

# Action Plan

**Grantee: Housing Authority of the City of Tampa**

**Grant: B-09-CN-FL-0022**

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<b>LOCCS Authorized Amount:</b>	\$ 38,000,000.00
<b>Grant Award Amount:</b>	\$ 38,000,000.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 7,681.73
<b>Total Budget:</b>	\$ 38,007,681.73

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## Funding Sources

Funding Source	Funding Type
THA & City of Tampa Homeownership Training	- Other Local Government Funds
City of Tampa / East Tampa CRA	- City Funds
THA Land Contribution	- \$2,019,000.00 Business Investment

## Narratives

### Executive Summary:

The Housing Authority of the City of Tampa, Florida consortium agreement with The City of Tampa and with the Banc of America Community Development Corporation as a for-profit partner has been awarded \$38,000,000 in NSP2 funds. These funds will be used in targeted areas across eleven census tracts affected by a history of decline from increased populations of low income households, worsening conditions of housing stock, and continual stunting of redevelopment efforts. The funding will be used to provide soft second and rental loan programs for the acquisition and rehabilitation of over 120 units and to rehabilitate over 449 units of vacant or foreclosed property for a mixed income housing development previously stalled. The Consortium estimates that more than 500 units of new and rehabilitated housing will be occupied within 3 year time frame of the NSP2 program. These units will be made available to households earning at or below 120 percent of area medium income, within 25 percent of the funds going to those earning less than 50% area median income. These activities will ensure that the entire target geography is an immediate beneficiary of the NSP2 funds and will allow the market to stabilize and improve broadly and fulfill a need for both owner occupied and rental housing. The Consortium will also leverage \$3,451,000 in other funds to ensure that stabilization occurs.

Below is a list of NSP2 Leverage Commitments:

City of Tampa - East Tampa CRA/Debt/\$1,000,000

Tampa Housing Authority/Land/\$2,019,000

Tampa Housing Authority/Services/\$432,000

Total Leverage \$3,451,000

### Target Geography:

Eleven Census Tract Geographical Area in the City of Tampa:

30, 31, 32, 33, 34, 35, 36, 38, 39, 40 and 41

### Program Approach:

Tampa Housing Authority (Lead Member):

1. Responsible for the overall administration of the NSP 2 Grant Agreement which includes compliance and coordination of the Commitment Partner and Consortium Member including the Action Plan, Quarterly Reports and Drawdowns.
2. Vacant land acquisition costs within and abutting the former Central Park Village Public Housing property now known as The Encore, Tampa's Downtown Tempo District (hereinafter "The Encore").
3. Contingent foreclosure unit acquisition and rehabilitation within the City of Tampa target geographical census tracts.

Banc of America (Commitment Partner):

1. Development of public infrastructure on vacant land within and abutting The Encore.



2. Development of infrastructure to support Lot 7 at Encore as rental housing consisting of 132 residential multi-family apartments and associated parking.
  3. Development of infrastructure to support Lot 3 at Encore as rental housing consisting of 158 residential senior apartments and associated parking.
- City of Tampa (Consortium Member)
1. Acquisition of foreclosed residential property and vacant land in the target geography.
  2. Rehabilitation of new construction of acquired property and vacant land for residential uses in the target geography for rent or sale to eligible families. A minimum of \$2,500,000 shall be expended toward the provision of housing to be rented or sold to persons earning at or below 50% of area medium income.
  3. Land-banking in the target geography as approved by the Lead Member.
  4. Expanding down payment assistant and soft second home loan program to assist individuals and families acquire and/or renovate existing and new homes in the target geography.
  5. Provision of homebuyer education and training for prospective first time homebuyers.
  6. Provision of general administration of the NSP2 funded activities.

