

I. Rehabilitation Program

During the course of the 2002 program year, the city initiated financing to provide rehabilitation assistance to 35 owner-occupied residences for a total amount of \$420,000. At the end of the reporting period, 31 of these cases were reported as completed. In addition, the city partially funded two renovation projects with the Tampa Housing Authority on Mary Bethune Elderly Hi-Rise Apartments and J.L. Young Apartments providing housing units for very low income senior citizens and provided financial assistance for the THA Hope VI project.

The Priority Needs Summary Table of the city's Consolidated Plan reflects the city's intention of targeting owner occupied structures that have been abandoned or severely neglected. As an urban community, the city has a large number of dwelling units that are more than 30 years old. According to the 2000 Census, the city has 76,262 units (56.1% of the city's housing inventory) that are more than 30 years old. The city makes rehabilitation feasible by providing low interest financing to very-low and low-income residents, thereby allowing older structures to be brought to minimum code compliance.

The city uses the Community Development Block Grant (CDBG) program as one of the primary funding sources to implement owner occupied rehabilitation. The CDBG program provides federal funds, which allows the city to conduct a number of housing rehabilitation activities. Through this program, the city provides low cost housing repair financing to homeowners who earn below 80% of the area median income level adjusted for family size. This assistance is provided through a combination of deferred payment loans and low interest loans through the city's affordable housing program. Low and very low income households receive highest priority for subsidized rehabilitation work. Moderate income households are served by a combination of subsidies and bank loans.

A large portion of this rehabilitation assistance was provided to the elderly population and very low-income sector of the community. Financing was provided in the form of a deferred payment loan in most instances, or an emergency grant. The population served typically possesses fixed, limited financial resources and fall within the very low or extremely low-income categories, therefore, no other leveraged financing resources were utilized.

J. Neighborhood Revitalization Strategies

The city has no neighborhood revitalization strategies.

III. HOME Program

A. Analysis of Distribution of HOME Funds among Categories of Housing Needs

During the 2002 Program Year, the city planned to undertake three strategies to utilize HOME program funds to provide decent, safe, sanitary and affordable housing for the neighborhoods and residents of Tampa. These three strategies include affordable housing development undertaken with participation of Community Housing Development Organizations (CHDO), multi-family housing development, and first-time homebuyers program which utilizes down payment assistance and new construction for affordable housing opportunities.

These three strategies focused on providing housing assistance in the categories of housing needs identified in the Consolidated Plan: affordable rental housing; homeowner rehabilitation, and development of new housing opportunities for low and moderate-income households.

HOME Rehabilitation Program

For the reporting period ending September 30, 2003, the city did not provide financial assistance using HOME funds for the rehabilitation of existing units.

HOME Multi-family Development

For the reporting period ending September 30, 2003, the city did not provide financial assistance for the development of multi-family rental properties.

HOME CHDO Housing Development

Community Housing Development Organization projects typically involves acquisition and new housing development to provide affordable housing opportunities for low and moderate-income households. The HOME CHDO funds from PY01 and PY02 are obligated to new housing construction and down payment assistance for housing to be developed in the East Tampa project area. Corporation to Develop Communities of Tampa, Inc. has been awarded \$591,450.00 for new CHDO housing development. The housing development will be completed in PY03.

HOME First-Time Homebuyer

The city of Tampa's first-time homebuyer program consists of three components: 1) down payment assistance for income qualified applicants of privately acquired housing, 2) acquisition and new construction undertaken with non-profit housing developers, and 3) affordable housing developed in partnership with Community Housing Development Organizations.

For the reporting period ending September 30, 2003, the city provided HOME funding assistance to 28 housing units in east Tampa utilizing \$330,566.05 of HOME funds. These funds were made available to non-profit housing agencies to acquire property and construct single-family homes for first-time homeownership opportunities. Ten of the 28 units have been completed prior to the end of the reporting period. In addition, the city approved nine households for down payment assistance of private homes in the amount of \$63,005.35. Four of these nine homes were acquired by the low-income households prior to the end of the reporting period and five remain to be closed.

