

Action Plan

Grantee: Tampa, FL

Grant: B-11-MN-12-0029

LOCCS Authorized Amount:	\$ 4,691,857.00
Grant Award Amount:	\$ 4,691,857.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 683,190.93
Total Budget:	\$ 5,375,047.93

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Acquisition, rehabilitation of foreclosed single family and multi-family properties in the South Gandy target Area.
Approximately \$1.94 million will be used for acquisition and related costs
Approximately \$2.28 million will be used for rehabilitation and related costs
\$469,186 will be use for administrative costs
Approximately \$2.8 million will be set aside for households earning up to 50%AMI. The rental properties will be reserved for those clients.

How Fund Use Addresses Market Conditions:

The Tampa market demands more affordable rental units. Home ownership opportunities will be funded with NSP3, however the focus will be on multi-family.
Funding set aside for households at or below 50% of AMI will be for the creation of rental housing. The City past experience in address the needs of low income households is that the rental housing is the preferred method. The contined flat for sale housing market has made acquisition and rehabilitation of foreclosed properties the City's priority. The City will require that projects selected for rental activities must include the capacity for providing rental property management and supportive services. Partners utilizing NSP-funded properties for rental housing programs shall demonstrate sufficient capacity and resources to provide for ongoing program operating costs. The City will also require that any potential multi-family rental development proposals be reviewed by the City's approved underwriter for financial feasibility.

Ensuring Continued Affordability:

The City of Tampa will ensure continued affordability for NSP-assisted housing through the use of deferred payment loan mortgage and note documents that will be recorded against each property. If an owner who has been assisted through this program transfers title to the property before the affordability period expires, the assistance provided through the City's NSP program will be subject to recapture. The City will annually monitor all properties that are assisted with NSP funds during the affordability period to ensure that the specified units remain affordable, and that the property(s) continue to meet minimum housing quality standards. In addition, all properties acquired through the NSP funding program will be secured by a recorded deferred payment loan mortgage and note in favor of the City, and monitored by the City on an annual basis.

The City 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 City will annually monitor these periods of affordability for income compliance and HQS. The minimum affordability period is listed below:

- 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:

(1) Definition of “blighted structure” in context of state or local law.
 Response: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. Blighted structures located within any historic districts will be given appropriate consideration regarding historic preservation standards and regulations. Section 19.02 of Article XIX of the City’s Code of Ordinances addresses slum and blighted areas as being “injurious to the public health, safety, morals and welfare of the residents of said municipality; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of said municipality, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities ..” Contributing nuisance conditions are defined in Section 19.03 of the City’s Code of Ordinances that includes any one, or a combination of the following:

- Any public nuisance known at common law or in equity jurisprudence or as provided by the statutes of the state or ordinances of the city, including this chapter;
- Physical conditions dangerous to human life or detrimental to health or persons on or near the premises where the condition exists;
- Unsanitary conditions or anything offensive to the senses or dangerous to health;
- Whatever renders air, food or drink unwholesome or detrimental to the health of human beings; and
- Fire hazards

Definition of Affordable Rents:

The maximum Affordable Rents shall not exceed the State of Florida’s State Housing Initiative Partnership Program (SHIP) Rents as published annually by the Florida Housing Finance Corporation (FHFC) for the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA). The City has adopted the FHFC maximum affordable rent limits for use in NSP-funded programs. The City will review and approve the rents charged on an annual basis, as they are updated by the Florida Housing Finance Corporation.

Housing Rehabilitation/New Construction Standards:

The intent of the City’s HCD Standards for Rehabilitation is to correct sub-standard conditions with the City of Tampa’s housing stock so that dwellings are safer, healthier, more durable, more affordable, more energy efficient, and more habitable. HCD intends for rehabilitation to correct a broad range of conditions that afflict the housing stock. Rehabilitation should address more than those conditions that threaten the immediate “health and safety” of the occupants. It should include correcting conditions that will create a future hazard, that make the dwelling less useful and less affordable to the occupant, and that reduce the dwelling’s long-term habitability. The City of Tampa’s Housing and Community Development (HCD) Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with City Codes, which define the minimum housing code for the City of Tampa. Chapter 5 of the City Building Code adopts the Florida Building Code. Chapter 1 of the Florida Building code is amended and is used as the basis for Chapter 5 of the City Code. It is the contractor’s responsibility for correcting any visible existing code violation that may have been omitted in the write-up of specifications and for all labor, materials, equipment, permits, licenses and services for the proper completion of the rehabilitation project.

All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.

- o All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- o Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwasherstar-46 labeled pucts.
- o Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- o Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires). NSP Recommended Energy Efficient and Environmentally-Friendly Green Elements- New construction and gut rehabilitation activities should exceed the Energy Star for New Homes standard. Moderate rehabi

Vicinity Hiring:

The City will, to the maximum extent possible, provide for vicinity hiring by maintaining a list of approved Small and Local Business Enterprises located within the City limits. In addition, the City will work with local Not-For-Profits and the Tampa Housing Authority to identify workers from local vicinity.