**Consortium Members:**

Lead Member: Leroy Moore, Senior VP/Chief Operating Officer, The Housing Authority of the City of Tampa, Office of Real Estate Development, 1529 West Main Street, Tampa, Florida 33607  
 Commitment Partner: Roxanne Amoroso, Senior Vice President, Central Park Development Group, LLC, c/o Banc of America Community Development Corporation, 101 E. Kennedy Boulevard, 6th Floor, Tampa, Florida 33602  
 Consortium Member: Sharon West, Manager, Housing and Community Development, City of Tampa, 2105 N. Nebraska Avenue, Tampa, Florida 33602

**How to Get Additional Information:**

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

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1000	Purchase and Rehabilitate	1000-1499 COT 1245 MF	COT Purchase and Rehabilitate MF
		1000-1499 COT 1245 MF	COT Purchase and Rehabilitate MF
		1000-1499 COT 1245 SF	COT Purchase and Rehabilitate SF
		1000-1499 COT 1245 SF	COT Purchase and Rehabilitate SF
2000	Construction of New Housing	Activity Deletion 1	null
		Activity Deletion 2	null
3000	Administration	3000-1410 COT 6	COT Administration
		3000-1410 THA	THA Administration
4000	Redevelop Demo Vacant Properties	4000-1440 COT 3 LH25	COT Construction of new housing
		4000-1440 THA LMMI	THA Rehab/Reconstruction of Residential
		4000-1499 BOA 123 LH25	BOA Construction-New
		4000-1499 BOA 13 LMMI	BOA Construction-New
		Activity Deletion 10	null
		Activity Deletion 11	null
		Activity Deletion 12	null
		Activity Deletion 3	null
		Activity Deletion 4	null
Activity Deletion 9	null		
9999	Restricted Balance	<i>No activities in this project</i>	
Deleted	Deleted	<i>No activities in this project</i>	
Deleted	Deleted	<i>No activities in this project</i>	
Deleted	Deleted	<i>No activities in this project</i>	



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*No activities in this project*

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*No activities in this project*

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Deleted

*No activities in this project*

## Activities



**Grantee Activity Number:** 1000-1499 COT 1245 MF LH25  
**Activity Title:** COT Purchase and Rehabilitate MF (LH25)

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1000

**Project Title:**  
 Purchase and Rehabilitate

**Projected Start Date:**  
 01/14/2010

**Projected End Date:**  
 02/11/2013

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 2,237,569.22

**Other Funds Total:** \$ 0.00

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Total Funds Amount:** \$ 2,237,569.22

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	24			0.00
# of Households	24			0.00

Proposed Accomplishments	Total
# of Multifamily Units	24
# of Housing Units	24
# of Properties	2

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Tampa	Local Government	\$ 2,260,000.00

**Location Description:**

Redevelopment of vacant properties in the target geography which includes 11 Census Tracts within the City of Tampa which are as follows: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41.

**Activity Description:**

Acquisition and Rehab of foreclosed residential multi-family rental property and vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41.

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**Grantee Activity Number:** 1000-1499 COT 1245 MF LMMI  
**Activity Title:** COT Purchase and Rehabilitate MF (LMMI)

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1000

**Project Title:**  
 Purchase and Rehabilitate

**Projected Start Date:**  
 01/14/2010

**Projected End Date:**  
 02/11/2013

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 4,310,144.60

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 4,310,144.60

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	80			0.00
# of Households	80			0.00

Proposed Accomplishments	Total
# of Multifamily Units	80
# of Housing Units	80
# of Properties	3

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Tampa	Local Government	\$ 4,310,150.00

**Location Description:**

Redevelopment of vacant properties in the target geography which includes 11 Census Tracts in the City of Tampa which are as follows:



30, 31, 32, 33, 34, 35, 36, 38, 39, 40 and 41

**Activity Description:**

Acquisition and Rehab of foreclosed residential multi-family rental property and possibly vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41. Moderate and Middle Income which meets the NSP 2 National Objective of LMML.

\$929,850.00 pending approval is being reallocated to Category 4000 1499 BOA 123 LH25 for Trio at Encore project development.

