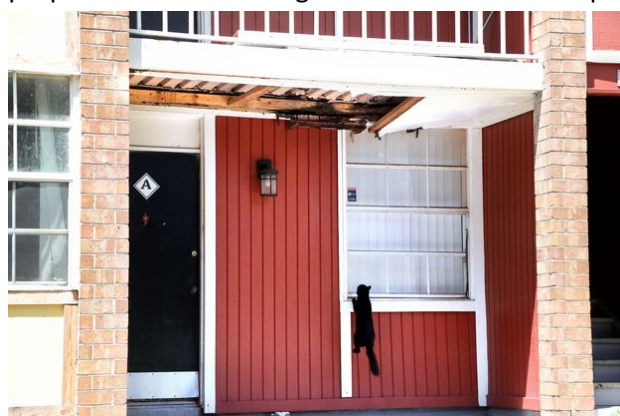


Figure 4 - A cat climbs the wall of an apartment on Monday at the Timberfalls apartment complex in Tampa. The balcony above the apartment shows evidence of damage and disrepair. [DOUGLAS R. CLIFFORD | Times]

But starting June 1, while that moratorium was still in effect, the company began delivering notices to some of the same tenants whom they had tried to evict for failing to pay, court documents show. Because those people were renting month-to-month, the landlord can end their tenancies if they give 15 days to vacate. Tzadik then used the termination as the reason for the evictions.

"As we all adjust to new policies and procedures that have been put in place to protect Americans during the COVID-19 pandemic, Tzadik Management is also adjusting to new and evolving laws and deadlines," the company said. It declined to answer emailed follow-up questions about the evictions, saying: "The company is compliant with all applicable laws and will not be issuing additional statements."

Because of the eviction freeze imposed by DeSantis, the cases that weren't dismissed haven't been finalized. But many of Tzadik's Hillsborough cases are teed up for a judge's order when the moratorium is lifted. It currently extends through August.

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Tampa Bay Times, Emily L. Mahoney | Published August 22, 2020 | Times staff photographer Douglas R. Clifford

Lee, Flanning's neighbor at Timberfalls, said she lost her temporary job with a catering company because of the coronavirus. The extra money she makes braiding hair also dropped off.

Now, Lee, 36, who lives in the apartment with her three kids, is looking for another job and hopes she can save enough to move before she's evicted, since the conditions in her apartment aren't improving anyway.

Even though her closet carpet was soaked, she believes from a leaking AC unit, she couldn't move her clothes to the bedroom's other closet — because she's afraid to open it. For weeks, the distinct smell of a dead animal has been seeping through the walls.

"You put in a maintenance order, and they ignore it," she said. "They don't do anything for these apartments."

Another tenant of Tzadik's, Robert Murray, who's also facing eviction, lives in a different Tampa complex called Columbia Oaks.

Murray, 30, who according to court documents was a delivery driver for the Hillsborough school district but has been out of work, said an employee of the landlord knocks on his door every week asking for rent. He applied for unemployment but said the checks have been arriving irregularly.

"They don't care what's going on, they just care about that dollar," Murray said. "They ain't giving you any solutions."

Although Murray and his girlfriend, Erial Wilson, said they would like to stay in their apartment, where they live with Murray's father, they've also had their share of unaddressed maintenance issues.

Since they moved in two years ago, they noticed decay in their second-story balcony. Then in November, Wilson's leg went through the wood, injuring her hip and leg, she said.

In a court filing, Murray said it took three months after the incident for maintenance to address the porch, "and it's still not fully fixed."

In Georgia, Tzadik got into legal trouble in a case involving rigid rent collection.

On July 29, the **U.S. Department of Housing and Urban Development** announced it was charging Tzadik Management Group and its Georgia portfolio company with discrimination for refusing to waive \$100 monthly late fees for a tenant who paid rent with disability benefits, which arrived late in the month.

Tzadik said it decided not to renew the tenant's lease because of his late payments, as well as a "confrontation he instigated at the leasing office."

"The company consistently works with its tenants in financial distress to create payment plans, or other proactive measures, to keep its residents in good standing," Tzadik Management wrote in an email. "That being said, the company does not provide preferential treatment to any of its tenants and adheres to lease and community rules to ensure all residents are held to the same baseline of standards."



Figure 5 -Anastasia Lee, 36, sits in her bedroom on Monday at the Timberfalls apartment complex in Tampa. Lee is among the complex's residents who say their property management company, Tzadik, is ignoring maintenance requests. [DOUGLAS R. CLIFFORD | Times]

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Figure 6 - Water from a kitchen sink drains into a plastic storage tub under the sink of James and Christina Flanning's apartment kitchen. The Flannings say building maintenance workers have avoided repairing plumbing issues, leaving them no option but to discard the water outside. [DOUGLAS R. CLIFFORD | Times]



Figure 7 - James Flanning, 37, listens for animal activity on Monday while using his fist to wake up a colony of bats which he says lives within the walls of his Timberfalls apartment in Tampa. [DOUGLAS R. CLIFFORD | Times]

Tzadik Management received its federal loan to retain 204 employees, according to federal data. Under the program, the loan will be forgivable if the company uses the majority of it for payroll, with allowances for companies' rent, utilities or interest on mortgages. (The *Tampa Bay Times* and related companies received an \$8.5 million loan.)

The pandemic didn't prohibit Tzadik from expanding. On July 16, Tzadik announced it had acquired JM Real Estate, a commercial property management, leasing and sales company in Brevard County.

According to its website, Tzadik has managed 19,000 residential rental units and 15 million square feet of commercial real estate in more than 20 states.

State business filings show that Tzadik Management or its subsidiaries own at least five of the 12 Hillsborough apartment complexes it manages: Avesta Del Rio Apartments, Timberfalls, Tzadik Oaks, TzM Bella Mar and TzM Lago Bello, all clustered in the northwestern part of the county, less than five miles from Busch Gardens.

The other seven complexes list different owners, most with addresses in New York, but Tzadik performs management services, such as finding tenants and filing evictions.

An online biography of Tzadik Management CEO Adam M. Hendry describes him as "a charismatic and visionary leader with a bias for action." One of his primary focuses, it continues, is "developing and growing ... relationships with tenants that cause them to be raving fans."

A *Times* reporter left a voicemail on Hendry's phone, but he referred questions to the public relations firm that issued statements over email.

Martel Nealey, 42, who lives at Tzadik Oaks Apartments in Tampa and is facing eviction, said he was disappointed to hear about the company receiving financial assistance that has not been available to him. He lost his warehouse job at Raymond James Stadium and submitted records in court showing he applied for unemployment but said he did not receive it.

"If I received unemployment, I would've given them their money, but I can't give what I don't have," Nealey said. "They're pressing everybody, trying to get them out, and they got a loan? That's crazy."

A Florida landlord got a big PPP loan. Tenants get rats, mold and evictions.

The company boasts a billion-dollar portfolio of residential complexes nationally, including at least 12 in Hillsborough County. Tampa Bay Times, Emily L. Mahoney | Published August 22, 2020 | Times staff photographer Douglas R. Clifford

Across Tzadik's several properties, the complaints raised by tenants follow similar patterns.

The company was cited for more than 50 violations over several years by code enforcement. Problems included mold, plumbing leaks, severe water damage, non-working air conditioning and pest infestations, including cockroaches and bed bugs, county records show. In many instances, inspectors returned after the citation to find the issues resolved.

In one case in 2018, Tzadik accumulated \$48,250 in fines and fees after it took nearly seven months to fix all its violations. The inspector had found "a black organic substance" growing in the bathroom vent, cabinets and doors falling off hinges, a leaking fridge and a peeling bathtub.

On several occasions, the tenants who filed the complaints said they had tried asking maintenance to fix the problems.

"She reported the issues when she originally moved in back in January but nothing has been repaired," one complaint reads. "Landlord is aware of the issues but is not addressing them," says another. In a complaint where an investigator found mold growing on the walls, the tenant said the landlord was only willing to paint over it.



Figure 8 - A rat lay incapacitated on a glue trap on Monday at the Timberfalls apartment complex in Tampa. The rat, which was still alive, is one of nine rats trapped in this apartment this year, the tenant said. [DOUGLAS R. CLIFFORD | Times]

Tzadik did not respond to several questions sent by email about its tenants' hazardous living conditions, code violations or the complaints about poor maintenance service.

In court documents filed by tenants facing eviction, they allege similar inaction.

One tenant who's being evicted from a Temple Terrace complex called Heritage Cove said Tzadik Management can't

evict her — because she already left. Lori Neal's husband had a stroke Feb. 10 that required him to use a wheelchair, yet despite calling seven times over two months, a ramp was not installed to the entrance of their apartment, she said.

"On April 17, 2020, there was still no ramp nor any indication that one would be built," the court document reads. "Plaintiff left Defendant with no choice but to find a wheelchair accessible home for her husband."

Back in Timberfalls, Flanning and his family came home after the stint in a motel and returned to their usual routine of battling their apartment: laying poison traps for the rats, using an inhaler for the air, and having to order take-out because the refrigerator doesn't keep anything cold.



Figure 9 - The exposed wood and damaged fascia of a Timberfalls apartment building. [DOUGLAS R. CLIFFORD | Times]

Another constant task is dumping a large bin of brown foamy water over their balcony. Because the pipe under their kitchen sink doesn't fit properly, it blocks the drain, he said. So the dirty water flows into the bin instead.

Flanning recently got a job at a Checkers restaurant and is hoping to save money, so the family can move and replace furniture that might be unsafe because of the mold. The rent for their two-bedroom unit is \$950, with a \$100 fee if they're more than five days late, according to the eviction paperwork filed against them.

He sent his 11-year-old son to live with a cousin, because he, too, is having trouble breathing.

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Tampa Bay Times, Emily L. Mahoney | Published August 22, 2020 | Times staff photographer Douglas R. Clifford

But Flanning worries about his youngest daughters, who are 1 and 2 years old.

“I’ve got my two babies in there,” he said.



Figure 10 - One-year-old JaNayla Flanning sleeps in the living room of her apartment on Monday. [DOUGLAS R. CLIFFORD | Times]



Figure 11 - Jayda Flanning, 2, left, with her parents, James Flanning, 37, and Christina Flanning, 29, in front of their Timberfalls apartment. [DOUGLAS R. CLIFFORD | Times]

OPINION

On school reopening lawsuit, the judge was right | Editorial

During this pandemic, school boards can make the decision to reopen based on safety, not fear of funding.

Tampa Bay Times Editorial Board | Published August 24, 2020 | Updated August 25, 2020

Local school boards have rightly regained the power to decide when schools can safely reopen classrooms during this pandemic. Local boards can weigh the best medical evidence, not worry about financial penalties wielded by the state, in making such important steps. That's thanks to Leon County Circuit Judge Charles Dodson, who ruled Monday in favor of the Florida Education Association's legal challenge to the state's forced reopening of schools before the end of August.