Procedures for Preferences for Affordable Rental Dev.:

The NSP3 program requires at least 25% of total NSP3 allocation to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of AMI. The City’s NSP3 funding set-aside for households at or below 50% of AMI will be used for the creation of rental housing. The City’s Real Estate Department has identified three (3) available multi-family rental projects in the Gandy South NSP3 target area having a combined total of 130 units. In addition, in the NSP 1 multi-family RFP that was issued in February, 2010, a total of five (5) properties in this target area were submitted.

Grantee Contact Information:

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Tampa, FL 33602

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
GBC2SQAA-B	Planning and Administration	GBC2SQAA	Planning and Administration
GBC2SQAC	Land Banking	<i>No activities in this project</i>	
GBC2SQAC-AD	Acquisition/Rehabilitation	GBC2SQAC/AD-MF	Acquisition/Rehabilitation - Multi-Family
GBC2SQAD	Redevelopment of Vacant	GBC2s	Redevelopment
		GBC2s-RTTB	Sulphur Springs Phase II
GBC2SQAD-demo	Demolition	GBC2SQAD-Demo	Demolition



Activities

Project # / GBC2SQAA-B / Planning and Administration

Grantee Activity Number: GBC2SQAA
Activity Title: Planning and Administration

Activity Type:

Administration

Project Number:

GBC2SQAA-B

Projected Start Date:

03/11/2011

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)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Planning and Administration

Projected End Date:

03/10/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 469,071.56

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 469,071.56

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Tampa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Tampa

Organization Type

Local Government

Proposed Budget

\$ 469,071.56



Location Description:

City of Tampa

Activity Description:

Administration:

City NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities 1 through 7 listed below. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges.

Environmental Assessment: EXEMPT

Environmental None

Project # / GBC2SQAC-AD / Acquisition/Rehabilitation

Grantee Activity Number: GBC2SQAC/AD-MF
Activity Title: Acquisition/Rehabilitation - Multi-Family

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
GBC2SQAC-AD

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.

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Acquisition/Rehabilitation

Projected End Date:
03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,031,134.29
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 3,031,134.29



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	25	25		100.00
# of Households	25	25		100.00

Proposed Accomplishments	Total
# of Multifamily Units	25
# of Housing Units	25
# ELI Households (0-30% AMI)	
#Units with bus/rail access	25
#Low flow showerheads	25
#Low flow toilets	25
#Dishwashers replaced	25
#Clothes washers replaced	25
#Refrigerators replaced	25
#Light fixtures (outdoors) replaced	25
#Light Fixtures (indoors) replaced	25
#Replaced hot water heaters	25
#Replaced thermostats	25
#Efficient AC added/replaced	25
#Energy Star Replacement Windows	25
# of Properties	1

Activity is being carried out by

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 Budget
City of Tampa	Local Government	\$ 20,000.00
Mental Health Care, INC.	Non-Profit	\$ 3,000,000.00

Location Description:

South Gandy Target Area 6515 S. Bayshore Blvd

Activity Description:

Affordable rental housing will benefit the majority of the population earning at or below 50% AMI. Approved multi-family Housing Providers will also work in conjunction with the Tampa Housing Authority to place those currently on the waiting list for Section 8 rental units. The City will work with agencies to assist individuals or families affected by foreclosure in finding sufficient housing. The City may provide incentives for improving energy efficiency, conservation, or providing renewable energy source(s). These types of features will provide for long-term affordability and increased sustainability and attractiveness of housing and neighborhoods.

All housing acquired and rehabilitated through this program must meet all 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). The City of Tampa's Housing Rehabilitation Standards will be used when specifying rehabilitation work needed to bring substandard housing into compliance with the housing code for the City of Tampa. Units will be monitored for housing quality standards as well.

Environmental Assessment: COMPLETED

Environmental None

Project # / GBC2SQAD / Redevelopment of Vacant Properties

Grantee Activity Number: GBC2s
Activity Title: Redevelopment

Activity Type:
 Construction of new housing

Project Number:
 GBC2SQAD

Projected Start Date:
 11/30/2013

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 Redevelopment of Vacant Properties
Projected End Date:
 08/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,173,965.91
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,173,965.91

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	26	10	16	100.00
# of Households	26	10	16	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	26
# of Housing Units	26
# ELI Households (0-30% AMI)	
#Units \geq other green	26
#Sites re-used	26
#Units exceeding Energy Star	26
#Units with bus/rail access	4
#Low flow showerheads	26
#Low flow toilets	26
#Units with solar panels	

Activity is being carried out by

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 Budget
City of Tampa	Local Government	\$ 1,173,965.91
Rebuild Together Tampa Bay	Non-Profit	\$ 0.00

Location Description:

Sulphur Springs Target Area

Activity Description:

New Construction of single family homes on NSP1 land banked and City owned property

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: GBC2s-RTTB
Activity Title: Sulphur Springs Phase II

Activity Type:
 Construction of new housing

Project Number:
 GBC2SQAD

Projected Start Date:
 08/04/2016

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

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Redevelopment of Vacant Properties

Projected End Date:
 08/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 681,343.45
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 681,343.45

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	24			0.00
# of Households	24			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	24
# of Housing Units	24

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 Rebuild Together Tampa Bay

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Rebuild Together Tampa Bay	Non-Profit	\$ 681,343.45



Location Description:

Sulphur Springs

Activity Description:

Rebuilding Together Tampa Bay, Inc. was awarded \$1,000,000 and 18 in-fill lots to do new construction of single family homes in Sulphur Springs. Rebuilding Together is also responsible for acquiring and/or rehabbing 6 additional units for a total of 24 units.

