

Action Plan

Grantee: Hillsborough County, FL

Grant: B-11-UN-12-0006

LOCCS Authorized Amount:	\$ 8,083,062.00
Grant Award Amount:	\$ 8,083,062.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 43,293.93
Total Budget:	\$ 8,126,355.93

Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 1	Other Federal Funds
Public Housing Grant	Other Local Government Funds
State Housing Initiatives Partnership	County Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

Purchase and rehabilitation of single family and multifamily properties	\$6,574,756
Demolition	\$ 300,000
Redevelop vacant and demolished properties	\$ 400,000
Planning and Administration	\$ 808,306
Total	\$8,083,062

How Fund Use Addresses Market Conditions:

Research in Hillsborough County notes the following: Sales Price: According to CoreLogic the U.S. Housing and Mortgage trends show that the home prices in August of 2010 have fallen 1.5 % from the same month the year before. The 2010 3rd quarter Case-Shiller Home Price Indices report states that the Tampa Bay area had a -0.8% decline in home prices from the second quarter of 2010 and a -4.3 % decline over the year. The Greater Tampa Realtors Association reports that the average sales price of homes has slightly declined from \$154,725 (1/10) to \$153,453 (10/10). The 2010 sales price ranged from the lowest in February of \$150, 274 to the highest of \$170,661 in June. Sales Volume: Home sales, according to the Greater Tampa Association of Realtors, have fluctuated over the year. Sales volumes have dropped from a high of 2,186 in June of 2010 to 1,361 in October of 2010. Most likely the high in June was due to the tax credit being extended to buyers until the end of that month. The average price range with the highest sold units is the \$1-\$49,999 range with a market share of 16%. The next highest range is the \$120,000 to \$139,999 with just over 9% of the market. Total sales from January 1 to October 31 were 16,650 units. The average Months Supply based on the multiple listing services for the Tampa area is 8.5. Absorption Rate: According to information from CoreLogic in late November, nationally there is an eight-month supply of shadow inventory of these homes. Shadow inventory is also called the pending supply. It is comprised by the number of properties seriously delinquent (90 day or more), in foreclosure, and real estate owned by lenders not currently listed on the MLS. The visible inventory of new and existing homes through August of 2010 is at a 15 month supply. CoreLogic reports that in the Tampa -St. Petersburg-Clearwater statistical area the supply of distress homes total 21.5 months. CoreLogic states that Florida, California and Michigan continue to have the highest ratio of delinquent properties to sales. As of November 30, 2010, data from the Mortgage Brokers Association and New York-based Haver Analytics, showed a peak of foreclosure inventory occurred in the fall of 2009 and has since dropped below 2 million as servicers have worked through the backlog, either modifying the mortgage or selling the underlying home as an Real Estate Owned (REO) property. Nationally, the delinquency rate for mortgage loans, per the Mortgage Bankers Association, note that the rate decreased by 72 basis points from the 2nd quarter of 2010. However the percentage of loans where foreclosure actions were started during the third quarter was up by 23 basis points from the previous quarter. In November of 2010, Lender Processing Services noted that nationally approximately 5 million properties have loans



that are 30 or more days past due, but not in foreclosure, and 2.24 million properties have mortgages that are at 90 or more days overdue. States with the highest percentage of noncurrent loans included Florida. It is expected that the lender foreclosure paperwork issues from late summer will have an impact increasing the foreclosure inventory in the 4th quarter. In Hough County, 2010 mortgage foreclosure filings with the average of 27%. However the number of cases filed each month still average over 1200 per month. That is down from the monthly average in 2009 of over 1800. Age of Listings: The active listings as of October 31, 2010, show 10,432 single family homes unsold, with 1674 under contract; and 2,847 condominiums unsold, with 519 under contract. The time on the market of single family units sold is:
Days &

Ensuring Continued Affordability:

Hillsborough County will ensure long term affordability through the use of a Land Use Restriction Agreement (LURA) that will be recorded against the property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided by the County will be subject to recapture. The County will annually monitor the multifamily rental developments that are assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards. In addition, all properties receiving NSP funding will be secured by a recorded mortgage on the property, in favor of the County. In an effort to make the homes more affordable, eligible clients can apply for down payment assistance, which will be funded with HOME and State Housing Initiative Partnership (SHIP) Funds. The County will use the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability period is listed below: Up to \$15,000 = 5 Years,

- Up to \$15,000 = 5 Years
- \$15,001 - \$40,000 = 10 Years
- Over \$40,000 = 15 Years
- New Construction = 20 Years

Definition of Blighted Structure:

Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

Definition of Affordable Rents:

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA).