The Florida Department of Education had required all 67 districts to file reopening plans that gave students the option of returning to class by Aug. 31 if the districts wanted to receive millions of dollars in state money. That was an arbitrary date that didn't take into account the safety of doing so.



Students head inside to class just after the first bell rang, on the first day of school of the 2020-2021 school year for Pinellas County students, at St. Petersburg High School on Monday, Aug. 24, 2020 in St. Petersburg. [MARTHA ASENSIO RHINE | Times]

"The districts have no meaningful alternative," Dodson wrote in his order. "If an individual school district chooses safety, that is, delaying the start of schools until it individually determines it is safe to do so for its county, it risks losing state funding, even though every student is being taught."

This could directly affect **Hillsborough County public schools**. Based on the medical evidence, the school board had voted 5-2 to hold virtual classes for the first four weeks. Florida Education Commissioner Richard Corcoran then threatened that Hillsborough schools could lose up to \$23 million monthly if the district proceeded with that plan. The board reversed course, opting for virtual classes for only the first week, then to offer in-person classes next week, barely making the end of August deadline. The board meets Tuesday and now has a chance to revisit what to do. It should act based on the latest information — what is best and safest for its students, staff and families.

Evidence, not money, should be at the core of any of these decisions. These calls are properly made at the local school board level, a fact recognized in the Florida Constitution, and reaffirmed by the judge Monday. The Pinellas County school board will have a chance as well to reopen this discussion when it meets Tuesday. The two districts may come to different decisions, which is fine so long as each is based on the best available evidence in each county.

With the rolling infection rate in Pinellas hovering at or below the level deemed acceptable by the World Health Organization, it may well make sense for schools there to proceed cautiously. They already opened their classrooms Monday. So long as protocols are followed, it may be fine to keep going according to plan as long as the district is prepared to close classrooms and even schools if the numbers spike. In Hillsborough, where the infection rate is a bit higher, it may make sense to go back to four weeks of virtual instruction — and then assess where things stand. In each case, the local school board can and should make these calls. They are closest to the people, and they are the most accountable. If residents don't like the decisions, they can vote out the school board members, some as soon as November.

Of course, there is a wrinkle. The state appealed just before close of business Monday, and that automatically stays the judge's order while waiting for the appeals court to decide. That means the teachers union will return to court Tuesday to ask the judge to put his order back into force. The state should not be appealing this order. It should not use money as a cudgel to beat local school boards into making decisions based on dollars, not sense.

Tampa City Council member ‘disturbed’ by tenants living with rats and mold sends letter to landlord

‘I ask that your company do better in working with residents in our community and those who live on your properties,’ Luis Viera wrote in the letter to Tzadik Management.

Tampa Bay Times, Emily L. Mahoney | Published August 24, 2020

Saying he was “disturbed” to hear about poor living conditions in Tampa apartments and the evictions that have been filed against the tenants living there, Tampa City Council member Luis Viera sent a letter to Tzadik Management on Monday, asking the landlord company for a meeting.

The letter was sent to the Miami-based company via mail and email, according to Viera’s aide.

Tzadik Management was the subject of a Sunday *Tampa Bay Times* story that described the issues in the Hillsborough County properties owned or managed by the company.



Mi'Lan Mack, 4, left, and her sister Myla Mack, 9, play outside of the Timberfalls apartment complex on Monday, Aug. 10, 2020, in Tampa. [DOUGLAS R. CLIFFORD | Times]

The story also disclosed that Tzadik Properties, which lists the same address as Tzadik Management, received a forgivable government loan under the Paycheck Protection Program between \$2 million and \$5 million, as part of the federal program designed to help businesses avoid layoffs during the pandemic. (The *Tampa Bay Times* and related companies received an \$8.5 million loan.)

On Monday, Tzadik Management said that its loan was in the amount of \$3 million.

At the same time, Tzadik has filed more evictions during the pandemic than any other Florida landlord, according to one analysis by the Center for Public Integrity. Some of Tzadik’s residents live with rats, mold and plumbing leaks, which they say have been ignored for months despite the fact that the conditions threaten their health. Several of the properties associated with the company have also been repeatedly cited by code enforcement.

Tzadik Management has defended their eviction filings, saying they had dismissed the cases that fell under a federal eviction moratorium and that they were following “all applicable laws.”

“Given the fact that you have apparently, per the story, received this loan and eventual potential subsidy from taxpayers — including those taxpayers who reside at your properties — I am writing to ask that your company do better,” Viera’s letter reads. “Your company alleges that you are complying with the applicable law as it applies to PPP funds, and that may be true. However, there is a greater principle that concerns me, and that is the respect and dignity of those who reside in your apartments in the North Tampa and larger Hillsborough County area.”

In a statement issued Monday evening, Tzadik Management said the company received Viera’s letter and responded that “the company is happy to meet with him as soon as he is available to discuss Tzadik’s role in the community and working together for the betterment of its residents.”

Tzadik Management boasts a billion-dollar portfolio of residential complexes nationally, with at least 12 in Hillsborough County. At least one of Tzadik’s complexes, Timberfalls Apartments, is located in Viera’s district, District 7, which is the northernmost of the city council.

Tampa City Council member ‘disturbed’ by tenants living with rats and mold sends letter to landlord

‘I ask that your company do better in working with residents in our community and those who live on your properties,’ Luis Viera wrote in the letter to Tzadik Management.

Tampa Bay Times, Emily L. Mahoney | Published August 24, 2020

“I ask that your company do better in working with residents in our community and those who live on your properties. That means working with residents and tenants who are having a hard time paying rent because they lost their job or part of their income,” Viera wrote. “That means working with residents and tenants on addressing alleged concerns with having apartments that are able to be lived in.”

Tzadik’s Monday statement also responded to the original *Times* report, saying that because it is the property management company and not the owner of some of the Hillsborough properties, it is constrained in its maintenance abilities by the owners’ capital expenditures budgets.

“Since acquiring Timberfalls, Tzadik Management has spent \$1,511,492 in capital expenditures which go above normal repairs and maintenance, and of that, \$65,094 has been spent during the COVID-19 pandemic,” the statement said, in part. “The damages noted in the article are in the process of being repaired.”

The company also added that some of the tenants who are being evicted were delinquent before the pandemic took place, and said the company has granted \$671,000 in “concessions and credits” for its properties in Tampa, Winter Haven and Jacksonville. It also added that its Paycheck Protection Program loan was “irrelevant to the evictions and property conditions” because the purpose of the program was to keep Tzadik’s employees employed, and the company added two positions at Timberfalls during the pandemic to take care of work orders.

Beyond the letter, Viera also said he plans to try to set up a socially distanced meeting with tenants and representatives from the city as well as charities to see what assistance they can offer.

STORIES

INNO INSIGHTS

CORONAVIRUS CRISIS INNOVATORS

Tampa Bay Business Journal, Lauren Coffey – Reporter | August 25, 2020, 04:00am EDT

PBX-Change often provides 5G networks to large events, such as the Tampa Bay AirFest, where the company was going to provide a two-gigabyte link from downtown Tampa to MacDill Air Force Base. But after AirFest 2020 was canceled, the company decided to use its networking gear for other purposes.“

Our business slowed down quite a bit [due to the pandemic],” Bill Heinz, PBX-Change vice president, said. “Since we’re not selling anything new right now, we wondered what we could do to help the community.”

When the coronavirus lockdown forced schools across the country to transition to remote learning, many students were left struggling to adapt. Not only did they have to change environments and routines, but many students in low-income households lacked the internet connection necessary to get online. That’s why Tampa Bay Fiber, a subsidiary of internet and telephone provider PBX-Change, stepped up and offered free WiFi to students, families and businesses in need.

“We were hearing about low-income families that couldn’t afford internet connection,” Heinz said. “Kids had laptops from school but no way to use them.”

The company started by rolling out work-from-home applications to existing customers free of charge, Heinz said. Then it started offering these applications to non-customers.

Heinz and his colleagues set out to partner with organizations like United Way Suncoast and the **Tampa Housing Authority** to deliver internet connections to some of their low-income housing developments near downtown Tampa. The system works by sending out a signal from one of the multiple buildings that PBX-Change supplies with internet connection.

Judge strikes down Florida's school reopening order, says unconstitutional to require 'brick and mortar' classes this month

ORLANDO SENTINEL | AUG 25, 2020 AT 5:13 PM | LESLIE POSTAL, lpostal@orlandosentinel.com

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Lake Sybelia Elementary School students get escorted to their bus, Friday, August 20, 2020, in Maitland, Fla. Students across Orange County returned to class for the first time following the coronavirus hiatus and summer break. (Joe Burbank/Orlando Sentinel)

Florida's school reopening order is unconstitutional, a judge ruled Monday, striking down the controversial provision requiring "brick and mortar" campuses to open this month for five-day-a-week lessons.

The ruling comes from two lawsuits, one from Orange County and another from the statewide teachers union, both challenging Florida's school reopening order issued by Education Commissioner Richard Corcoran.

"The order is unconstitutional to the extent it arbitrarily disregards safety, denies local school boards decision making with respect to opening brick and mortar schools, and conditions funding on an

approved reopening plan with a start date in August," wrote Judge Charles Dodson of Leon County Circuit Court in the order.

The state's order also harms teachers who are "being told they must go back into classrooms under extremely unsafe conditions," Dodson wrote.

The state's school reopening order, signed July 6, required public schools to open this month or risk losing money for children who attended school online instead of on campus. The Orange County school district, which opened campuses Friday, said it could have lost \$22.5 million a month if it did not comply with the state order.

The state quickly filed an appeal Monday afternoon, and Corcoran said in a statement that he and other Florida leaders are "100% confident we will win this lawsuit."

The "fight" is about giving parents and students options, Corcoran said, noting 1.6 million students — more than half the state's public school enrollment — have opted for in-person classes for the 2020-21 school year. He urged those families as well as classroom teachers who want to teach in person to call the union "and tell them to drop this frivolous lawsuit."

The state's appeal, filed in Florida's First District Court of Appeal, put an automatic stay on Dodson's ruling, but Tuesday the plaintiffs filed an emergency motion asking the stay to be dismissed.

Hearings in the case were held last week, when about half the state's 67 school districts had opened for in-person lessons. That included both the Orange and Seminole County school districts. More school districts opened today, including those in Lake and Osceola counties.

That means the ruling's impact, even if the appeal is unsuccessful, could be muted as district leaders may be loathe to pull back from an in-person option they offered parents and thousands selected. In Central Florida, just under 50% of the public school students were expected back on school campuses this month.

But those who filed the two lawsuits, which were combined by the judge, found many reasons to celebrate.

Judge strikes down Florida's school reopening order, says unconstitutional to require 'brick and mortar' classes this month

ORLANDO SENTINEL | AUG 25, 2020 AT 5:13 PM | LESLIE POSTAL, lpostal@orlandosentinel.com

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"This is a great day for Florida public schools," said Fedrick Ingram, president of the Florida Education Association, the union that had sued to challenge the state's order, during a press conference held via Zoom.