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**Grantee Activity Number:** 1000-1499 COT 1245 SF LH25  
**Activity Title:** COT Purchase and Rehabilitate SF (LH25)

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1000

**Project Title:**  
 Purchase and Rehabilitate

**Projected Start Date:**  
 01/14/2010

**Projected End Date:**  
 02/11/2013

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 28,383.50

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 28,383.50

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4			0.00
# of Households	4			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Tampa	Local Government	\$ 28,400.00

**Location Description:**

Redevelopment of vacant properties in the target geography which includes 11 census tracts in the City of Tampa as follows: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41.



**Activity Description:**

Acquisition and Rehab of foreclosed residential single-family property and vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41. Along with down payment assistance and soft second home loan program coupled with provision for homebuyer education and training for prospective first-time homebuyers whose incomes are at or under 50% Area Median Income which meets the NSP National Objective of LH25. \$211,600 pending approval is being reallocated to Category 4000 1499 BOA 123 LH25 for the Trio at Encore project development.

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**Grantee Activity Number:** 1000-1499 COT 1245 SF LMMI  
**Activity Title:** COT Purchase and Rehabilitate SF (LMMI)

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 1000

**Project Title:**  
 Purchase and Rehabilitate

**Projected Start Date:**  
 01/14/2010

**Projected End Date:**  
 02/11/2013

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 129,061.11

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Total Funds Amount:** \$ 129,061.11

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	12			0.00
# of Households	12			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	12
# of Housing Units	12
# of Properties	12

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Tampa	Local Government	\$ 129,100.00

**Location Description:**

Redevelopment of vacant properties in the target geography which includes 11 Census Tracts in the City of Tampa which are as follows:



30, 31, 32, 33, 34, 35, 36, 38, 39, 40 and 41

**Activity Description:**

Acquisition and Rehab of foreclosed residential single-family property and vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41. Along with down payment assistance and soft second home loan program coupled with provision for homebuyer education and training for prospective first-time homebuyers with Moderate and Middle Income which meets the NSP 2 National Objective of LMMI. \$830,930.00 pending approval is being reallocated to Category 4000 1499 BOA 123 LH25 for the Trio at Encore project development.

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**Grantee Activity Number: 3000-1410 COT 6**  
**Activity Title: COT Administration**

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

3000

**Project Title:**

Administration

**Projected Start Date:**

01/14/2010

**Projected End Date:**

02/11/2013

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 433,523.55

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 433,523.55

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Tampa	Local Government	\$ 997,350.00

**Location Description:**

City of Tampa Housing and Community Development Department.

**Activity Description:**

City of Tampa general administration of the NSP2 funded activities \$2,650 pending approval is being reallocated to Category 4000 1499 BOA 123 LH25 for the Trio at Encore project development for affordable rental housing.



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**Grantee Activity Number:** 3000-1410 THA  
**Activity Title:** THA Administration

**Activity Type:**

Administration

**Project Number:**

3000

**Projected Start Date:**

01/14/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,383,109.11

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 1,383,109.11

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Authority of the City of Tampa

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Housing Authority of the City of Tampa

**Organization Type**

Local Government

**Proposed**

\$ 1,600,000.00

**Location Description:**

The Encore Master Plan Redevelopment Site formerly known as Central Park Village.

**Activity Description:**



NSP2 Program Administration costs by The Housing Authority of the City of Tampa to include NSP 2 staff salaries and benefits, audit cost, consultant cost, office rental/rehab for NSP2 staff, administrative equipment, materials, support, sundry costs, legal services costs, training, transportation and related expenses.  
\$233,173.39 pending approval is being reallocated to Category 4000 1499 BOA 123 LH25 for Trio at Encore project development for the development of affordable rental housing.

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**Grantee Activity Number: 4000-1440 COT 3 LH25**  
**Activity Title: COT Construction of new housing**

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 4000

**Project Title:**  
 Redevelop Demo Vacant Properties

**Projected Start Date:**  
 01/14/2010

**Projected End Date:**  
 02/11/2013

**Project Draw Block by HUD:**  
 Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**  
 Not Blocked

**Total Budget:** \$ 0.00

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Environmental Assessment:**  
 UNDERWAY

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	

**Activity is being carried out by Grantee:** No  
**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Tampa	Local Government	\$ 0.00

**Location Description:**  
 Eleven census tracts in the geographical area of the City of Tampa which are as follows:  
 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41

**Activity Description:**

New Development/Construction in the target geography which will meet the NSP2 National Objective LH25 and as approved by the Lead Member.  
\$300,000 pending approval is being reallocated to Category 4000 1499 BOA 123 LH25 for Trio at Encore project development. C.O.T. reallocation of all remaining budgeted funds to T.H.A. for the Encore project to assist with the construction of affordable rental units and to meet HUD's expenditure deadlines.