Analysis of Prior Year HOME Activities

At the conclusion of the program year, the city had several activities under development and final completion, funded through prior year HOME funds.

CHDO Housing: The housing units initiated in prior years with participation of CHDO agencies have been completed. Final closeout and IDIS reporting is required on 16 units.

First-Time Homebuyer Program: Five affordable housing projects with a total HOME disbursement of \$188,623.32 undertaken with non-profit housing agencies in prior years were completed during the PY02 reporting period. Nineteen housing activities with a total HOME disbursement of \$593,614.57 initiated in prior years remain underway and should be completed during the PY03 reporting period.

Program Income

During the reporting period from October 1, 2002 to September 30, 2003, the city of Tampa disbursed \$133,316.28 in prior year income and reported \$0.00 in program income during the current reporting period. In addition, the city recaptured \$960,583.28 from prior year uncompleted HOME projects. These funds were wire transferred to the U.S. Treasury to be utilized for new HOME eligible activities.

B. Match Contributions

The premise of the HOME program is that the provision of affordable housing is the responsibility of all levels of government. Matching funds are the local government contribution to the HOME program. Obligation to come up with matching funds occurs every time the city spends HOME dollars. Pursuant to federal regulations, the match obligation for the HOME program is met with one or more of the following:

- Cash from a non-federal source
- Funds spent on administration of the HOME program
- Value of waived taxes, fees, or charges
- Value of land or real property
- Cost of infrastructure improvements associated with HOME dollars
- SHIP funds

Finally, match obligations must be met in the fiscal year they occur, but if more match money is spent in a year than is needed, the balance can be banked for following years. See next page for HUD match report form 40107-A.

HUD Form-40107

HUD Form – 40107 appears on the following pages 61 through 63.

C. HOME PJs 40107-Part III

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 03/31/2005)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	This report is for period (mm/dd/yyyy) Starting 10/01/2002	Ending 09/30/2003	Date Submitted (mm/dd/yyyy)
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Part I Participant Identification

1. Participant Number MC120222	2. Participant Name City of Tampa		
3. Name of Person completing this report David Snyder		4. Phone Number (Include Area Code) (813) 274-79	
5. Address 2105 N. Nebraska Avenue	6. City Tampa	7. State FL	8. Zip Code 33602

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period \$136,053.26	2. Amount received during Reporting Period \$0.00	3. Total amount expended during Reporting Period \$133,316.98	4. Amount expended for Tenant-Based Rental Assistance \$0.00	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 \$2,736.28
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	12			2	5
2. Dollar Amount	\$882,450			\$142,000	\$365,500
B. Sub-Contracts					
1. Number					
2. Dollar Amount					
C. Contracts		b. Women Business Enterprises (WBE)	c. Male		
1. Number	12	0	12		
2. Dollar Amount	\$882,450	\$0.00	\$882,450		
D. Sub-Contracts					
1. Number					
2. Dollar Amounts					

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)			f. White Non-Hispanic
			b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
Households Displaced	a. Total					
5. Households Displaced - Number						
6. Households Displaced - Cost						

D. Results of On-site Inspections

On-Site Inspections

During the fiscal year, city Staff participated in two on site inspections of the Mobley Park HOME project. An inspection of the project was done on January 8, 2003 to complete the concerns that arose during the December 2003 monitoring visit. Three of the ten units were inspected on this date. The characteristics of the inspected units were a one bedroom low income HOME rental unit, a high income three-bedroom HOME rental unit and a high income two-bedroom HOME rental unit. A Housing Quality Standards Worksheet downloaded from the U.S. Department of Housing and Urban Development website was used for these inspections. All inspected units and the overall complex passed inspection. Staff completed a review of the files on-site on January 10, 2003. Five files were inspected and a meeting summary report of the monitoring visit includes the items in the files. Five units are vacant at this time. Mobley Park was at an overall 22 percent vacancy rate at the time of the inspection.