"Shame on our governor and our commissioner of education who recklessly told us we had to have a brick and mortar option no matter what," Ingram said.

Ingram and the union attorneys said the districts that have opened can revisit those decisions, if needed, and the few that have not yet opened can decide what to do going forward without the threat of a "drastic loss" of state money.

"Proceed with caution and be guided by the science," he added.

The attorneys who filed the lawsuit on behalf of an Orange mother and several county teachers called the ruling "historic" and one that removed "handcuffs" from the local school board.

"All of our clients believed forcing schools to reopen based upon an arbitrary deadline of August 31, 2020, without proper local control, was certain to lead to devastating health consequences for our entire State," said attorneys Jacob Stuart and Billy Wieland in an emailed statement.

Now that the judge has struck down the order, the Orange school board, and its medical advisory panel, should meet again "to determine the best plan to reopen schools with considerations to student and teacher's constitutional right to safety and security in schools," they added.

Asked about the judge's ruling, Superintendent Barbara Jenkins, speaking at Orange County's coronavirus briefing, said, "Our board has not had time to digest nor to discuss it."

One of the teachers in the lawsuit was James Lis, who taught biology at Dr. Phillips High School but resigned when he was required to teach in-person starting Friday. He testified that he feared for his own health and also that he might pick up the virus on campus and then sicken his 81-year-old mother-in-law who lives with his family.

"I can't put my family at risk," he said, choking up.

Lis, who has taught for 20 years, also shared how there was not room for social distancing in his portable classroom.

Stuart said Lis plans to reapply now that the lawsuit was successful.

Union leaders said other teachers have resigned or applied for medical leave this month because they too were assigned to teach on campus but feared doing so would get them or their family members sick.

"Teachers want to be back in school," Ingram said. "We don't want to risk our own lives."

For much of the summer, state leaders have pushed schools to reopen, arguing that in-person education is best for most children and that many children needed the meals, mental health services and therapies schools provided.

"We've got parents who are asking for this and almost demanding this," said Jacob Oliva, chancellor for K-12 education at the Florida Department of Education, said during the virtual court hearing last week. "We know distance learning may not have worked for everyone."

Judge strikes down Florida's school reopening order, says unconstitutional to require 'brick and mortar' classes this month

ORLANDO SENTINEL | AUG 25, 2020 AT 5:13 PM | LESLIE POSTAL, lpostal@orlandosentinel.com

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But the judge agreed with those who had sued, granting a temporary injunction and striking from the order the requirement for on-campus classes in August. Such a decision will serve the “public interest” and allow local school boards to decide when they open their schools, “as they were elected to do,” Dodson wrote.

Public schools, he added, should “reopen when the local decision-makers determine upon advice of the medical experts that it is safe to do so.”

In his ruling, the judge noted the order seemed to give local health officials — who work for the Florida Department of Health — some say in school reopening decisions but said that was “meaningless” given they were “instructed not to provide an opinion on the reopening of schools.”

He also wrote that the lawsuit hearing was conducted via Zoom because officials decided it was unsafe to hold in-person hearings in Leon’s courthouse. School boards should be able to make the same kind of “local decision based on local conditions.”

When and how to open campuses in the midst of the coronavirus pandemic has roiled Florida for more than a month, with some teachers staging car protests to showcase their fear of face-to-face lessons, some parents arguing for opening campuses and school leaders expressing frustration the decision wasn’t fully in their hands.

“We are under an emergency order,” Teresa Jacobs, chair of the Orange County School Board said Thursday, during a press conference on the eve of schools reopening in the county. “We must open our brick and mortar schools.”

But earlier last week, the school board decided not to delay the opening of its middle and high schools until the end of the month — as some doctors advised — after hearing from parents who wanted in-person classes and wanted them to start as scheduled on Aug. 21.

A complete timeline of Tampa's erased Zion Cemetery

It took two years to compile the story of the Black segregation-era burial ground.

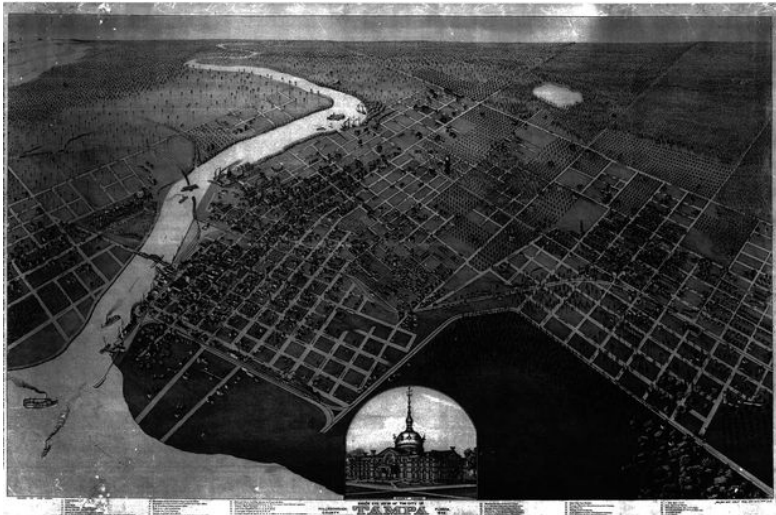
Tampa Bay Times, Paul Guzzo | Published August 26, 2020

TAMPA — In June 2019, the *Tampa Bay Times* published its first report questioning whether Zion Cemetery's graves were exhumed before the land was developed.

Two months later, archaeologists confirmed via ground-penetrating radar that coffins were still there, under public housing, warehouses and a tow lot along the 3700 block of N Florida Avenue.

The story of the segregation-era Black burial ground took two years to compile, from the start of the *Times'* investigation in September 2018 through the archaeologists' physical confirmation of coffins in June 2020.

The story will continue to unfold in the coming years as the businesses on that land move, the buildings come down, a memorial park is constructed and, hopefully, some of the gaps in Zion's history are filled in.



Robles Pond is the small body of water in the top right of this 1892 aerial. The Robles Pond neighborhood was less than a mile from it to the northwest. [Courtesy of the Tampa Bay History Center]

The *Times* has compiled the known history — told so far through dozens of stories — into one timeline:

Late 1800s

Robles Pond, a 45-acre all-Black community linked by sandy roads, is established in an area then outside city limits. The rough boundaries are Florida Avenue to Central Avenue, and Virginia Avenue to Lake Avenue. The “pond” in Robles Pond is less than a mile south of the community.

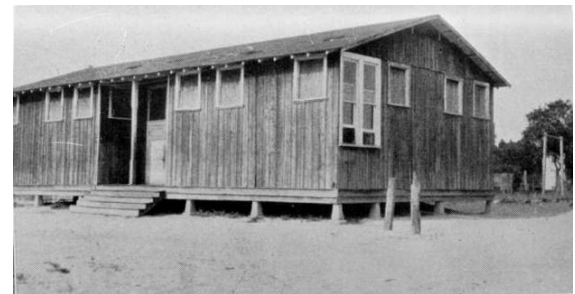
1894

September: Mount Carmel AME Church begins holding services on Sundays in the one-room wooden Robles Pond Elementary School at 3819 N Florida Ave.

November: Richard Doby, a prominent African American land developer, purchases about 3 acres along the 3800 block of N Florida Avenue in the Robles Pond neighborhood for \$140 from Isaac W. Warner. That land includes the schoolhouse.



This collection of drinking bottles, a condiment bottle, left, and an omega oil bottle, center, are among the artifacts recovered during the excavation of the Robles Park Village neighborhood, previously known as Robles Pond in Tampa. The items are stored at Cardno, an archaeology firm in Tampa, which recovered the items from the historic African American community in 2019. [DOUGLAS R. CLIFFORD | Times]



This photo of a wooden schoolhouse might be the only picture that exists of the pioneering African American neighborhood of Robles Pond. [State Archives of Florida, Florida Memory]

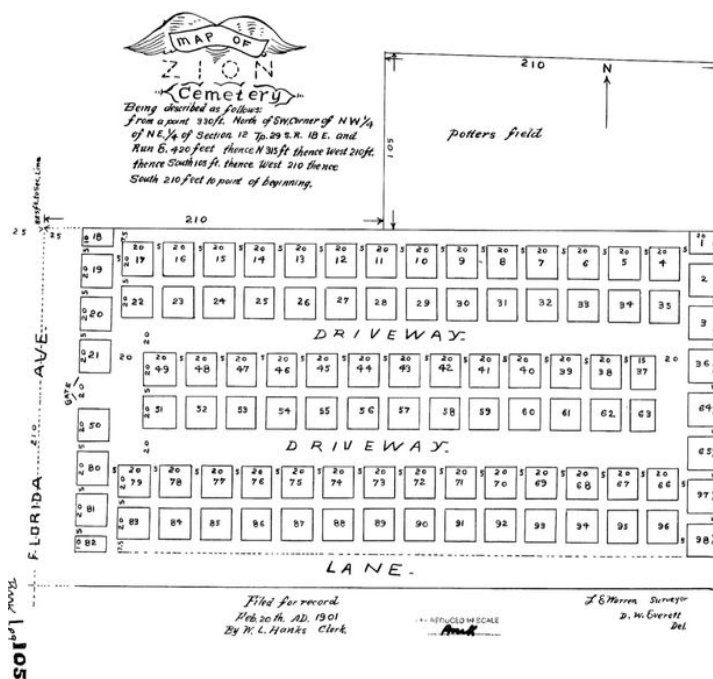
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Tampa Bay Times, Paul Guzzo | Published August 26, 2020

1901

February: A map of the 2.5-acre Zion Cemetery located on Doby’s 3 acres of land is filed with the Hillsborough County Clerk. The school remains on the other half-acre of the property, in a corner cut out for it.



This is a map of Zion Cemetery that was filed with the Hillsborough County Clerk on Feb. 20, 1901. [Courtesy of Hillsborough County Clerk's Office]

1907

Mount Carmel AME Church moves to 415 E Lake Ave. at the corner of Florida Avenue, a block away from Zion Cemetery.

November: Doby sells Zion for \$300 to the Black-owned Florida Industrial and Commercial Co. Among the company’s officers is Daniel A. Perrin, former pastor of St. Paul AME Church.

1910

Though newspaper articles previously mention burials at Zion Cemetery, it is listed in official death records for the first time. They state that 26 people are buried there that year.

1911

Death records report that 117 people are buried in Zion Cemetery.

1912

James J. Head, a former county treasurer and a former Confederate commander, claims he is the rightful owner of Zion Cemetery because he paid its back taxes. Head is initially awarded the cemetery, but Florida Industrial and Commercial Co. ultimately retains ownership.

Death records report that 47 people are buried in Zion.