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**Grantee Activity Number:** 4000-1440 THA LMMI  
**Activity Title:** THA Rehab/Reconstruction of Residential LMMI

**Activity Type:**

Acquisition - general

**Project Number:**

4000

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

01/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 604,914.89

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 604,914.89

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments	Total
# of Properties	10

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Authority of the City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Housing Authority of the City of Tampa	Local Government	\$ 1,500,000.00

**Location Description:**

The Encore Master Plan Redevelopment (formerly known as Central Park Village), contiguous and scattered sites within the City of Tampa target geographical census tracts.

**Activity Description:**

Acquisition/Rehabilitation by the Housing Authority of the City of Tampa (THA) within the City of Tampa's target geographical



census tracts to serve Moderate and Middle Income which is a NSP 2 National Objective of LMMI. In addition, vacant land acquisition costs in and around the Encore Master Plan Redevelopment site to include Cass, Charlotte, East Harrison, Nebraska and Scott Streets producing future single family which meets the LMMI National Objective for NSP2. \$876,826.61 pending approval is being reallocated to Category 4000 1499 BOA 123 LH25 for Trio at Encore project development .

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**Grantee Activity Number:** 4000-1499 BOA 123 LH25  
**Activity Title:** BOA Construction-New Housing/Infrastructure (LH25)

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

4000

**Projected Start Date:**

01/14/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 10,773,294.02

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 10,773,294.02

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	160	160		100.00
# of Households	160	160		100.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	160
# of Housing Units	160
# of Properties	1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Banc of America Community Development Corporation

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Banc of America Community Development Corporation	Unknown	\$ 10,185,000.00

**Location Description:**

The Ella. One of four multi-family buildings located in the master development know as The Encore.



**Activity Description:**

Building improvements that are non dwelling/non residential/parking that will ultimately produce an area benefit the multi-family residential senior building known as The Ella which meets the National Objective of LH25. In addition, development of public infrastructure on vacant land within and abutting the Encore Redevelopment Master Plan (formerly known as Central Park Village) which will ultimately serve households with incomes which are at or under 50% of area median income, meeting the NSP2 National Objective of LH25.

Increase in budget by \$3,385,000.00 pending approval for the Encore project to assist with the construction of affordable rental units.

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**Grantee Activity Number:** 4000-1499 BOA 13 LMMI  
**Activity Title:** BOA Construction-New Housing/Infrastructure (LMMI)

**Activity Type:**

Construction of new housing

**Project Number:**

4000

**Projected Start Date:**

01/14/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 18,107,681.73

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 18,107,681.73

**Proposed Beneficiaries**

# Renter Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Sites re-used

**Total**

11

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Banc of America Community Development Corporation

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Banc of America Community Development Corporation

**Organization Type**

Unknown

**Proposed**

\$ 18,108,000.00

**Location Description:**

Encore Master Plan (formerly known as Central Park Village) Redevelopment.



**Activity Description:**

Development of public infrastructure on vacant land in and abutting the Encore project (formerly known as Central Park Village) which will ultimately serve households of Moderate and Middle Income and meets the National Objective for NSP2 LMMI. As well as building improvements and infrastructure which are non-dwelling/non-residential that will ultimately produce an area benefit in support of the The Ella which will be a 158 unit multi-family senior residential building located at the Encore serving Moderate and Middle Income National Objective for NSP for Only (LMMI).

