

I. Rehabilitation Program

During the course of the 2003 program year, the city initiated financing to provide rehabilitation assistance to two owner-occupied residences for a total amount of \$41,000. At the end of the reporting period, both 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 two funding sources to implement owner occupied rehabilitation program. The other program used for owner occupied rehabilitation is the state SHIP Program. 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 is provided to the elderly population and very low-income sector of the community. Financing is 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

For the reporting period ending September 30, 2004, the city focused on four strategies based on the needs identified in the Five Year Consolidated Plan that provide HOME program funds to provide decent, safe, sanitary and affordable housing for the neighborhoods and residents of Tampa. These strategies are: 1) rehabilitation of existing owner occupied housing in the city 2) first-time homebuyers program which utilizes down payment assistance and new construction for affordable housing opportunities, 3) new single family construction using local nonprofits as project developers for in-fill development, and 4) new single family construction for in-fill development with participation by a Community Housing Development Organization (CHDO).

The Five-Year Consolidated Plan states that development of new housing opportunities for low and moderate-income households is an identified need for the City of Tampa. The Priority Needs Summary Table in the Consolidated Plan states the intent is to target owner occupied structures that have been abandoned or severely neglected. The city has a large number of dwelling units that are more than 30 years old and according to the 2000 Census, 56.1% of the city's housing inventory. The city makes rehabilitation feasible by providing low interest financing to very-low and low-income residents to allow older structures to be brought to minimum code compliance.

Impediments to homeownership are noted in the Consolidated Plan in Section III under Barriers to Affordable Housing. In order to create an environment where residents can develop to their maximum potential, the city created the Mayor's Challenge Fund Partnership. The partnership is a cooperative effort by Tampa's public, private, and non-profit sectors to increase affordable housing in Tampa.

For in-fill development, the city will take aggressive action to improve its housing stock by way of scattered-site new construction. Properties with deteriorated structures are a priority for in-fill new construction. The city sells properties to non-profit agencies for development. Non-profit organizations act as developers of these properties by entering into a partnership agreement with an approved builder and expedites the permitting process by having pre-approved plans on file. The non-profit as the developer hires a builder to construct the house and then markets the new home to low and moderate income households.

One organization that came out of this partnership is the Corporation to Develop Communities of Tampa, Inc. which qualified as a Community Housing Development Organization.

HOME Rehabilitation

For the reporting period ending September 30, 2004, the city provided moderate rehabilitation to one home located at 4104 North Boulevard for \$48,221.55 from PY02 funds.

HOME In-fill Development

Four nonprofit agencies were part of the in-fill development program through the East Tampa in-fill Development project. For the period ending September 30, 2004, there were nine properties constructed for new housing and purchased by a first time low/moderate income homebuyer with a total expenditure of \$599,356.41 from PY02 funds.

HOME CHDO Housing Development

The funds expended for the CHDO in FY04 involves acquisition and new housing development for five contiguous properties on 19th Avenue in East Tampa. The HOME CHDO funds from PY01 and PY02 have been encumbered in the amount of \$591,450. The Corporation to Develop Communities (CDC) of Tampa, Inc. has been working with an Individual Development Account program funded with CDBG dollars that currently has eight graduates. One of the first graduates hopes to close on one of these homes by the end of 2004. It is anticipated that the second CHDO, Central City CDC, will be submitting plans for approval in the spring. Funds in the amount of \$331,307 from PY03 will be available for projects developed by these two CHDOs.

HOME First-Time Homebuyer

Originally the City of Tampa's First-time Homebuyer Program consists of two components: 1) down payment assistance for income qualified applicants of privately acquired housing, 2) acquisition and new construction undertaken with non-profit housing developers.

For the reporting period ending September 30, 2004, the city provided HOME down payment assistance to thirty-eight housing units expending \$371, 076.15 in PY02 HOME funds. In PY03, there is \$556,533 in down payment assistance available.

Affordable Housing Development

This project is a continuation of the in-fill development activity from past years. There is \$1,100,000 available for the nonprofits to target for the development of new housing. A focus on the East Tampa area for in-fill development continues to be a priority.

Rehabilitation of Existing Homes

This activity will provide funds for the rehabilitation of existing homeowner occupied housing to bring the housing stock into code compliance.

Analysis of Prior Year HOME Activities

At the conclusion of the program year, the city has several activities under development with encumbered HOME funds.

PY98

Multi-Family Housing – HOME funds from PY01 was reallocated to a multi-family elderly apartment complex in the amount of \$600,000 for the First-time Homeowners activity. These funds will be matched with State Housing Initiatives Partnership funds in the amount of \$900,000 for a total subsidy of \$1.5 Million dollars. This project will break ground in the coming year with completion anticipated in December of 2005. The funds have been committed and expenditures are expected once construction starts.

