

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Rogero, Dennis
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Phone Number	813-274-8552
Mailing Address	306 E. Jackson St., Tampa, FL 33602

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.
Response: HUD's NSP 3 mapping and NSP 3 planning data was used to determine the areas of greatest need.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.
<p>Response:</p> <p><u>Gandy South NSP 3 Target Area</u></p> <p>The NSP 3 Target areas was determined by the NSP3 planning data with foreclosure index scores for all NSP3 eligible neighborhoods. The NSP 3 planning data includes percentage of home foreclosures, percentage of homes financed by subprime mortgage related loan, and rate of home foreclosures.</p> <p>The Gandy South NSP3 Target Area consists of the following neighborhoods: Gandy/Sun Bay South, Ballest Point, Interbay and Port Tampa City. The neighborhoods identified by the NSP3 grantee as having the greatest need must have an individual or average combined foreclosure index score for the identified NSP3 target area of not less than 17. The Gandy South NSP3 target area has an 18.24 combined foreclosure index score. The Gandy South NSP3 target area demographics:</p> <ul style="list-style-type: none"> o 14,821 total housing units o 62.2% percent persons less than 120% AMI o 40.39% percent persons less than 80% AMI <p>In determining the NSP3 target area, HUD is strongly encouraging grantees to have small enough NSP3 target areas so that their dollars will have a visible impact on the neighborhood. This is a suggested approach, but is not a requirement. To quantify this impact, HUD's NSP3 planning data provides an estimated number of properties needed to make an impact in the City's target areas (based on 20% of REO property foreclosure starts in past year). 102 properties are the estimated number of properties needed to make an impact in the Gandy South NSP3 target area (based on 20% of REO property foreclosure starts in past year).</p>

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

Distribution of funds will not be determined by a tiered approach, rather NSP funds will be distributed on a property availability basis. The City will designate eligible NSP3 housing partners that will be awarded funds based on NSP3 eligible properties located within the Gandy South NSP3 target area. Housing partners will be selected based on their experience and organization capacity to complete NSP3 eligible activities in a timely manner.

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	<p>(1) Definition of “blighted structure” in context of state or local law.</p> <p>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:</p> <ul style="list-style-type: none"> • 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

	<p>health;</p> <ul style="list-style-type: none"> •Whatever renders air, food or drink unwholesome or detrimental to the health of human beings; and •Fire hazards
Affordable Rents	<p>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.</p>

Descriptions

Term	Definition
Long-Term Affordability	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • Up to \$15,000 = 5 Years • \$15,001 - \$40,000 = 10 Years • Over \$40,000 = 15 Years • New Construction = 20 Years
Housing Rehabilitation Standards	<p>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.</p>