1913

Death records report that 101 people are buried in Zion Cemetery.

1914

The privately published Polk City Directory for Tampa lists Zion Cemetery for the first time. The address is Florida Avenue near Buffalo Avenue. Buffalo is later renamed Dr. Martin Luther King Jr. Boulevard.

Death records report that 97 people are buried in Zion.

1915

Zion Cemetery receives a numerical address in the Polk City Directory: 3801 N Florida Ave.

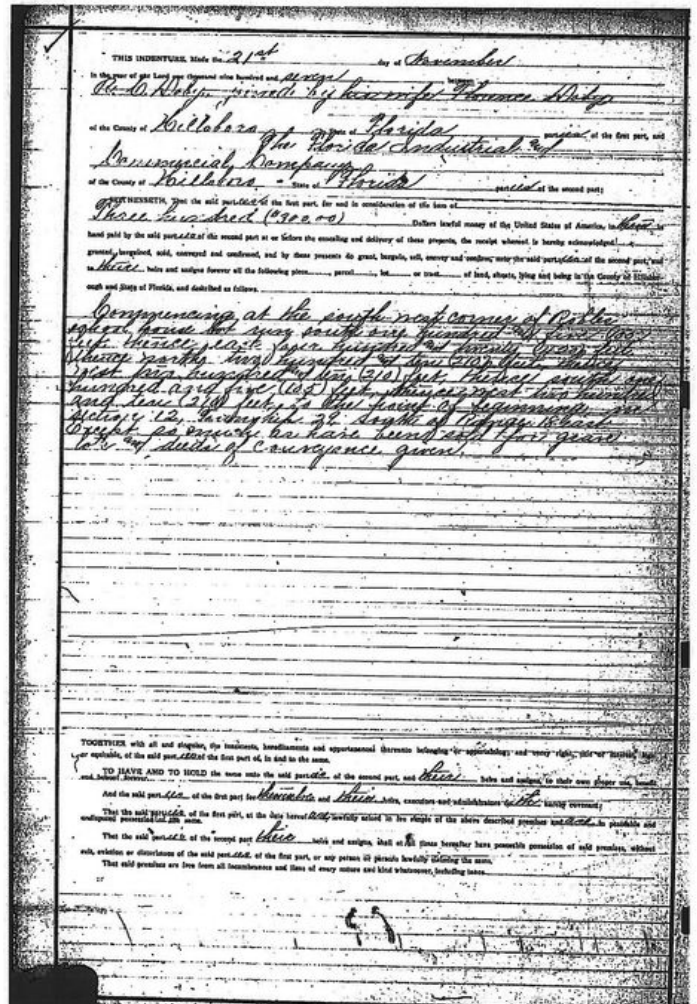
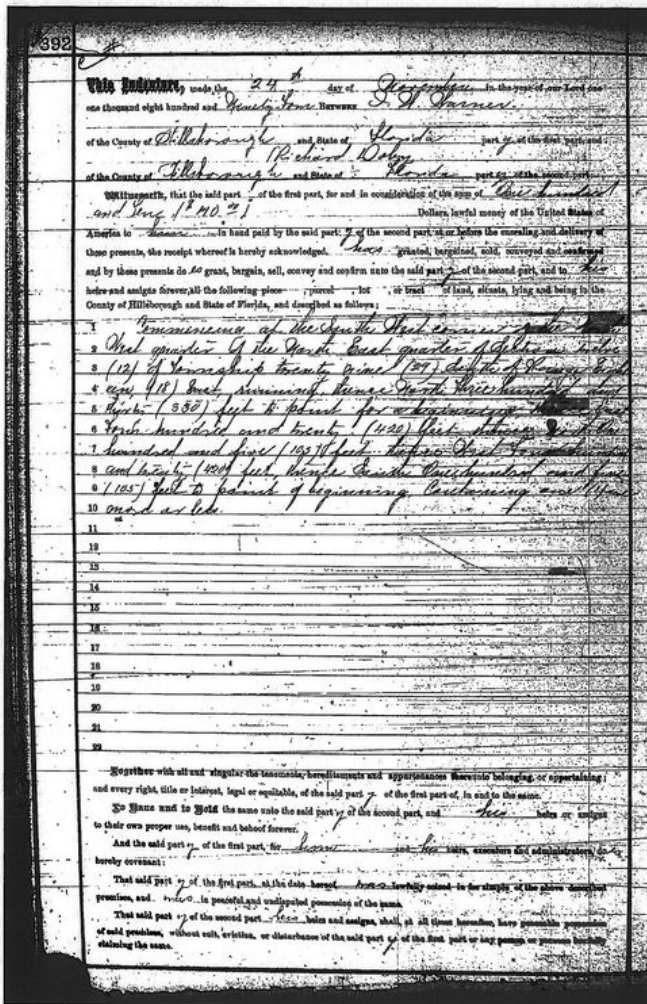
Death records report that 111 people are buried in Zion.

March: Zion is auctioned off by the Hillsborough County Sheriff’s Office to pay a debt owed to Orleans Manufacturing Co. by Florida Industrial and Commercial Co. It’s not clear who purchases the land.

A complete timeline of Tampa's erased Zion Cemetery

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Tampa Bay Times, Paul Guzzo | Published August 26, 2020



The sales deed between Richard Doby and Isaac W. Warner. [Courtesy of the Hillsborough County Hillsborough County Clerk of Courts]

The Zion Cemetery sales deed between Florida Industrial and Commercial Co. and Richard Doby. [Courtesy of Hillsborough County Clerk of Courts]

1916

“Mt. Carmel AME” is scribbled at the corner of a “Colored Cemetery” property — where Zion Cemetery was located — on an atlas map published by Hillsborough County. Historians believe that means the church managed the cemetery.

Death records show that 92 people are buried in Zion.

1917

Death records report that 88 people are buried in Zion Cemetery.

1918

Death records report that 68 people are buried in Zion Cemetery.

1919

Death records report that 10 people are buried in Zion Cemetery.

A complete timeline of Tampa's erased Zion Cemetery

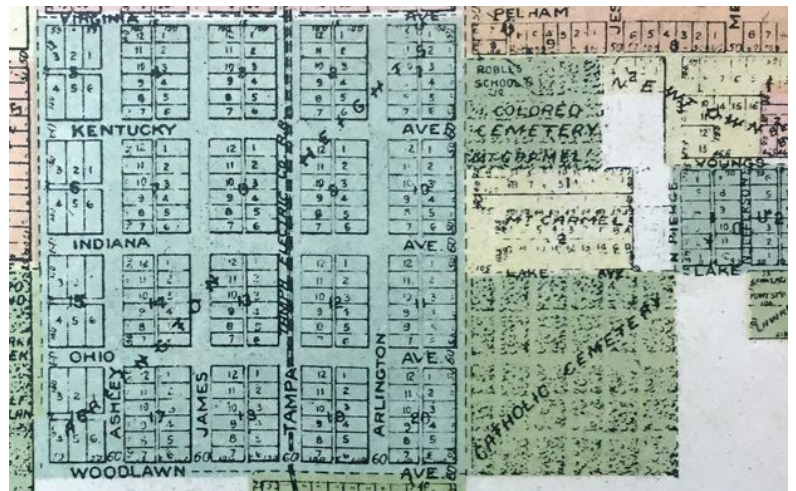
It took two years to compile the story of the Black segregation-era burial ground.

Tampa Bay Times, Paul Guzzo | Published August 26, 2020

DR. HEAD GETS NEGRO GRAVEYARD IN SUIT

Good Story Brought to Light When Attorney R. W. Davis Asks for a New Trial.

Dr. J. J. Head, County Treasurer, is undisputed owner of a negro cemetery on Florida Avenue north of the city limits, as the result of a suit he brought in Circuit Court and tried a few days ago. Dr. Head had a tax deed for the land and the previous occupancy of the property by the negroes for cemetery purposes constituted a cloud on the title. The suit was undefended and the decision given Dr. Head. At the time the case was brought before him Judge Robles did not know that the property in question had been a negro cemetery.



This is a page from the 1916 Hillsborough County Atlas which shows a "colored cemetery" off Florida Avenue across the street from Kentucky Avenue. [HANDOUT | Tampa Bay History Center]

In 1912, James J. Head sought to claim ownership of Zion Cemetery. [Times (1912)]

1920

Death records report that 10 people are buried in Zion Cemetery.

1921

Death records report that one person is buried in Zion Cemetery.

1922

Death records report that no one is buried in Zion Cemetery.

1923

Zion Cemetery does not appear in the annual Polk City Directory. It never reappears.

The city boundaries expand to include Zion and the Robles Pond neighborhood.

Death records report that one person is buried in Zion. That marks the final burial reported. In all, death records report 769 burials, but archaeologists believe there are more.

December: A newspaper article listed Zion in a story about prominent cemeteries.

1925

July: Newspapers report that black communities near Florida and Lake avenues are getting squeezed out by white developments. Zion is in this area.



A Czechoslovakian porcelain serving plate (c. 1918), a Florida Archaic Stemmed point (c. 3000 B.C.-5000 B.C.), a vitrolite tile (c. 1920) and a marble are among the artifacts recovered during the excavation of the Robles Park Village neighborhood, previously known as Robles Pond in Tampa. The items are stored at Cardno, an archaeology firm in Tampa that recovered the items from the historic African American community in 2020. [DOUGLAS R. CLIFFORD | Times]

A complete timeline of Tampa's erased Zion Cemetery

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Tampa Bay Times, Paul Guzzo | Published August 26, 2020

1926

January: Alice W. Fuller of Los Angeles sells Zion Cemetery for \$1 to Tampa developer H.P. Kennedy. Fuller is the daughter of Warner, who sold the land to Doby in 1894. It is not clear who sold it to Fuller or when. Fuller and Kennedy are both white.

May: Newspapers report a mass reburial of bodies from Zion's neighboring all-white Catholic Cemetery to Myrtle Hill Cemetery.

1927

A report issued by the Tampa Urban league says Robles Pond has a population of 315.

Florida Avenue addresses are moved back one block. What had been the 3800 block where Zion Cemetery was located becomes the 3700 block.

1929

February: H.P. Kennedy obtains approval from the City of Tampa to build a five-shop storefront at 3700 N Florida Ave. That is Zion Cemetery property.

March: H.P. Kennedy successfully petitions Tampa City Council to have taxes canceled for 1927 and 1928 on the Zion property because it is used as a cemetery.