Environmental Assessment: COMPLETED

Environmental None

Project # / GBC2SQAD-demo / Demolition

Grantee Activity Number: GBC2SQAD-Demo
Activity Title: Demolition

Activity Type:
Clearance and Demolition

Project Number:
GBC2SQAD-demo

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

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Completed

Project Title:
Demolition

Projected End Date:
03/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 18,805.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 18,805.00



Proposed Beneficiaries

Total Low Mod Low/Mod%

of Persons

0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

Activity funds eligible for DREF (Ike Only)

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

LMI%:	54.16
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Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

City of Tampa

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

City of Tampa

Local Government

\$ 18,805.00

Location Description:

NSP3 Target Area - South Tampa

Activity Description:

Demolition of 3 single family properties acquired for future redevelopment. Properties will be redeveloped and sold to first time homebuyers.

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

Serino, Lori Review Results: 1)The two admin projects and activites need to be rolled into one, they both serve as admin for the City of Tampa also slightly over budget, do not round numbers up.2)Acquisition project should be rolled up with the rehab project and activities for MF and SF LH25 and LMMI



should also be combined. 3) Land bank was not included in the DRGR, but was listed on the Countys hard copy action plan, this needs to be inserted even if not funded and an explanation included in the narrative since it was funded on the approved plan that was posted for public comment. LS 4/14/11

- Serino, Lori 1) GB2SQAC-MF Acquisition Multi-Family \$1,250,000 AND GBC2SQAD-MF Rehabilitation Multi-Family \$1,600,000 should be rolled into one activity. 2)GBC2SQAC-SF \$500,000 and GBC2SQAD-SF \$600,000 should be rolled into one activity. 3)GBC2SQAC-TSEA Title, ER, Appraisals \$115,000 is not a stand alone activity, but a part of purchase, rehab. GBC2SQAD-ICRMT Inspections, Cost Reasonableness, Maintenance \$52,671 is not a stand alone activity, but a part of purchase, rehab. Grantee should make revisions and resubmit. LS 5/9/11
- Serino, Lori Needed to amend activity between Single Family to add more to Multi-family based on actual agreement with Mental Health Care Inc. for 25 unit Multi-family acquisition rehab. LS 5/30/12
- Serino, Lori On October 16, 2013 HUD received a substantial amendment to the City of Tampa's NSP3 Action Plan approved by their City Commission on 9/26/13. The amendment expanded their AGN and included budget adjustments to fund the redevelopment activity. The amendment was approved by HUD; however, upon review of the data in DRGR, it seems that the Demolition activity budget is \$30,000, but when I run a project report the budget amount is \$50,000 which is the amount of the City approved amendment. The grantee will be advised to review the DRGR system and make correction as needed or report the issue to the DRGR Help Desk for assistance. LS 11/14/13
- Serino, Lori Action Plan modification is approved for an increase to the Demolition Activity in accordance with the Substantial Amendment approved by the City Commission on 9/26/13
- Serino, Lori The City's plan modification is approved to reallocate funds to the redevelopment activity to meet the March 10, 2014 expenditure deadline; the city currently does not receive program income. LS 2/14/14.
- Serino, Lori Action Plan modification is rejected, the grantee sent an email indicating that they increased the budget to include \$683190.93 of program income allocated to Activity COT2 - Redelopment, and to update contact information. NO other changes made. Program Income can not be allocated, it must be expended as first in and first out.
- Serino, Lori Adjustment for program income
- Serino, Lori Revisions for closeout as directed by HUD TA Provider.
- Serino, Lori Modification is at the direction of HUD TA Provider for to add phase two of the Sulphur Springs project.
- Serino, Lori Approved for minor revisions to PI.

Action Plan History

Version	Date
B-11-MN-12-0029 AP#1	05/11/2011
B-11-MN-12-0029 AP#2	05/30/2012
B-11-MN-12-0029 AP#3	11/15/2013
B-11-MN-12-0029 AP#4	11/20/2013
B-11-MN-12-0029 AP#5	02/14/2014
B-11-MN-12-0029 AP#6	05/01/2015
B-11-MN-12-0029 AP#7	11/01/2016
B-11-MN-12-0029 AP#8	11/07/2016



B-11-MN-12-0029 AP#9

03/07/2018

B-11-MN-12-0029 AP#10

05/11/2020