	<p>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.</p> <ul style="list-style-type: none"> ○ 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. ○ 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). ○ 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 dishwashers) with Energy Star-46 labeled products. ○ Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. ○ Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires). <p>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 rehabilitation or energy retrofits will purchase only Energy Star products and appliances. NSP homes may achieve an established environmental or energy efficiency standard such as Green Communities or equivalent.</p> <p>Re-Use Cleared Sites - Re-use cleared sites must be redeveloped in accordance with a comprehensive or neighborhood plan. Plans will be developed to re-use all demolition sites as replacement housing, for use as a community resource, or to provide an environmental function. Examples</p>
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	<p>include community gardens, pocket parks, or floodplain impoundment areas.</p> <p>Deconstruction - Deconstruction will include salvaging and reusing materials resulting from demolition activities. Building materials shall be recycled.</p> <p>Renewable Energy - 1. <i>Passive Solar</i>. Orient the building to make the greatest use of passive solar heating and cooling.</p> <p>2. <i>Photovoltaic-ready</i>. Site, design, engineer and wire the development to accommodate installation of photovoltaic panels in the future.</p> <p>Sustainable Site Design- New Construction- 1. <i>Transportation Choices</i>. Projects shall be located within a one-quarter mile of at least two, or one-half mile of at least four community and retail facilities.</p> <p>2. <i>Connections to Surrounding Neighborhoods</i>. Provide three separate connections from the development to sidewalks or pathways in surrounding neighborhoods.</p> <p>3. <i>Protecting Environmental Resources</i>. Do not locate the project within 100 feet of wetlands; 1,000 feet of a critical habitat; or on steep slopes, prime farmland or park land.</p> <p>4. <i>Erosion and Sediment Control</i>. Implement EPA’s Best Management practices for erosion and sedimentation control during construction.</p> <p>5. <i>Sustainable Landscaping</i>. Select native trees and plants that are appropriate to the site’s soils and microclimate.</p> <p>6. <i>Energy Efficient Landscaping</i>. Locate trees and plants to provide shading in the summer and allow for heat gain in the winter.</p> <p>Water Conservation - 1. <i>Efficient Irrigation</i>. Install low volume, non-spray irrigation system (such as drip irrigation, bubblers, or soaker hose).</p> <p>Energy Efficient Materials - 1. <i>Durable Materials</i>. Use materials that last longer than conventional counterparts such as stone, brick or concrete.</p> <p>2. <i>Resource Efficient Materials</i>. Use layouts and advanced building techniques that reduce the amount of homebuilding material required.</p> <p>3. <i>Heat Absorbing Materials</i>. Use materials that retain solar heat in winter and remain cool in summer.</p> <p>4. <i>Solar-Reflective Paving</i>. Use light colored/ high-albedo materials and/or open-grid pavement with a minimum Solar Reflective index of 0.6 over at least 30 percent of the site’s hardscaped areas.</p> <p>5. <i>Local Source Materials</i>. Use materials from local sources that are close to the job site.</p> <p>6. <i>Green Roofing</i>. Use Energy Star compliant and high-emissive roofing,</p>
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	<p>and/or install a Green (vegetated) roof for at least 50 percent of the roof area; or a combination of high-albedo and vegetated roof covering 75 percent of the roof area.</p> <p>Healthy Homes - 1. <i>Green Label Certified Floor Covering.</i> Do not install carpets in basements, entryways, laundry rooms, bathrooms or kitchens; if using carpet, use the Carpet and Rug Institute’s Green Label certified carpet and pad.</p> <p>2. <i>Healthy Flooring Materials: Alternatives.</i> Use non-vinyl, non-carpet floor coverings in all rooms.</p> <p>3. <i>Healthy Flooring Materials: Reducing Dust.</i> Install a whole-house vacuum system with high-efficiency particulate air filtration.</p> <p>4. <i>Sealing Joints.</i> Seal all wall, floor and joint penetrations to prevent pest entry; provide rodent and corrosion proof screens (e.g., copper or stainless steel mesh) for large openings.</p> <p>5. <i>Termite-Resistant Materials.</i> Use termite resistant materials in areas known to be infested.</p> <p>6. <i>Tub and Shower Enclosures: Moisture Prevention.</i> Use one-piece fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board, fiberglass reinforced board or cement plaster.</p> <p>7. <i>Green Maintenance Guide.</i> Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of Green building features, and encourages additional Green activities such as recycling, gardening and use of healthy cleaning materials.</p> <p>8. <i>Resident Orientation.</i> Provide a walkthrough and orientation to the homeowner or new tenants.</p> <p>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. Structures located within certain historic districts will be given appropriate consideration regarding historic preservation standards and regulations.</p>
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4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$1,172,964.25

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

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 houing is the preferred method. The contined flat for sale housing market has made acqusition and rehabilitation of forclosed 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.

All properties will be monitored annually for income compliance and affordability as well as inspected for housing quality standards compliance.

The City anticipates using NSP 3 funds to acquire and rehabilitat two (2) multi-family rental properties with a total of 40-50 units to be made available for households earning at or below 50% AMI.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	Yes
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	5
The number of NSP affordable housing units made available to low- , moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	5
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	0

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

The City of Tampa facilitated a 15-day public review and comment period beginning on February 1, 2011 and ending on February 16, 2011. Public notices were published in accordance with the City’s Citizen Participation Plan per NSP3 requirements to notify interested citizens where to review the draft of the proposed amendment. Copies were made available at the following locations on February 1, 2011:

- City Clerk’s Office, City Hall, 3rd Floor, 315 East Kennedy Boulevard, Tampa, Florida, 33602
- City of Tampa’s HCD office: 2105 N. Nebraska Ave., Tampa, FL 33602
- City of Tampa’s Budget Office website: http://www.tampagov.net/dept_budget/