1931

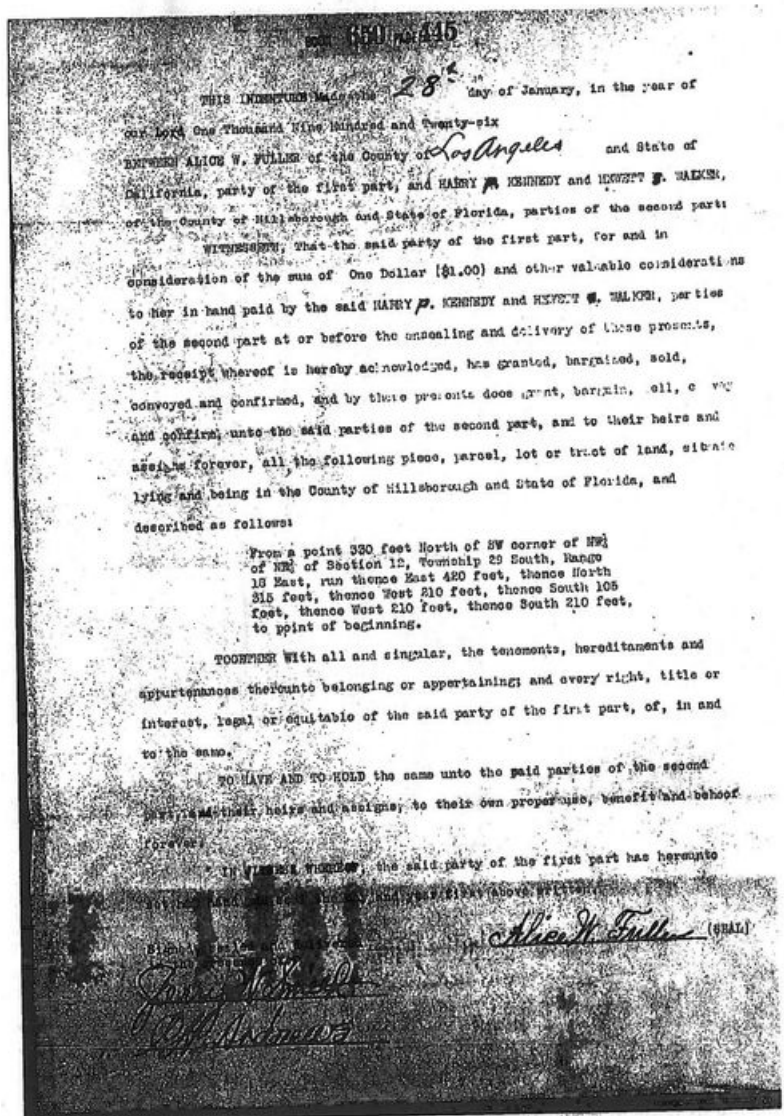
There is no reference to a cemetery at Florida and Virginia avenues, named or unnamed, on a Sanborn map. But, Eunive Massey, who lived next to it, told the *Times* in 2019 that Zion Cemetery is still there in 1931. A scaled-down version sat behind the storefront and three homes. The entrance was moved from Florida Avenue to the southern end of the property along Ruth Avenue, she said.

1932

Blue Moon Poultry Shop opens in a second storefront next to those built by Kennedy. That is also Zion Cemetery property.

1933

According to Eunive Massey in 2019, some graves are exhumed from Zion but she does not know how many, who or why. All the headstones are removed and the cemetery's existence is erased even though hundreds of bodies are still there.



The Zion Cemetery sales deed between H.P. Kennedy and Alice W. Fuller. [Courtesy of Hillsborough County Clerk of Courts]

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1937

Kennedy begins selling parcels of the Zion Cemetery property. One buyer is Mary Jane Pleus, who purchases the land her Blue Moon Poultry Shop sits on.

1950

May: The Robles Pond neighborhood, including the Zion Cemetery land, is targeted as a location for white public housing projects during a **Tampa Housing Authority** meeting.

1951

June: Robles Pond residents ask the Tampa Housing Authority to not take the community through eminent domain. They are denied.

July: Mount Carmel AME files a lawsuit against the Housing Authority to stop the eminent domain. They lose.

November: While building the Robles Park Apartments, on land that included part of the Zion Cemetery site, crews unearth three caskets. The city tells reporters that all the other bodies had been moved in 1925. Minutes from Housing Authority meetings include discussion of the three caskets and the need to re-inter them, but there is no mention of halting construction or searching for more graves.

1953

April: Robles Park Village opens.

Summer: Barbara Feliciano, who was among the first to reside in Robles Park Village, tells the *Times* in 2019 that sets of human remains from Zion Cemetery are discovered in the summer of 1953 behind the storefront on the 3700 block of N Florida Avenue.

1954

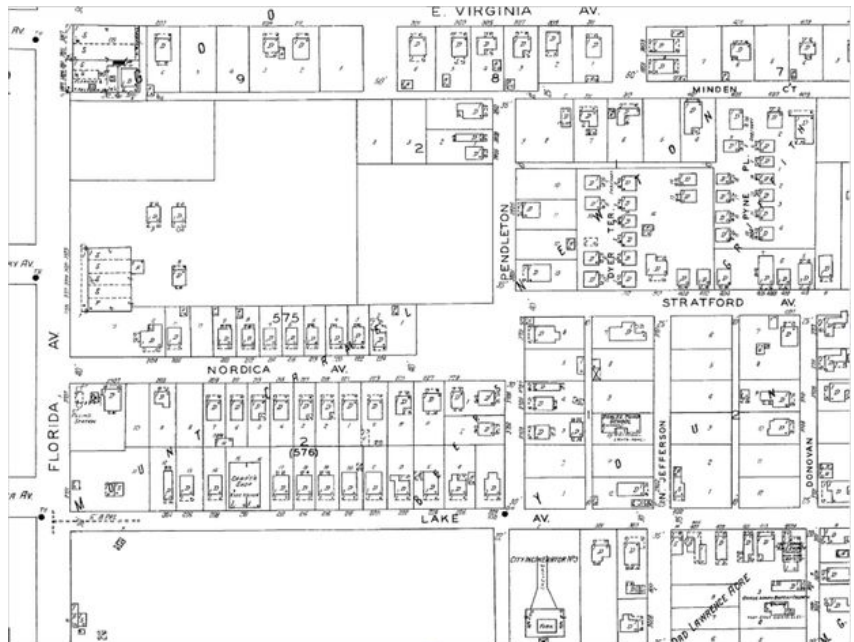
October: The 67-building Robles Park Village is officially dedicated.

1962

July: A skeleton is found by a man digging to bury trash in the backyard of his Ruth Avenue home, which sits on land where Zion Cemetery was located.



This article from the Tampa Daily Times dated May 25, 1929, shows a new row of businesses that had just been built off Florida Avenue (lower right) on the site of the former Zion Cemetery. That building is still there today. [TAMPA DAILY TIMES | Times (1929)]

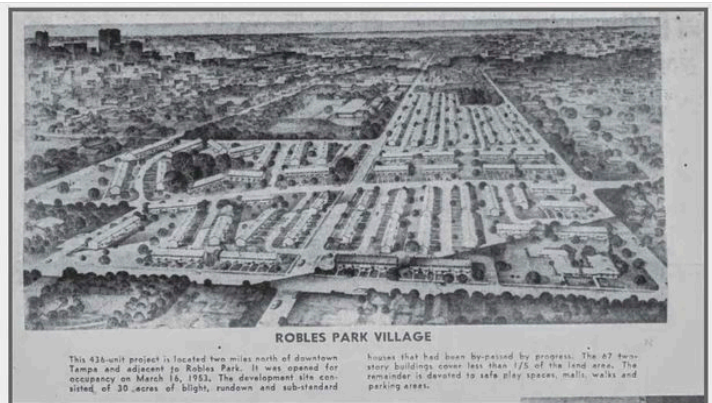
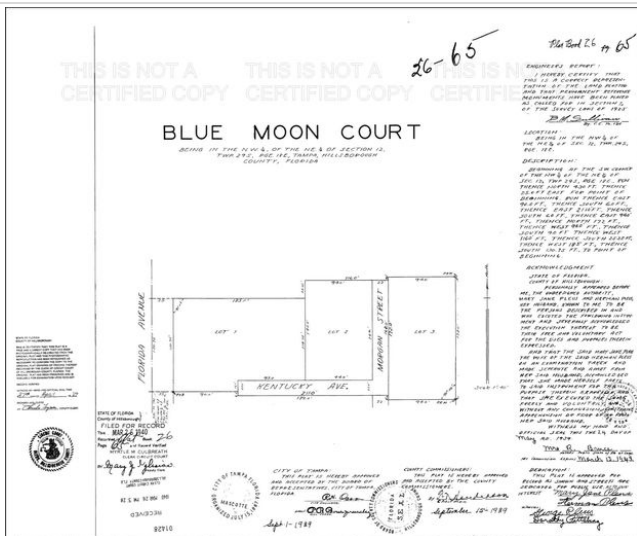


This 1931 Sanborn map shows the area where Zion Cemetery was located. [Courtesy of the Tampa Bay History Center]

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An artist's rendition of the Robles Park Village when it opened in 1954. Then for whites only, the housing project replaced the pioneering Black neighborhood of Robles Pond. [Times files]

A plat of what would become the Blue Moon Poultry Shop that was built over graves from Zion Cemetery. [Hillsborough County Clerk of Courts]



Barbara Feliciano recalls the spot where police discovered remains in 1953 on the site of the former Zion Cemetery. ["JAMES BORCHUCK | TIMES" | Tampa Bay Times]

2018

September: The *Times* profiles Ray Reed's efforts to discover the identities of the thousands buried without headstones in Tampa's Cemetery for All People at 5901 N 22nd St. He also mentions he keeps finding death records from the early 1900s for Black people buried in Zion Cemetery, but he doesn't know where or what it was. The *Times* begins investigating.

2019

June: The *Times* publishes its first report on Zion Cemetery that questions whether bodies were moved.

July: The Tampa Housing Authority hires archaeologists to survey their piece of the Zion Cemetery land occupied by five buildings.



SKELETON UNCOVERED—Parts of a human skeleton were uncovered last night by Efrén Vega Jr. while he was digging to bury trash in his yard at 207 Ruth St. Vega, far left, watches as a police officer and city worker remove other bones from the hole. Although several long-time residents of the area said a Negro cemetery was once located in that section, the bones were removed to Tampa General Hospital for an examination by a pathologist.—(Staff Photo by Ross Parsons)

A newspaper clipping from the Tampa Tribune dated July 17, 1962, shows police and city workers removing remains from Zion Cemetery that a resident, far left, had dug up while burying trash in his backyard. [JAMES BORCHUCK | Times (1962)]

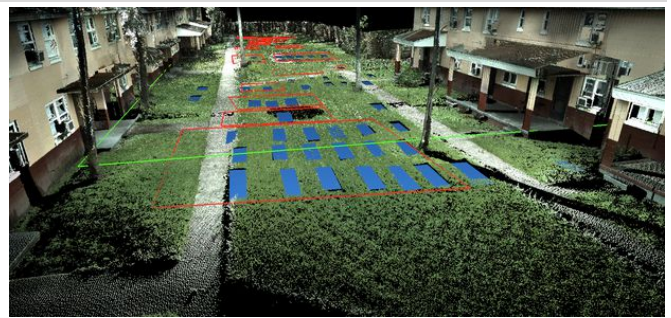
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Ray Reed closes the gates to the Cemetery for All People in Tampa. The county's poorest once were buried on the property along N 22nd Street, and Reed is working to tell their stories.