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet local building codes including the Standard Southern Building Code (SBCCI), and ordinances pertaining to providing housing that is decent, safe, sanitary, and fit for habitation. Hillsborough County's Written Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with Ordinance 04-18, which defines the minimum housing code for Hillsborough County. As part of the implementation of the NSP3, the Hillsborough County Affordable Housing Department (AHD) will incorporate energy efficient, environmentally friendly and/or Green elements as part of the proposed activities. In its current Housing Rehabilitation Program the AHD has incorporated Energy-Star appliances and energy efficient standards as part of the housing specifications. Some of the efficiency measures include, but are not limited to:

- Low flow plumbing fixtures
- Energy -Star rated appliances
- 16 SEER Heat pumps
- Programmable thermostats
- Fluorescent and compact fluorescent light bulbs
- R-30 insulation (minimum above living area)
- Aluminum double insulated Lo E windows
- Switched ceiling fan/light fixture boxes at all bedrooms and living room

Every effort possible will be made to implement energy efficient and environmentally friendly "Green" elements, standards and practices. Water conservation, energy efficient material, healthy homes, as well as durable, long lasting termite resistant materials such as formed and poured concrete slabs, concrete wall block and engineered/manufactured composites will be utilized whenever and wherever possible. Hillsborough County will require Contractors working on any NSP3 projects to remove, secure, and/or donate any salvageable or reusable material to nonprofit agencies and program involve with residential rehabilitation or reconstruction. The County will identify potential partners (i.e. Habitat for Humanity Restore) and well as community improvement organization that might benefit from the use of deconstructed items.

Vicinity Hiring:

Vicinity hiring for the NSP activity will be followed to the maximum extent feasible to provide for hiring of workers or small businesses who reside in the vicinity of the NSP target areas. The Request for Proposals for any multifamily project will have a clause added to the Section 3 requirement to note the NSP vicinity hiring requirement. At each pre-construction meeting the contractors will be notified to contact AHD if they will need to hire new workers for the project. If new workers are needed, signage will be posted at the jobsite so the community can view the notices at the neighborhood level. Also when new workers are needed, the AHD will also provide information on the Department's NSP website to notify the public that job opportunities are available for the NSP project.



Procedures for Preferences for Affordable Rental Dev.:

To more easily meet the NSP 3 program set-aside requirements and provide opportunity for the greatest positive neighborhood impact, the County may solicit request for proposals (RFP) for qualified multifamily properties or it may acquire qualified multifamily properties directly. The RFP(s) will provide an opportunity for a qualified nonprofit agency or qualified private for profit entity to acquire foreclosed, abandoned, delinquent and/or vacant multifamily properties for rental to mixed income residents and/or a special needs population. If the County purchases a multifamily property, the AHD may solicit a Request for Qualifications (RFQ) from qualified nonprofit agencies or qualified private for profit entities to own and operate the multifamily project. Terms for the multifamily projects will be for 40 years with a 0-3% interest rate depending on cash flow for the project. The County will require that any multifamily developments proposed for acquisition will be reviewed by the County's approved Credit Underwriter for financial feasibility.

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA).

Compliance with the Uniform Relocation Act (49 CFR Part 24) and the Affordable Housing Department's Relocation and Displacement Policy will be followed for this activity.