On February 17, 2011, City Council approved Resolution No. 2011- ___ submitting the NSP3 plan. The legal notice and the path where the document appears on the City of Tampa’s website are provided in Attachment ____. No comments were received from individual citizens.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
Activity Name	Planning, Administration and Financing Mechanisms
Uses	Select all that apply:
	<input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
<input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	Administration and Financing Mechanisms

National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	<p>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.</p> <p>Financing Mechanisms: The City will establish financing mechanisms for purchase and redevelopment of foreclosed properties and provide soft-second loans to low and moderate income home buyers from the proceeds of the sales of rehabilitated homes.</p>	
Location Description	(Area or possible areas of greatest need where activity is being undertaken)	
Budget	Source of Funding	Dollar Amount
	NSP3	\$469,186
	(Other funding source)	0
	(Other funding source)	0
Total Budget for Activity	\$469,186	
Performance Measures	Provide adequate staff to develop, execute and evaluate the activities below.	
Projected Start Date	March 1, 2011	
Projected End Date	April 30, 2014	
Responsible Organization	Name : Housing and Community Development Staff , Budget, Accounting Staff	City of Tampa
	Location	306 E. Jackson St., Tampa, FL 33602
	Administrator Contact Info	Dennis.Rogero@tampagov.net

Activity Number 2	
Activity Name	Acquisition and Rehabilitation of Foreclosed Properties
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	Acquisition and Rehabilitation of Foreclosed Properties – Single Family and Multifamily
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	<p>Acquire and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop for the benefit of low-middle income households. Includes costs for appraisals, title, environmental review, inspections, closing costs, and other project delivery and developer fees.</p> <p>The City's Housing and Community Development Division staff will work with the City's Real Estate Division of Growth Management and Development Services Department, local lenders and mortgage holders to acquire homes</p>

that have been foreclosed or abandoned, vacant for at least 90 days. Once foreclosed properties have been identified in the target neighborhoods, the City will negotiate with the lender(s) to obtain the maximum reasonable discount for use in the program. The number of units acquired shall be dependant upon cost of acquisition per unit and appraised values.

The City's NSP program will include rehabilitation of both single family and multi-family residential properties. Costs of the rehabilitation can include labor, materials, supplies, permits, lead paint assessment, abatement and clearance, barrier removal, energy efficient measures, asbestos removal, and program delivery. Rehabilitation projects involving one or more units in a multi-unit building owned as a condominium, will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. The number of units shall be determined by actual cost for acquisition and rehabilitation.

Housing units acquired through the use of NSP funds will require rehabilitation in most cases. The City will provide NSP funds for housing rehabilitation to bring the housing units up to the City's Minimum Housing Code. Funding for rehabilitation will be provided through a secured lien on the property at 0% interest. If the cost of acquisition and rehabilitation exceeds one hundred percent (100%) loan-to-value, the City will pay for the evaluation of the property to determine if demolition is an appropriate option. Structures located within certain historic districts will be given appropriate consideration regarding historic preservation standards and regulations.

It is anticipated that a portion of the funds associated with this activity will be for the acquisition and rehabilitation of housing to benefit households earning at or below 50% of AMI. If a housing unit is rented, it is critical that any chosen Housing Provider has a proven track record in property management. The City will require that any multi-family developments proposed for acquisition, be reviewed by the City's approved underwriter for financial feasibility. Multi-family rental properties and single family rental homes will be made available to social service organizations and Housing Providers to assist special needs populations, which may include the homeless, disabled, victims of domestic violence, and others.