This image is a 3D laser scan of Robles Park Village showing subsurface results in relation to the buildings. The red and/or blue rectangles represent buried objects in the shape of graves superimposed on the 3D imagery. [Cardno]



A map of the Zion Cemetery graves that ground penetrating radar discovered. [Courtesy of Cardno]



Cardno archaeologist KC Allen uses a trowel as she explores a grave shaft at Zion Cemetery. [JAMES BORCHUCK | Times]

August: Archaeologists announce that ground-penetrating radar has discovered 126 caskets on the Housing Authority’s Zion Cemetery property. The Housing Authority begins relocating the 29 families living in the five buildings erected on the cemetery footprint.

November: Archaeologists announce that ground-penetrating radar has discovered 17 caskets on a piece of Zion Cemetery property that is now home to Sunstate Wrecker Services towing lot.

2020

January: Archaeologists announce that ground-penetrating radar has discovered 115 caskets on Zion Cemetery property that is now home to warehouses and the vacant storefront that Kennedy built. The land is now owned by restaurateur Richard Gonzmart. To date, around 300 caskets have been discovered by ground-penetrating radar. Archaeologists say there are likely hundreds more. None of the bodies will be moved.

February: The three owners of Zion property agree to one day sell their pieces to a nonprofit that, when formed, will turn the land into a memorial site.

March: The last of the 29 families who lived in Robles Park Village apartments built over Zion Cemetery are relocated.

June: Through an excavation, archaeologists physically confirm the existence of coffins on Zion property.

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This assortment of demijohn bottle tops, dated prior to 1940, was recovered during the excavation of artifacts from the Robles Park Village neighborhood, previously known as Robles Pond in Tampa. They remain in the possession of Cardno, an archaeology firm in Tampa that excavated the historic African American community in 2020. Demijohn is French, and is used to describe any large, narrow-necked bottle that is used to hold liquid. [DOUGLAS R. CLIFFORD | Times]

Did anyone fight to save Zion Cemetery? We might never know.

If anyone buried in Zion should have had people willing to fight to save their burial plot, it was L.G. Caro.

Tampa Bay Times, Paul Guzzo | Updated August 26, 2020



A map of the Zion Cemetery graves that ground-penetrating radar discovered. [Courtesy of Cardno]

TAMPA — I often think about L.G. Caro, one of Tampa’s pioneering Black leaders.

I’m probably the only person with Caro’s name seared into their memory and might be one of the few who even knows who he is.

And, I wonder, if Caro was buried in downtown Tampa’s 170-year-old Oaklawn Cemetery among pioneering white residents such as former mayors John P. Wall and James McKay Sr., would his burial plot like theirs be a pilgrimage for local history buffs? Would people know his name?

Instead, Caro was buried in Zion Cemetery, the Black burial ground that was erased and developed over beginning in 1929 without the bodies being removed.

Like the cemetery was until it was recently rediscovered, Caro — one of Tampa’s early Black leaders who founded a historic church and was a coveted endorsement for white politicians — was then erased from history.

For two years, I have investigated the mystery of Zion Cemetery for the *Tampa Bay Times*. I’ve tried to answer the questions about its past.

But there is one that might be unanswerable: How did this happen?

It keeps me up at night.

Community Affairs



The decorative fence surrounding Zion Cemetery lists all those buried in the erased Black burial ground. [PAUL GUZZO | Paul Guzzo]

Did anyone fight to save Zion Cemetery? We might never know.

If anyone buried in Zion should have had people willing to fight to save their burial plot, it was L.G. Caro.

Tampa Bay Times, Paul Guzzo | Updated August 26, 2020

Historians point to racism, but also say it's not that black and white.

The white developers who built over the cemetery didn't go looking for a Black cemetery to destroy, historians say. Instead, they likely saw valuable land on the outskirts of downtown. Moving hundreds of bodies was costly, so they decided against it.

Historians say developers might have been willing to do the same to a white cemetery.

But white residents could fight such desecration.

For instance, Zion's neighboring Catholic Cemetery — located where the vacant Sacred Heart Academy is today — was moved to Myrtle Hill Cemetery in 1926 so the property could be developed.

Newspaper accounts tell of public meetings where those with family buried in Catholic Cemetery dissected every aspect of the planned relocation to ensure it was performed respectfully.

Black residents, historians say, had no such power during that era.

The phrase historians have often repeated to me is, "They had no voice."

Still, I wonder, did they try?

Did they speak up? Did they fight for the cemetery and no one wrote about it?



The obituary for L.G. Caro published in 1916. [Times (1916)]

Did someone speak out only to be silenced?

Neither newspaper archives nor Tampa City Council minutes mention such a fight.

But in 1929, newspapers and city officials looked the other way as storefronts were built on Zion. So it seems doubtful the battle to save Zion would have been documented.

But how could not one white leader stand up for Caro's burial plot?

His endorsements of white politicians carried so much weight that they were published in the newspapers. Did not one of those elected officials think they owed it to Caro to say something? Were they too afraid?

Tears were shed in August 2019 when archaeologists announced to a roomful of people in a **Tampa Housing Authority** conference room that hundreds of bodies from Zion Cemetery were underneath five apartment buildings, warehouses and a tow lot spreading across the 3700 block of N Florida Avenue.

If anyone buried in Zion should have had masses of people willing to fight to save their burial plot, it was Caro, who died in 1916.

He was a leader in the local Black Masonic organization, helped found Bethel Baptist Church that still exists and, as a minister, was known for performing more Black weddings than anyone else in the city.

Did not one Mason, church member or couple he married feel they had the power to save Caro's burial plot?

Were they too afraid to say anything during an era when lynchings occurred and the Ku Klux Klan operated in the open?

Did anyone fight to save Zion Cemetery? We might never know.

If anyone buried in Zion should have had people willing to fight to save their burial plot, it was L.G. Caro.

Tampa Bay Times, Paul Guzzo | Updated August 26, 2020

Most in that room were Black and said they understood what it is like to be marginalized.

They wept for those in the graves, they wept for the families who could only watch as their loved were built over, and they promised to do all they could to make it right.

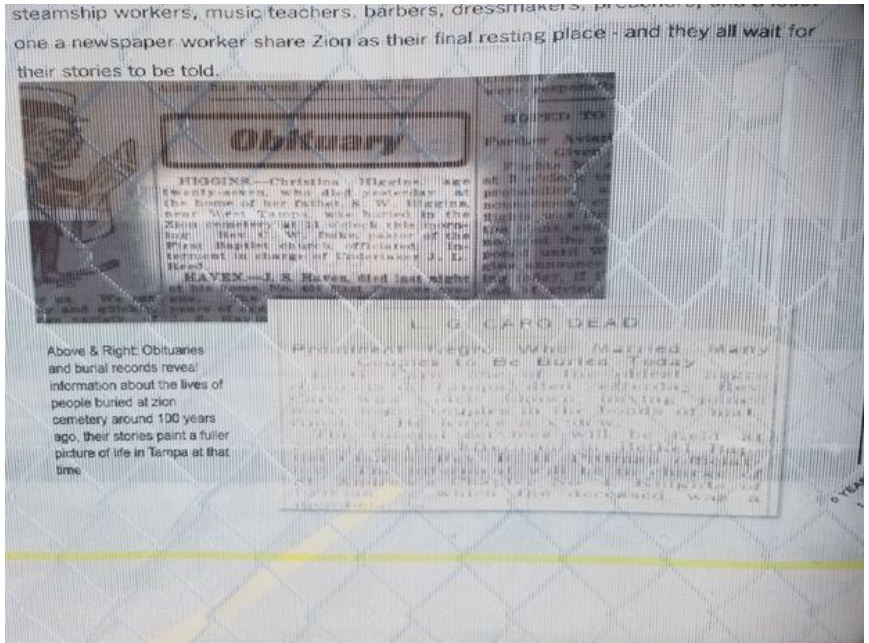
Someday, the Zion land will be cleared of structures and turned into a memorial park. A marker will list the 769 known to be buried there.

While they wait, the Housing Authority has fenced off their piece of the property.

That fence has a decorative screen that lists Zion's burials.

Among the most prominent names on display: L.G. Caro.

It's a start.



L.G. Caro's name is among the more prominent listed on the decorative fence surrounding Zion Cemetery. [PAUL GUZZO]

GREYSTONE NURSING HOMES, WHOSE EXECUTIVES GAVE \$800,000 TO TRUMP, ARE EPICENTERS OF COVID-19 DEATHS

Nursing homes operated by Greystone have some of the nation's highest reported death counts, federal data shows.

The Intercept, Matthew Cunningham-Cook | September 4, 2020, 7:00 a.m.

IN AUGUST OF 2018, the **Department of Housing and Urban Development** faced the biggest default in its history. Rosewood Homes, which operated a chain of nursing homes in Illinois, defaulted on a \$146 million mortgage that was backed by HUD. The Greystone-backed owner had to pay over \$3 million in fines to HUD and the Securities and Exchange Commission for failing to file financial statements and defrauding investors. The mortgage on the homes had been serviced by Greystone, the No. 1 lender in HUD-backed nursing homes.



Exterior of Apollo Health and Rehabilitation Center at St. Petersburg, Fla., on July 8, 2020. Photo: Scott Keeler/Tampa Bay Times/ZUMA Wire/Alamy

Then HUD took them over and spent \$30 million maintaining and upgrading the facilities, and appointed a receiver to administer the homes. When the homes were ready to go back on the market, the buyer was Greystone, which had already managed over 30 nursing homes in Florida. HUD has refused to disclose the asking price, according to the New York Times.

Greystone also apparently maintained close ties to President Donald Trump. On the same day that bids were due in a federal government auction of the troubled \$95 million Rosewood nursing home chain — May 31, 2019 —

Greystone's CEO donated \$360,600 to the president's reelection fund, Trump Victory, using a shell company that omitted his name. Over the next few weeks, a Greystone managing director and his wife followed up with another \$360,000 to the Trump Victory Fund, and in November, a Greystone executive donated \$100,000 to the president's Super PAC, America First Action, for a total of over \$820,000.

Greystone's nursing homes have now become epicenters of death in the coronavirus crisis. Federal data shows that 50 deaths have occurred at University Rehab at Northmoor in Peoria, Illinois, while 17 deaths have occurred at Greystone's Apollo Health and Rehab in Saint Petersburg, Florida, putting both homes among the worst in the country for Covid-19 deaths. The Rockledge Health and Rehab Center in Florida has 24 deaths, the Lake Cook Rehab and Healthcare Center in suburban Chicago has 20 deaths, and the Riverside Rehab and Healthcare Center in Alton, Illinois, has 21 deaths. Despite the deaths, money from the federal government has flowed, as Greystone facilities have received at minimum \$15 million in Covid-19 grants and loans since the pandemic began.