Grantee Contact Information:

Lanette E. Glass, AICP, Foreclosure Manager
 Hillsborough County Affordable Housing Services
 Department
 1208 Tech Blvd, Suite 300
 Tampa, FL 33619
 Phone: 813/274.6672
 Fax: 813.635.8134
 email:glassl@hillsboroughcounty.org
 NSP website:<http://www.hillsboroughcounty.org/affordablehousingoffice/nsp>

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
3101A	Purchase and Rehabilitation of SF	3101A	Purchase and Rehabilitation for single family prop
		3101B (cancelled)	Purchase and Rehab multifamily units
3101AB	Purchase and Rehabilitation of	3101AB	Purchase and Rehab multifamily unit
3101AC	Purchase and Rehabilitation of	3101AC	Purchase and Rehabilitation Cedar Poin
3101BB	Purchase and Rehabilitation of	3101BB	Purchase and Rehab multifamily unit
3101C	Purchase and Rehabilitation of	3101C	Purchase and Reconstruct multifamily units
3101D	Purchase and Rehabilitation of	3101D	Purchase and Rehab multifamily units
3101DA	Purchase and Rehabilitation of	3101DA	Purchase and Rehab multifamily units
3102	Demolition of vacant and blighted	3102A	Clearance and Demolition
3103	Redevelopment of vacant and	3103A	Redevelop vacant and demolished properties
3106	Planning and Administration	3106A	Planning and Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 3101A / Purchase and Rehabilitation of SF properties

Grantee Activity Number: 3101A
Activity Title: Purchase and Rehabilitation for single family prop

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 3101A

Projected Start Date:
 05/15/2011

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

Activity Status:
 Completed

Project Title:
 Purchase and Rehabilitation of SF

Projected End Date:
 03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 141,096.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 141,096.21

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Substantially Rehabilitated Units	2
#Dishwashers replaced	2
#Refrigerators replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#Additional Attic/Roof Insulation	2
# of Properties	2



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Hillsborough County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Hillsborough County

Organization Type

Local Government

Proposed Budget

\$ 4,263,990.00

Location Description:

Gibsonton area, Clair Mel area and the University of South Florida area

Activity Description:

To purchase and rehabilitate single family, vacant and blighted units to make available to low and moderate income households. Green measures will be taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 3101B (cancelled)
Activity Title: Purchase and Rehab multifamily units

Activity Type:
 Acquisition - general

Project Number:
 3101A

Projected Start Date:
 05/11/2011

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.

Activity Status:
 Completed

Project Title:
 Purchase and Rehabilitation of SF

Projected End Date:
 03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	50	50		100.00
# Owner Households				0.0
# of Households	50	50		100.00
# of Permanent Jobs Created				0.0

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

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Hillsborough County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Hillsborough County	Local Government	\$ 0.00

Location Description:

Gibsonton Area, Clair Mel area and the University of South Florida area

Activity Description:

To purchase and rehabilitate multifamily blighted properties in the target area for low income households. \$2,020,766.00 other federal funds SHIP \$1,000,000.00

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3101AB / Purchase and Rehabilitation of Multifamily Sand

Grantee Activity Number: 3101AB
Activity Title: Purchase and Rehab multifamily unit

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3101AB

Projected Start Date:

05/11/2011

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

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation of Multifamily

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 766,482.72

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 766,482.72

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



# Renter Households	9	9	100.00
# of Households	9	9	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	9
# of Housing Units	9
#Low flow showerheads	9
#Low flow toilets	9
#Dishwashers replaced	9
#Refrigerators replaced	9
#Replaced hot water heaters	9
#Replaced thermostats	9
#Efficient AC added/replaced	9
#Additional Attic/Roof Insulation	9
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Catholic Charities- Sand Dollar, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Catholic Charities- Sand Dollar, Inc.	Non-Profit	\$ 0.00
Hillsborough County	Local Government	\$ 766,482.72

Location Description:

12708 North 19th Street, Tampa, Florida 33612, in the University of South Florida (USF) NSP3 Target Area.

Activity Description:

Hillsborough County provided the funding to Catholic Charities for the acquisition of a 40-unit foreclosed and dilapidated apartment complex. Funds were also provided for the substantial rehabilitation of the complex. All construction activity is complete and the complex is fully leased to eligible clients. Green measures will be taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Project # / Title: 3101AC / Purchase and Rehabilitation of Multifamily Cedar