At the January 10th monitoring visit, city staff requested a review of the office files for the HOME Program requirements. Mobley Park staff provided a binder housed in the administrative office that is broken into several components. The monitoring visit also included review of the rent amounts charged for each HOME assisted unit and the breakdown between the high and low HOME rent units. On June 5, 2003, the city monitor visited with the Property Manager to provide technical assistance and review the tenant selection criteria and affirmative marketing the apartment complex has pursued.

Working with five housing nonprofits, the HOME Infill Housing Program is underway with thirteen properties in various stages of construction and three homes completed. City staff monitored the nonprofit, East Tampa Business and Civic Association, as they completed the first two homes.

Affirmative Marketing Plans

While providing technical assistance to the Mobley Park Apartment project a strategy was created to assist in affirmatively marketing HOME units. This plan includes methods for informing the public, owners and potential tenants about federal fair housing laws and the city of Tampa's affirmative marketing policy. It also provides procedures the owners will use to inform and solicit application from potential tenants who are not likely to apply for the housing without special outreach. The Office of Fair Housing has been promoting fair housing with advertisements on the local transit buses and billboards located throughout the city of Tampa. Billboard locations include Interstate 4 at 22nd Street and 40th Street and I-275 at Busch Boulevard. Local street billboards include Columbus Avenue at Himes Avenue.

Methods used to inform the public and potential tenants about federal fair housing laws and meeting the city of Tampa's affirmative marketing policy include:

- Print advertisements in minority owned newspapers and magazines – The minority newspapers suggested for marketing the Mobley Park units are: La Gaceta (248-3921), Nuevo Siglo (932-7181), Latino Internacional (931-9585) and the Florida Sentinel Bulletin (248-1921).

- Participation in media programs with minority-owned radio stations and government access television. Suggestions include advertisements on city of Tampa Television (CTTV) or Hillsborough Government TV (HTV22).

Minority owned radio stations include:

Black Representation
 Mr. Chris Turner, General Manager
 WTMP Radio LTD AM 1150
 WTMP-AM (Urban Contemporary)
 5207 Washington Blvd.
 Tampa, FL 33619
 (813) 620-1300

Hispanic Representation
 Mr. Carlos Jose Peralta
 Mega Communications
 1915 N. Dale Mabry Highway
 Suite 200
 Tampa, FL 33609
 (813) 871-1819

Advertisements in the Black Pages Business Directory which can be accessed via their website at www.DSIBlackPages.com and the Hispanic Yellow Pages via their website at www.buscaloespanol.com or contact 886-4787.

- Advertise on the public transit system in minority neighborhoods by contact HARTline at 223-6831 to determine the best routes to advertise.
- Flyers to minority churches.
- Flyers and bulletin boards notices, and newsletter inserts at neighborhood service centers in areas with high concentration of minorities.

These items were provided to the Mobley Park Apartment Property Manager to use for their marketing efforts. In the monitoring visit, the Property Manager provided the listing of staff that has attended fair housing workshops.

IV. Housing Opportunities for Persons With AIDS (HOPWA) Funds

A. Grantee and Community Overview

1. Provide a brief description of the grantee organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services.

The city of Tampa's Division of Housing and Community Development (HCD) is the grantee organization responsible for the administration of HOPWA programs for west central Florida's Eligible Metropolitan Statistical Area (EMSA). HCD is a division of the city's Business and Housing Development and is primarily responsible for providing affordable housing, economic development and community revitalization assistance to the citizens of Tampa. Selected HOPWA Project Sponsors for the Program Year 2002 (PY02) were as follows:

Agency for Community Treatment Inc.	Harbor Behavioral Health Care, Inc.
Boley Centers for Behavioral Health Care, Inc.	Pasco County Housing Authority
Catholic Charities, D.O.S.P., Inc.	Tampa AIDS Network
Family Enrichment Center, Inc.	Tampa Hillsborough Action Plan
Francis House, Inc.	Tampa Housing Authority
Gulf Coast Jewish Family Services, Inc.	Red Ribbon Homestead Project, Inc.