Rep. Lloyd Doggett, D-Texas, who chairs the House Ways and Means Committee's Subcommittee on Health, described the donations from Greystone executives to Trump funds as "another tale from Trump's corruption playbook. He again puts special-interest wealth over public health."

"No-strings-attached relief money does not appear to be relieving the impact of the pandemic on nursing home residents. No oversight on how taxpayer dollars are spent, and little oversight on how our loved ones are treated in these facilities," Doggett said. "Just more money to campaign donors while residents and staff, at deep daily risk, get faulty testing and PPE."

STEPHEN ROSENBERG, Greystone's CEO and owner, recalled in a podcast last year that when he founded the company in 1988, the only nursing homes that returned his calls to begin with were those that were at imminent risk of default. Thirty-two years later, Greystone is the No. 1 lender in the HUD space, which gives Greystone concrete benefits, namely the security of the guarantee of the federal government. If Greystone's tenant defaults on a \$146 million mortgage, Greystone is still going to be paid because the mortgage is backed by HUD.

That seems to be the case with the HUD-backed Illinois nursing homes. Despite servicing the mortgage and inspections showing numerous problems with the facilities, Greystone only cared about its bottom line. In 2016, Greystone sued Rosewood Homes owner Zvi Feiner for payment in 2016. When the \$146 million default occurred, the federal government stepped in. Feiner, who Greystone was supposed to vet, has now been sued

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for defrauding investors in the Orthodox Jewish community in Chicago, including a Holocaust survivor, in addition to paying \$1 million in fines to HUD for failing to file financial statements and paying \$2.25 million to settle with the SEC for the same issue of defrauding investors.

The HUD nursing home lending program, called Section 232, was established in 1959 to expand nursing home construction in the U.S. In total, 15 percent of the country’s nursing home mortgages are backed by HUD. Because HUD is often a lender of last resort, the quality of nursing homes in the program are often poor. The New York Times found that dozens of HUD-backed nursing homes have “serious deficiencies,” candidates to be included in a special program for the worst nursing homes. HUD stopped inspecting nursing homes in the program in 2012, concluding that the inspections were redundant to state and federal nursing home inspections.

On the same podcast, referring to nursing homes serviced by Greystone that could not meet their obligations, Rosenberg said, “It’s really unfortunate. It’s really sad. It’s especially unfortunate when companies are not meeting their projections, and then they don’t have the cash flow to provide the services or the care to their residents. That’s who really suffers. Sure, people might lose some of their equity, but the people that are really suffering in those circumstances, when there just isn’t cash flow, are the residents.”

The podcast was released on June 3, 2019, just as Rosenberg and other Greystone executives were pumping cash into the Trump campaign — a total of nearly \$1 million — and HUD was spending millions maintaining and upgrading the facilities that would eventually be handed over to Rosenberg’s company for an undisclosed price.

Rosenberg’s comments reflect “an attitude that applies to nursing homes and how they operate, which is profits over patients,” said Brian Lee, executive director of Families for Better Care, a Texas-based nursing home resident advocacy group. “This is all about the nursing homes maximizing their profitability. They find every possible loophole, and well, they can tap into just so they can make their coffers flush with cash” said Lee. From 2015 to 2019, Greystone’s loan portfolio doubled in size, from \$15 billion to \$30 billion. Because the company is privately held, it does not have to disclose its financial statements that would show how much profits its nursing homes generate for Rosenberg and other Greystone executives.

“What you see in these comments from Rosenberg is all about “equity,” “cashflow statements,” “profit projections.” It’s not about “care” and “safety,” argued Lee.” This is what happens when you corporatize nursing home care. It’s part of the larger problem. We have this whole system that is created to help the nursing homes suck as much of the taxpayer dollars from HUD, Medicaid, and Medicare and put it in their coffers. We pay as much as 80 percent of their money through Medicare or Medicaid reimbursables. We continue to accept the shoddy product they deliver. The owners make out like bandits, and the residents suffer and die.”

GREYSTONE RESPONDED to a request for comment that detailed The Intercept’s reporting by saying that the company has gone above and beyond. “As the Centers for Disease Control and Prevention (CDC), and Centers for Medicare and Medicaid Services (CMS) began providing protocols and guidelines for COVID-19, Greystone Healthcare Management’s communities have diligently followed them,” Greystone spokesperson Karen Marotta said. “In many cases, Greystone Healthcare has gotten out in front of public health guidelines, adopting even more stringent infection precautions than were recommended at the time. We did this because we knew we were facing an exceptional situation, and it is better to risk overreacting than to underreact in the face



The Department of Housing and Urban Development building in Washington, D.C., on May 13, 2020. Photo: Graeme Sloan/Sipa USA via AP

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of a pandemic.” Greystone also argued that some of the federal data was incorrect. The numbers it provided were broadly similar, with the exception of University Rehab Northmoor, which Greystone claimed had just 13 deaths in contrast to the federal government reporting 50, and Lake Cook Rehab, which it claimed had just eight deaths in contrast to the federal government reporting 20. Greystone did not provide an explanation for the discrepancy.

Those assertions are contradicted by Greystone residents, their family members, inspection reports, and the company's own senior staff members. The lack of resources at Greystone, while profits continued, meant that residents were put at risk and staffers felt unequipped to handle the coronavirus pandemic. At the end of March, as the pandemic spread in Apollo, the home's director of nursing, Kevin Mimbs Jr., posted on Facebook saying, “We have burned our infection control manuals, thrown everything we were taught and practice out the window just to get by” due to the lack of personal protective equipment inside the nursing home. There were also high levels of staff turnover, family and residents say. While it is difficult to suss out, and there are discrepancies between state and federal data, it is likely that Apollo has had the most Covid-19 deaths of any nursing home in Florida.

Joyce Casbar, whose 87-year-old mother Gloria contracted Covid-19 at the facility and died in July, is outraged by what she perceives as failings by Apollo and Greystone. On June 23, Gloria tested positive for Covid-19. Soon after, Gloria was moved out of the room that she had been in for a year into another room, even though she didn't have a roommate. The next day, she fell in the night and had a downward trajectory from there, dying in a hospital on July 11. Gloria's experience in the nursing home was first reported by the Tampa Bay Times.

“I feel duped,” Joyce Casbar told The Intercept. “I feel guilty. I have nightmares. I have panic attacks. The nightmares are so vivid from my last visit with my mom that I'm afraid to go to sleep.”

An inspection report from the Florida Department of Health, done on May 15, details the many infection control violations at the home. “The facility did not maintain a prevention and control program related to not properly maintaining and implementing best practice for COVID-19,” the inspection report says. The report identified medical devices that were not properly cleaned, staff not washing their hands after leaving resident care areas, staff not donning proper PPE or properly storing used N95 masks for reuse, leaving a resident's tubing and a drainage bag on the floor, and not having PPE available.

Previous inspections had also shown problems at the facility, like a resident waiting 45 minutes after soiling himself before being changed, putting him at risk for a dangerous urinary tract infection, and a dishwashing machine that failed to properly sanitize dishes.

Casbar said there has been significant turnover at the facility, which was corroborated by another resident who wanted to remain anonymous for fear of retaliation. They also both described a failure to test residents; staff told them, they said, that if employees desired to be tested, they would have to do it themselves.

“My mom caught Covid from a worker,” said Casbar. “They tested my mom because a fill-in [certified nursing assistant] was working for my mom's regular CNA, and the next day she was tested.”

“I think they need to be accountable,” said Casbar. “If I had known things were going to go so badly inside Apollo, I would have taken her out of there and isolated her in the home, had I known. We were provided with false information. They didn't have it under control. They weren't taking the proper steps” to contain Covid-19, she said.

The University Rehab at Northmoor in Peoria has been similarly troubled, rated one out of five stars by the Center for Medicare and Medicaid Services. An inspection in March 2019, when the home was under HUD receivership, found the nursing home to have insect infestations and had failed to track employee illnesses, which is an integral part of an infection control program. Another inspection from March 2017, when Greystone was servicing the loan but the home was owned by Zvi Feiner, the nursing home was cited for failing to treat for pressure ulcers,

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which resulted in the patient's severe injury and hospitalization. Greystone's direct ownership of the home, since January, does not seem to have improved conditions inside the facility. On March 11, as the pandemic began, the nursing home was inspected. A resident had frequently missed essential medical treatment (likely dialysis), the report noted, which put them at significant risk for infections and thus, the entire nursing home at risk of an infectious disease outbreak. The inspector also found a nurse's aide disposing of a resident's bodily fluids on the floor instead of putting it in the trash, in violation of state and federal infection control guidelines. Now University Rehab at Northmoor has reported 50 deaths.

REVELATIONS REGARDING THE dangerous practices of nursing homes during Covid-19 come as the industry is seeking a wide-ranging shield from liability for its actions. Forty-five percent of the 179,000 Covid-19 deaths in the U.S. are related to nursing homes. Prior to the pandemic, as many as 380,000 nursing home residents were killed annually from infections. Over \$5 billion in Covid-19 relief funds have gone to nursing homes already, and the Trump administration has announced another \$2.5 billion distribution — again with no strings attached to ensure that homes use the money only for care. Liability shields are the pinnacle of decades of lobbying by the industry to avoid accountability as residents have been killed, maimed, abused, and sexually assaulted in their facilities.

New York passed a legal shield for nursing homes in May and partially walked it back in August. Tennessee's governor signed a law on August 20 to make it more difficult to sue nursing homes for their Covid-19 actions, and Idaho's governor signed a similar bill into law on August 27. California's Supreme Court on August 17 capped damages at \$500 per lawsuit for all nursing home cases, not just coronavirus-related ones. Disputes between the House and the Senate over Senate Republicans' desire for a liability shield broke down negotiations over a Phase 4 coronavirus relief package. McKnight's Senior Living, a trade publication, reports that liability protections for nursing homes have additionally been expanded in Alabama, Arizona, Connecticut, Georgia, Iowa, Illinois, Indiana, Louisiana, Kentucky, Massachusetts, Maryland, Michigan, Mississippi, New Jersey, Nevada, Rhode Island, Vermont, Virginia, and Wisconsin since the pandemic began.

Experts have panned these moves, arguing that they put nursing home residents at further risk. "There can't be immunity across the board here," said Toby Edelman, senior staff attorney at the Center for Medicare Advocacy. "It's really not an acceptable thing to do. Nursing home residents have rights."

Daytona Beach affordable housing stock could expand, help low-wage residents

The Daytona Beach News-Journal, Eileen Zaffiro-Kean | Published 5:30 a.m. ET September 6, 2020

DAYTONA BEACH — Volusia County needs another 16,000 apartments and houses low-wage earners can afford, but most of the new residential development has been more focused on profit than the dearth in affordable housing.