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**Grantee Activity Number: Activity Deletion 1**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

2000

**Projected Start Date:**

01/14/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Construction of New Housing

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Banc of America Community Development Corporation

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Banc of America Community Development Corporation	Unknown	\$ 0.00
Housing Authority of the City of Tampa	Local Government	\$ 0.00

**Location Description:**

**Activity Description:**



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**Grantee Activity Number: Activity Deletion 10**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

4000

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

01/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Banc of America Community Development Corporation

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Banc of America Community Development Corporation

**Organization Type**

Unknown

**Proposed**

\$ 0.00

**Location Description:**

**Activity Description:**





**Grantee Activity Number: Activity Deletion 11**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

4000

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

01/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Banc of America Community Development Corporation

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Banc of America Community Development Corporation	Unknown	\$ 0.00

**Location Description:**

**Activity Description:**



**Grantee Activity Number: Activity Deletion 12**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

4000

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

01/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds Total:** \$ 0.00  
**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Authority of the City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Housing Authority of the City of Tampa	Local Government	\$ 0.00

**Location Description:**

**Activity Description:**

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**Grantee Activity Number: Activity Deletion 2**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

2000

**Projected Start Date:**

01/14/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Construction of New Housing

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Tampa

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Tampa	Local Government	\$ 0.00
Housing Authority of the City of Tampa	Local Government	\$ 0.00

**Location Description:**



**Activity Description:**

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**Grantee Activity Number: Activity Deletion 3**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

4000

**Projected Start Date:**

01/14/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Banc of America Community Development Corporation

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Banc of America Community Development Corporation	Unknown	\$ 0.00
Housing Authority of the City of Tampa	Local Government	\$ 0.00

**Location Description:**

**Activity Description:**



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**Grantee Activity Number: Activity Deletion 4**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

4000

**Projected Start Date:**

01/14/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

02/11/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Authority of the City of Tampa

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Housing Authority of the City of Tampa

**Organization Type**

Local Government

**Proposed**

\$ 0.00

**Location Description:**

**Activity Description:**





**Grantee Activity Number: Activity Deletion 9**  
**Activity Title:**

**Activity Type:**

Planning

**Project Number:**

4000

**Projected Start Date:**

01/01/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Redevelop Demo Vacant Properties

**Projected End Date:**

01/01/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds Total:** \$ 0.00

**Total Funds Amount:** \$ 0.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Banc of America Community Development Corporation

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Banc of America Community Development Corporation	Unknown	\$ 0.00

**Location Description:**

**Activity Description:**



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## Action Plan Comments:

- Reviewer - Revise Projects to reflect Eligible Uses. Activity information must be completed.
- Reviewer - Budget can not expend more than 10% for Admin.  
A minimum of 25% must be expended for 50% LH25.  
Include leveraged funds and other funds as reflected in Grantees NSP2 Application.
- Reviewer - Submit a Funding Source Table for Firm Commitments. LS 6/30/10.  
Revisit "LandBanking" this appears to be a purchase/rehab or redevelopment project. If so, delete project/activities and reallocate funding. LS 6/30/10
- Reviewer - The Tampa Housing Authority's Action Plan modification was reviewed for direct benefit and proposed accomplishments data and is rejected. Grantee must provide proposed direct benefit information and proposed accomplishments data. LS 2/10/2011
- Reviewer - The Tampa Housing Authority's Action Plan modification was reviewed for direct benefit and proposed accomplishments data and is rejected. Grantee must provide proposed direct benefit information and proposed accomplishments data. LS 4/26/2011
- Reviewer - Action Plan was modified for performance measures. Executive Summary states that funding will be used to provide soft second and rental loan programs for the acquisition and rehabilitation of over 120 units and to rehabilitate over 449 units of vacant and foreclosed property for a mixed income housing development previously installed. The Consortium estimates that more than 500 units of new and rehabilitated housing will be occupied within three years. However, the action plan only shows 133 units in the performance measures. Inadequate performance measures are recorded for 4000-1499 BOA 123 LH25 and 4000-1499 BOA 13 LMMI. These two activities equal \$24,900,000 with zero beneficiaries. Recommend TA for DRGR program design. I am approving this action plan in order to move forward with the submission of QPR's, however, grantee should revisit performance measures on the aforementioned activities. LS 5/16/11
- Reviewer - The following revisions are recommended prior to approval:  
1000-1499 COT 1245 MF LH25 - Under Activity Description, the narrative describes a home owner activity, this is a rental activity, please remove references to homebuyers and replace with rental.  
1000-1499 COT 1245 MF LMMI - Under Activity Description, the last sentence states: This modification meets the National Objective of eliminating blight. The National Objective for this activity is LMMI Housing. Please remove the sentence and/or replace with the correct National Objective.  
1000-1499 COT 1245 SF LH25 - Under Activity Description, the last paragraph, the dollar amount in the narrative is \$212,000; however, the spreadsheet shows \$211,600, please correct and/or verify the amount by revising the narrative or correcting the spreadsheet.  
1000-1499 COT 1245 SF LMMI- Under Activity Description, the last sentence states: This modification meets the National Objective of eliminating blight. The National Objective for this activity is LMMI Housing. Please remove the sentence and/or replace with the correct National Objective.  
3000-1410 COT 6 - Under Activity Description, the last paragraph, the dollar amount in the narrative is \$2,211; however, the spreadsheet shows \$2,650, please correct and/or verify the amount by revising the narrative or correcting the spreadsheet. The last sentence states: This modification meets the National Objective of eliminating blight. This is an admin activity; therefore, remove the sentence.  
3000-1410 THA - The spreadsheet reduced the budget amount by \$233,173.39, please include a narrative that provides this information and explanation.  
4000-1440 COT 3 LH25 - Under Activity Description, the last sentence states: This modification meets the National Objective of eliminating blight. The National Objective for this activity is LH25 Housing. Please remove the sentence and/or replace with the correct National Objective.  
4000-1440 THA LMMI - The spreadsheet reduced the budget amount by \$876,826.61, please include a

narrative that provides this information and explanation.  
 4000-1440 BOA 123 LH25 - The spreadsheet increased the budget amount by \$3,385,000, please include a narrative that provides this information and explanation.

Please remember to include ‘why’ the budgets were increased or reduced; a suggested explanation would be that COT reallocated all remaining budgeted funds to THA for the Encore project to assist with the construction of affordable rental units, and to meet HUD’s expenditure deadline. LS 12/14/12

- Reviewer - AP submission rejected per grantees request, they need to complete their plan modifications and resubmit. LS 2/4/13
- Reviewer - THA's action plan modification for NSP2 is approved for the following modifications: budget adjustments from the City of Tampa's remaining open projects in the amount of \$606,576.52, the funds are being reallocated for THA's admin and construction of the Encore project. Due to the expenditure deadline, all funds were transferred and will be expended, since there were no added or deleted projects, and the reallocation did not substantially change the number of units produced, this was considered a plan modification, not a substantial amendment. THA provided a spreadsheet and letter from the City requesting these action.
- Reviewer - Plan modification to revised project 4000 budget by \$8,000 and revised activity line item 4000-1499 BOA 13 LMMI by \$8,000.00. the increase was for program income.LS 3/12/13
- Reviewer - Grantee increased program income to have the ability to revise vouchers per HUD's request. LS 8/14/2013
- Reviewer - Updated beneficiary data in the action plan. LS 8/14/2013
- Reviewer - Plan modification for revisions to beneficiaries.LS 8/14/13
- Reviewer - Minor revisions made due to a monitoring of expenditures where THA was directed to revise vouchers for ineligible costs and incorrect activities. LS 12/4/13

## Action Plan History

Version	Date
B-09-CN-FL-0022 AP#1	02/07/2013
B-09-CN-FL-0022 AP#2	05/16/2011
B-09-CN-FL-0022 AP#3	08/14/2013
B-09-CN-FL-0022 AP#4	08/14/2013
B-09-CN-FL-0022 AP#5	08/14/2013
B-09-CN-FL-0022 AP#6	03/13/2013
B-09-CN-FL-0022 AP#7	12/04/2013
B-09-CN-FL-0022 AP#8	12/21/2012