Grantee Activity Number: 3101AC
Activity Title: Purchase and Rehabilitation Cedar Poin

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3101AC

Projected Start Date:

05/01/2011

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

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation of Multifamily

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,366,392.30

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 347,200.00

Total Funds: \$ 1,713,592.30

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	9
# of Housing Units	9
# of Elevated Structures	1
#Units with bus/rail access	9
#Low flow showerheads	9
#Low flow toilets	9
#Dishwashers replaced	9
#Refrigerators replaced	9
#Replaced hot water heaters	9
#Replaced thermostats	9
#Efficient AC added/replaced	9
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tampa Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Hillsborough County	Local Government	\$ 1,366,392.30
Tampa Housing Authority	Unknown	\$ 0.00

Funding Source Name	Matching Funds	Funding Amount
Public Housing Grant	Yes	\$ 347,200.00

Location Description:

5409 Temple Palms Avenue, Tampa, Florida 33617. Located in the Orient Park NSP3 Target Area.

Activity Description:

Hillsborough County provided funding to the Tampa Housing Authority to purchase this foreclosed and dilapidated partment complex. The existing improvements were demolished and a new 60-unit apartment complex was redeveloped. The construction is complete and the development is leased to eligible clients. Green measures will be taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3101BB / Purchase and Rehabilitation of Multifamily Sand

Grantee Activity Number: 3101BB
Activity Title: Purchase and Rehab multifamily unit

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
3101BB

Projected Start Date:

Activity Status:
Completed
Project Title:
Purchase and Rehabilitation of Multifamily
Projected End Date:



05/11/2011

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.

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 425,823.80
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 425,823.80

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# of Households	5	5		100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

#Low flow showerheads

#Low flow toilets

#Refrigerators replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

of Properties

Total

5

5

5

5

5

5

5

5

5

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Catholic Charities- Sand Dollar, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Catholic Charities- Sand Dollar, Inc.

Hillsborough County

Organization Type

Non-Profit

Local Government

Proposed Budget

\$ 0.00

\$ 425,823.80



Location Description:

12708 North 19th Street, Tampa, Florida 33612, in the University of South Florida (USF) NSP3 Target Area.

Activity Description:

Hillsborough County provided the funding to Catholic Charities for the acquisition of a 40-unit foreclosed and dilapidated apartment complex. Funds were also provided for the substantial rehabilitation of the complex. All construction activity is complete and the complex is fully leased to eligible clients. Green measures will be taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3101C / Purchase and Rehabilitation of Multifamily Cedar

Grantee Activity Number: 3101C
Activity Title: Purchase and Reconstruct multifamily units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3101C

Projected Start Date:

05/01/2011

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.

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation of Multifamily

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,537,585.97

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 644,800.00

Total Funds: \$ 3,182,385.97

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	17	17		100.00
# of Households	17	17		100.00

Proposed Accomplishments	Total
# of Multifamily Units	17
# of Housing Units	17
# of Elevated Structures	2
#Units with bus/rail access	17
#Low flow showerheads	17
#Low flow toilets	17
#Dishwashers replaced	17
#Refrigerators replaced	17
#Replaced hot water heaters	17
#Replaced thermostats	17
#Efficient AC added/replaced	17
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Tampa Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Hillsborough County	Local Government	\$ 2,537,585.97
Tampa Housing Authority	Unknown	\$ 0.00

Funding Source Name	Matching Funds	Funding Amount
Public Housing Grant	Yes	\$ 644,800.00

Location Description:

5409 Temple Palms Avenue, Tampa, Florida 33617. Located in the Orient Park NSP3 Target Area.

Activity Description:

Hillsborough County provided funding to the Tampa Housing Authority to purchase this foreclosed and dilapidated partment complex. The existing improvements were demolished and a new 60-unit apartment complex was redeveloped. The construction is complete and the development is leased to eligible clients. Green measures will be taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Project # / Title: 3101D / Purchase and Rehabilitation of Multifamily Pines

Grantee Activity Number: 3101D
Activity Title: Purchase and Rehab multifamily units

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

3101D

Projected Start Date:

05/11/2011

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.