New apartment complexes have been sprouting one after another the past few years on the east side of the county, but many Daytona Beach residents will never call any of them home. Whether those residents make Florida's minimum wage of \$8.56 per hour or double that, their salaries are no match for monthly rents in many local complexes that start around \$1,100 for a one-bedroom apartment and soar past \$1,700 for a three-bedroom unit.

And those are the people lucky enough to still be employed six months after the coronavirus first started sweeping across Florida like a tsunami job killer.

Mayor Derrick Henry wants to make sure the people clinging to their hotel or restaurant jobs, or finding new positions at Amazon and Buc-ee's, can live in Daytona Beach.

Henry has been trying to figure out how to create more affordable housing in Daytona Beach, and he hopes some ideas he, city commissioners and city staff have recently discussed turn into a concrete proposal or two soon.

Henry, who was elected Aug. 18 to his third four-year term, hopes an affordable housing measure he supports will make it onto Wednesday night's City Commission meeting agenda. And he hopes a second workforce housing measure will be ready for discussion and votes by the end of this year or early next year.

"I think it's just time," Henry said. "We've been more talk than action in this area."



A property on Martin Luther King J. Boulevard north of Orange Avenue is hoped to become the site of an affordable housing apartment complex. Daytona Beach City Commissioner Paula Reed is pictured standing in front of the fenced-off site, which still has the vacant Safari Lounge building standing on it along with two houses.

News-Journal/David Tucker

The item the mayor hopes will be on Wednesday night's agenda targets residential projects seeking a zoning change to a Planned Development. Investors typically try to secure a Planned Development zoning when they want to get exceptions to the city's land development code, which dictates things such as building heights, how much can be built on a lot and the size of landscape buffers.

Henry's idea is that all future projects seeking Planned Development zoning for a residential venture with more than 20 units would be required to at least make a recommendation on how they would address affordable housing.

His other idea, which he hopes comes up for a vote later this year, is for the city to set an across-the-board threshold for the percent of units in a residential development that would have to be affordable. Henry suggests a 15% minimum.

'They'll invest somewhere else'

City Manager Jim Chisholm said at the Aug. 19 City Commission meeting that City Attorney Robert Jagger and his legal staff have already been working on drafting measures dealing with affordable housing requirements, but Chisholm didn't elaborate. The city manager did say that a proposal could probably be ready for Wednesday's meeting.

Not putting some sort of affordable housing requirement on residential projects in Daytona Beach "has to stop almost immediately," Henry said.

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The city has waved through too many projects in recent years without ensuring there's something in it for the community, he said.

"We need to be more judicious," he said.

Henry's ideas to impose some sort of affordable housing requirements on developers have already received pushback from one city commissioner and a caution from another.

"If you burden developers too much, they'll invest somewhere else," City Commissioner Rob Gilliland warned at the commission's Aug. 19 meeting.

The second phase of the Margaritaville housing development in Daytona Beach collapsed because it wasn't profitable enough for the developer, Gilliland said.

Gilliland also noted that Daytona Beach already has more than half of the county's affordable housing, but Henry said Daytona Beach also has the greatest need. Gilliland predicted that whatever developers add would probably be too small an amount to make a big dent in the affordable housing shortfall.

City Commissioner Quanita May said the last time Daytona city commissioners talked about putting restrictions on developers, people in the Tampa area heard about it and started calling to ask questions.

But Henry said other cities are imposing affordable housing requirements, and "it needs to be a pressing priority" for Daytona Beach.

"It's the greatest need in our community," the mayor said.

Give and take

Henry sees an opportunity for affordable housing with at least a few pending projects. A Tampa-based housing developer, the Framework Group, is under contract to build an apartment building on the former First Baptist Church site off of Ridgewood Avenue between International Speedway Boulevard and Bay Street.

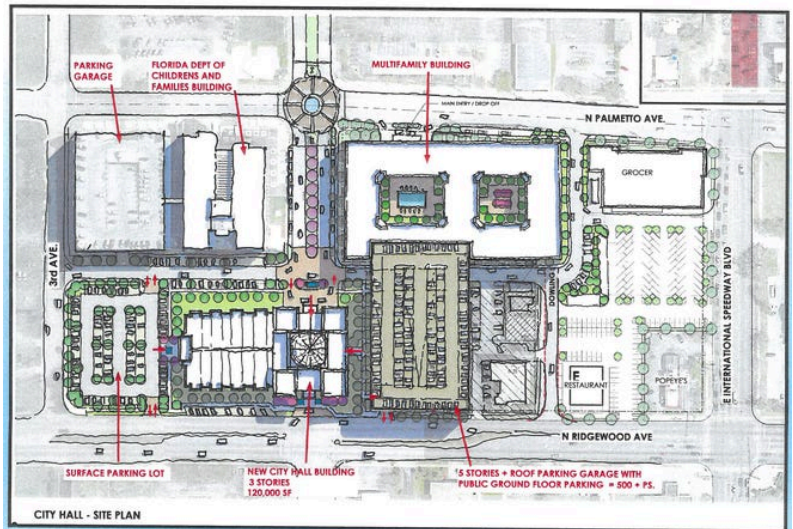
The Framework Group wants the city to pay for a \$15 million parking garage that could be built beside the planned apartments, so Henry sees room for negotiation.

"We can't say we're committed to affordable housing and just pay for a \$15 million garage," Henry said. "I can't see supporting it without some agreement."

Henry said he would want a commitment for at least 15% of the apartments to be affordable before he would support the city paying for the 800-space parking structure.

Another proposed apartment project on Clyde Morris Boulevard also offers an opportunity for affordable housing, but Gilliland said the backers of that venture are having a hard time making the numbers work.

Henry said that Clyde Morris site developer will want something in return from the city for making its hall complex a mix of affordable and market rate housing, and he's OK with offering some sort of abatement.



Daytona Beach officials are looking into using the old site of First Baptist Church to build a new City Hall, five-story parking garage, new apartments and a grocery store. Mayor Derrick Henry would like to see some of the apartments designated as affordable housing.

Rendering Provided By City Of Daytona Beach

Daytona Beach affordable housing stock could expand, help low-wage residents

The Daytona Beach News-Journal, Eileen Zaffiro-Kean | Published 5:30 a.m. ET September 6, 2020

There are at least three other efforts under way to create affordable housing in Daytona Beach.

A Massachusetts-based nonprofit called Solider On that builds apartments for veterans and the homeless has been trying to make something work with a city-owned piece of property a block east of Nova Road and just south of Orange Avenue. If the Soldier On housing is built, some of its units could be dedicated to people coming out of First Step Shelter.

Solider On is looking into partnering with a Florida housing developer to make the project in the Midtown neighborhood possible. If Soldier On can't use the city property, it might wind up going to someone else who Chisholm said is interested and looking at the site.

The Daytona Beach Housing Authority is trying to launch a \$100 million-plus project to renovate 625 of its existing units and build 90 new units for low-income tenants.

Work is hoped to begin early next year on the construction and extensive overhaul of the Housing Authority properties and wrap up in about two years. The housing will be for low- and moderate-income people, as well as the elderly and those with disabilities.

The Housing Authority is partnering with developer BGC Advantage, and funding is hoped to come from a mix of loans, equity, grants and other resources.

And a Sarasota-based company called Beneficial Communities has been trying to build low-rent apartments on Martin Luther King Jr. Boulevard on a 2-acre site just north of Orange Avenue. Beneficial Communities is seeking \$16 million in tax credits to make the \$18 million project to build an 82-unit, four-story apartment complex financially feasible.

Beneficial Communities has said the apartments would be available to people with annual household incomes of \$17,160-\$36,720. Monthly rent would range from \$400-\$800.



A Sarasota-based company called Beneficial Communities is hoping to build low-rent apartments on Martin Luther King Jr. Boulevard on a 2-acre site just north of Orange Avenue. Pictured is a rendering of what the 83-unit apartment complex could look like.

News-Journal File

'A huge need'

City Commissioner Paula Reed said she hopes affordable housing in Daytona Beach becomes less of a permanent place to live and more of a stepping stone to homeownership. Rent-to-own agreements could be one way to make that happen, she said.

"That would encourage people to do better and change their perspective on life," Reed said.

Reed said increasing low-income housing doesn't have to mean new construction, or a concentrated cluster of affordable homes. Existing apartments and houses can be used, she said.

"I think there's a huge need," Reed said. "Even people in Housing Authority apartments are ready to move to the next level."

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She said people get stuck in Housing Authority properties because the leap to market rent is out of the question for them, and it becomes a generational pattern. She said low-income housing could also help everyone from new college graduates paying off debt to young couples with kids.

She agrees with the mayor's idea to require new housing developments to include a percentage of affordable housing. She's trying to help. She's been looking at what land is available in Midtown, and she's been talking to a few developers interested in creating mixed-income housing there in partnerships with the city.

"It's time for a change," Reed said.

City Commissioner Ruth Trager said there are vacant lots all over the city that offer opportunities for infill development with affordable housing.

"You don't want to discourage development, but we need to pull back on the high-quality stuff and get more affordable (housing)," said Trager.

If Daytona Beach and other Florida cities don't add to their affordable housing stock, they could be in for problems. People across Florida who've been out of work since the virus struck are only keeping a roof over their head because of the state's moratorium on evictions and foreclosures.

That moratorium was slated to expire Sept. 1, and it was estimated that close to 1.5 million Floridians would lose their homes once the protection was pulled away. Then Monday night, hours before the deadline, Gov. Ron DeSantis extended Florida's foreclosure and eviction moratorium to Oct. 1.

But there could still be trouble around the corner.

Landlords and mortgage companies can still begin the process of evictions and foreclosures, although for now the governor's executive order stops the final action. Only those whose income was lost due to the pandemic can qualify for the protection of the order.

Renters behind on monthly payments will need to file a motion in court proving they have a coronavirus hardship causing them to miss rent payments, such as a job loss or other income reduction. And when the hardship passes, all accrued rent payments dating back to April when the moratorium was put in place will be due.

"I'm so concerned about how this new normal will end," Reed said.

Henry maintains that affordable housing should be at the top of a short list of the city's main priorities. Also on that list, he believes, should be remaking East International Speedway Boulevard, addressing problems in the city's 32114 ZIP code and improving the bottlenecked bridge on LPGA Boulevard.

"From my perspective, a large part of how we are judged in the future will be predicated on how we deal with that short list of very critical problems," he said.

Henry also sees affordable housing as a countywide problem, and he hopes the new county chair and County Council members make it a priority as well.

Henry hopes to get at least 1,600 new affordable housing units in Daytona Beach, which is 10% of the estimated shortfall in Volusia County. He hopes the rest are created throughout the county.

"We can't just talk about it," he said. "The need is only going to become more pronounced."

15. LEGAL

Board Meeting of the Housing Authority of the City of Tampa