PY98, 99, PY00 and PY01

First-time Homeowners – This activity includes both new construction of housing by local non-profit agencies for first-time homebuyers and down payment assistance provided to first-time homebuyers. Funds in the amount of \$90,264 from PY98, \$209,623 from PY99, \$194,223 from PY00, and \$261,087 from PY01 will be available for these two activities.

PY00, PY01 and PY02

CHDO – Two non-profit agencies qualified as CHDOs. The CDC of Tampa has initiated one project with five homes as noted above. The five homes under construction are expected to be sold to first-time homebuyers in the coming months. It is anticipated that one home will be purchased by the end of 2004. Funds in the amount of \$20,195 from PY00 and \$104,100 from PY02 will be available for the two CHDOs to use for development. The Central City CDC has several projects in the planning phase that account for \$372,000 in funding request. If the plans and agreements are approved these projects may be under construction in the spring.

PY02

Down payment Assistance/In-fill Housing Development – In PY02 the activities were split and there is \$93,930 in down payment assistance funding available and \$397,973 in In-fill Housing Development available. The in-fill development project underwent an analysis in mid PY03 and it was determined that a request for qualification (RFQ) from nonprofit agencies was needed to ensure capable nonprofits were selected to develop housing with the HOME funds. The RFQs have been received and are undergoing review with anticipation of committing funds to the nonprofit developers in the spring of 2005.

Program Income

During the reporting period from October 1, 2003 to September 30, 2004, the City of Tampa received a total of \$443,178.02 of HOME program income. Of that total, \$442,300.35 was revenue received from the satisfaction of HOME Deferred Payment Program loans and \$877.67 was from additional program income. In addition, the city recaptured \$257,443.11 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. The matching funds obligation 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 63 through 65.

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. 05/31/2007)

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/M) 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 10/01/03	Ending 9/30/04	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 Stuart Campbell		4. Phone Number (Include Area Code) (813) 274-82	
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	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) * 5
\$2,736.28	\$966,826.89	\$0.00	\$0.00	\$969,363.17

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		e. Hispanic
A. Contracts						
1. Number	49			36	10	5
2. Dollar Amount	\$745,532			\$559,149	\$106,162	\$80,221
B. Sub-Contracts						
1. Number						
2. Dollar Amount						
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	49		49			
2. Dollar Amount	\$745,532		\$745,532			
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	
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
	a. Total		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						
5. Households Displaced - Number						
6. Households Displaced - Cost						

D. Results of On-site Inspections

During the fiscal year, city staff participated in two on-site inspections of the HOME rental projects. Inspection of three HOME units at the Mobley Park Apartment complex and one HOME unit at Osborne Landing Apartment complex was conducted on March 3, 2004. 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 (both Mobley and Osborne) passed inspection. Staff completed a monitoring review of the files on-site on the same dates. All HOME unit files were reviewed and a monitoring visit summary report includes the items reviewed in the files.

A binder on the HOME program requirements is housed in the administrative office. 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.

Additional monitoring of a nonprofit agency (COACH Foundation) was also conducted on August 20, 2004. Site reviews of all six properties were conducted during this monitoring visit. Inspections of the homes were not conducted.

Affirmative Marketing Plans

Both Mobley Park and Osborne Landing have affirmative marketing of HOME units through advertisements in local minority newspapers and notices are posted at the Tampa Housing Authority Section 8 office. The new HOME multi-family rental project under development is being done by the same developer as the other two HOME rental project so the same efforts on affirmative marketing will occur.

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 Department and is primarily responsible for providing affordable housing, economic development and community revitalization assistance to the citizens of Tampa. Participating HOPWA Project Sponsors for the Program Year 2003 (PY03) are listed below:

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

The above project sponsors utilized HOPWA funds to provide the following activities during the 2003 program year: (1) housing information; (2) acquisition, rehabilitation, conversion, lease, and repair of housing and supportive service facilities; (3) project and tenant-based rental assistance; (4) short-term rent, mortgage, and utility payments to prevent homelessness; (5) supportive services; (6) operating costs; and, (8) administrative expenses.

2. Describe how grant management oversight of Project Sponsors is conducted and how project sponsors are selected.

Project sponsors are selected through a Request for Proposal (RFP) process administered through HCD. During PY03, a number of significant improvements were made to the PY03 RFP process to strengthen scoring criteria and to ensure that selected applicants have the organizational capacity to responsibly provide HOPWA-funded services. The selection committee was expanded to include representation from the Ryan White Health Care Council, City of Tampa Budget Office, Pasco County Housing and Community Development Department, and the City of Tampa Housing and Community Development Division. To receive funding consideration, project sponsors must: a) be a private non-profit organization with an IRS