Activity Status:

Completed

Project Title:

Purchase and Rehabilitation of Multifamily

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 540,846.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 540,846.31

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# of Households	8	8		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	8
# of Housing Units	8
# of Elevated Structures	
# of Substantially Rehabilitated Units	8
#Units with bus/rail access	8
#Refrigerators replaced	8
#Light fixtures (outdoors) replaced	8
#Light Fixtures (indoors) replaced	8



#Replaced hot water heaters	8
#Replaced thermostats	8
#Efficient AC added/replaced	8
#Additional Attic/Roof Insulation	8
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

University Area Community Development Corp., Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Hillsborough County	Local Government	\$ 540,846.31
University Area Community Development Corp., Inc.	Non-Profit	\$ 0.00

Location Description:

This property is located at 11720 North 14th Street, Tampa, Florida 33613. This is in the University of South Florida (USF) NSP3 Target Area.

Activity Description:

Hillsborough County provided the funding to the University Area Community Development Corporation (UACDC) to purchase this foreclosed and dilapidated 16-unit apartment complex. Funding was also provided for the substantial rehabilitation of the complex. The construction is complete and the development is fully leased to eligible clients. Green measures were taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units, insulation, appliances and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3101DA / Purchase and Rehabilitation of Multifamily Pines

Grantee Activity Number: 3101DA

Activity Title: Purchase and Rehab multifamily units

Activity Type:

Activity Status:



Rehabilitation/reconstruction of residential structures

Completed

Project Number:

3101DA

Project Title:

Purchase and Rehabilitation of Multifamily

Projected Start Date:

05/11/2011

Projected End Date:

03/09/2014

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: \$ 540,846.30

National Objective:

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

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 540,846.30

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	16		8	50.00
# of Households	16		8	50.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Elevated Structures

of Substantially Rehabilitated Units

#Units with bus/rail access

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Additional Attic/Roof Insulation

of Properties

Total

8

8

8

8

8

8

8

8

8

8

8

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

University Area Community Development Corp., Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Hillsborough County	Local Government	\$ 540,846.30
University Area Community Development Corp., Inc.	Non-Profit	\$ 0.00

Location Description:

This property is located at 11720 North 14th Street, Tampa, Florida 33613. This is in the University of South Florida (USF) NSP3 Target Area.

Activity Description:

Hillsborough County provided the funding to the University Area Community Development Corporation (UACDC) to purchase this foreclosed and dilapidated 16-unit apartment complex. Funding was also provided for the substantial rehabilitation of the complex. The construction is complete and the development is fully leased to eligible clients. Green measures were taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units, insulation, appliances and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3102 / Demolition of vacant and blighted structures

Grantee Activity Number: 3102A
Activity Title: Clearance and Demolition

Activity Type:
Clearance and Demolition

Project Number:
3102

Projected Start Date:
05/15/2011

Project Draw Block by HUD:
Not Blocked

Activity Status:
Completed

Project Title:
Demolition of vacant and blighted

Projected End Date:
03/09/2014

Project Draw Block Date by HUD:



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

Activity Draw Block Date by HUD:

Total Budget:	\$ 5,679.87
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 300,000.00
Total Funds:	\$ 305,679.87

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
1			0.00

Proposed Accomplishments

of Singlefamily Units

Total

5

of Multifamily Units

of Housing Units

5

of Businesses

of Properties

5

LMI%:	37.73
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Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

Hillsborough County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Hillsborough County

Organization Type

Local Government

Proposed Budget

\$ 5,679.87

Funding Source Name

Neighborhood Stabilization Program 1

Matching Funds

No

Funding Amount

\$ 300,000.00

Location Description:

Gibsonton area, Clair Mel area, and the University of South Florida area.

Activity Description:

To demolish vacant, blighted structures in the NSP3 target area.

Environmental Assessment:

COMPLETED



Environmental Reviews: None

Project # / Title: 3103 / Redevelopment of vacant and demolished properties

Grantee Activity Number: 3103A
Activity Title: Redevelop vacant and demolished properties

Activity Type:

Construction of new housing

Project Number:

3103

Projected Start Date:

05/15/2011

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

Activity Status:

Completed

Project Title:

Redevelopment of vacant and demolished

Projected End Date:

03/09/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,042,391.45

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,042,391.45

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	9
# of Housing Units	9
#Units ζ other green	9
#Sites re-used	1



#Low flow showerheads 9

#Low flow toilets 9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Florida Home Partnership, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Florida Home Partnership, Inc.	Non-Profit	\$ 125,724.09
Hillsborough County	Local Government	\$ 916,667.36

Location Description:

University of South Florida area.

Activity Description:

To construct new housing on vacant property in the NSP target area. Green measures will be taken such as low flow toilets, faucets, programmable thermostats, 16 seer HVAC units and low E windows.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 3106 / Planning and Administration

Grantee Activity Number: 3106A
Activity Title: Planning and Administration

Activity Type:

Administration

Activity Status:

Completed

Project Number:

3106

Project Title:

Planning and Administration

Projected Start Date:

12/01/2010

Projected End Date:

03/09/2014

Project Draw Block by HUD:

Project Draw Block Date 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)

Activity Draw Block Date by HUD:

Total Budget: \$ 759,211.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 759,211.00

Total Funds: \$ 1,518,422.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Hillsborough County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Hillsborough County

Organization Type

Local Government

Proposed Budget

\$ 759,211.00

Funding Source Name

State Housing Initiatives Partnership Program

Neighborhood Stabilization Program 1

Matching Funds

No

No

Funding Amount

\$ 0.00

\$ 759,211.00

Location Description:

Gibsonton area, Clair Mel area, and the University of South Florida area.

Activity Description:

Planning and administration activities to implement the NSP3 grant.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Action Plan Comments:

- Reviewer - Project 3101 Purchase and Rehab of SF properties, however, there is a MF activity listed, grantee should revise the title of the project. Also Grantee contact information is different from original action plan submission. LS 4/12/11
- Reviewer - Hillsborough County's plan modifications include changes to the following Activities:
DEMOLITION 3102A was reduced by \$34,320; ADMINISTRATION 3106A was reduced by \$49,095;
MULTIFAMILY 3101B was increased by \$83,715
- Reviewer - Modifications include: REDEVELOPMENT 3103A was reduced by \$33,332.64; MULTIFAMILY 3101B was increased by \$33,332.77; DEMOLITION 3102A was decrease by \$.13
- Reviewer - The redevelopment activity is changed to multifamily.
- Reviewer - Plan modification was to move \$125, 724.09 from Cedar Pointe to Friendship. The expenditure was in the wrong project.
- Reviewer - Modification to add one multifamily project individually and revised all the draw to the multifamily activities.
- Reviewer - Minor changes to clean up DRGR for close out, recommended by HUD TA Constructor
- Reviewer - AP modification's per HUD TA Provider to clean up DRGR for closeout.
- Reviewer - Please review flags and make necessary revisions to remove. Modification made to AP are under the direction of the TA Provider as guidance to assist in closing the grant. LS
- Reviewer - performance modifications directed by TA Provider for closeout. LS

Action Plan History

Version	Date
B-11-UN-12-0006 AP#1	04/19/2011
B-11-UN-12-0006 AP#2	04/17/2012
B-11-UN-12-0006 AP#3	10/03/2012
B-11-UN-12-0006 AP#4	01/24/2013
B-11-UN-12-0006 AP#5	07/30/2013
B-11-UN-12-0006 AP#6	03/04/2014
B-11-UN-12-0006 AP#7	07/25/2014
B-11-UN-12-0006 AP#8	09/15/2014
B-11-UN-12-0006 AP#9	12/19/2014
B-11-UN-12-0006 AP#10	03/20/2015
B-11-UN-12-0006 AP#11	06/17/2015



B-11-UN-12-0006 AP#12	01/27/2017
B-11-UN-12-0006 AP#13	04/23/2018
B-11-UN-12-0006 AP#14	04/28/2018
B-11-UN-12-0006 AP#15	05/18/2018