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

	<p>housing and neighborhoods.</p> <p>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.</p> <p>The City will allow and pay for development fees that are normal and customary as part of the acquisition and rehabilitation process to contractors, developers and non-profit entities NOT acting as subrecipients. Development fees and other soft and project-related costs associated with the acquisition and rehabilitation shall be considered “Program Delivery” type costs and will be charged to the individual projects assisted.</p> <p>Single family and multi-family housing units assisted under this activity will be secured with a deferred payment loan mortgage and note recorded on the properties at the time of closing with each Housing Provider. New documents will be created for the final homeowners of each property as well. This will ensure affordability and land use control. Income received from the sale of assisted units will be recaptured by the City as Program Income and reallocated to other eligible NSP activities.</p> <p>The City maintains a list of approved Small and Local Business Enterprises located within the city limits.</p>	
Location Description	NSP 3 Target Areas (see attached)	
Budget	Source of Funding	Dollar Amount
	NSP3	\$4,111,671
	(Other funding source)	0
	(Other funding source)	0
Total Budget for Activity	\$	
Performance Measures	Acquire and rehabilitate 10 single family homes for sale to eligible buyers earning up to 120% AMI, and 2 multi-family rental property with (30-40 units) for renters earning up to 50% AMI.	
Projected Start Date	March 1, 2011	
Projected End Date	February 28, 2014	
Responsible Organization	Name	City of Tampa
	Location	306 E. Jackson St.
	Administrator Contact Info	Dennis Rogero, 813-274-8552

Activity Number 3	
Activity Name	Land Bank
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation

	<input checked="" type="checkbox"/> Eligible Use C: Land Banking	
	<input type="checkbox"/> Eligible Use D: Demolition	
	<input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	Establish and operate land bank for homes and residential properties that have been foreclosed upon.	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	Properties acquired through the City's NSP program may be placed in a land bank established by the City's Real Estate Division for future redevelopment in targeted neighborhoods. Also, land from housing units acquired through the City's NSP program and demolished, will be placed in the land bank to be subsequently provided to a Housing Provider for redevelopment. Land banking and subsequent redevelopment of demolished or vacant property will benefit households or neighborhoods at or below 120% AMI.	
Location Description	NSP 3 Target Area (see attached map)	
Budget	Source of Funding	Dollar Amount
	NSP3	\$75000
	(Other funding source)	0
	(Other funding source)	0
Total Budget for Activity	75,000	
Performance Measures	To acquire and land bank 5 residential properties	
Projected Start Date	March 1, 2011	
Projected End Date	February 28, 2014	
Responsible Organization	Name	City of Tampa
	Location	306 E. Jackson St.
	Administrator Contact Info	Dennis Rogero, 813-274-8552

Activity Number 4	
Activity Name	Clearance of blighted Structures
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input checked="" type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	Demolish Blighted Structures
National Objective	Low Moderate Middle Income Area Benefit (LMMA)
Activity Description	Demolish blighted structures on properties acquired for land bank. Housing units acquired through the City's NSP program that have been evaluated and determined to not be economically feasible to rehabilitate, and/or pose a health/safety threat, may be demolished. The lots remaining from demolished homes may be placed in a Land Bank established by the City. The property will subsequently be made available to a Housing Provider for redevelopment. The number of units demolished will be dependent upon cost of demolition per unit.

	Properties with Cited City Code violations not addressed within 90 days may also be demolished with NSP 3 funds. Liens will be placed on the properties for the costs associated with such demo, and will become due when the property is sold.	
Location Description	NSP 3 Target Area (see attached)	
Budget	Source of Funding	Dollar Amount
	NSP3	\$30,000
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity	\$30,000	
Performance Measures	Demolish approximately 5 blighted structures	
Projected Start Date	March 1, 2011	
Projected End Date	April 1, 2012	
Responsible Organization	Name	City of Tampa
	Location	306 E. Jackson St.
	Administrator Contact Info	Dennis Rogero, 813-274-8552

Activity Number 5		
Activity Name	Redevelopment of Vacant properties	
Use	Select all that apply:	
	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms
	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/>	Eligible Use C: Land Banking
	<input type="checkbox"/>	Eligible Use D: Demolition
<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment	
CDBG Activity or Activities	Redevelopment of vacant properties as housing	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	Land banked property shall be subsequently redeveloped and will benefit households or neighborhoods at or below 120% AMI. Financing for all activities will be provided at a 0% deferred payment loan. The City will develop a re-use plan to include all properties within the land bank. Strategies will be determined based on market and economic conditions.	
Location Description	NSP 3 Target Areas (see attached)	
Budget	Source of Funding	Dollar Amount
	NSP3	\$0
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity	\$0.00	
Performance Measures	To redevelop the 5 vacant properties in the land bank	
Projected Start Date	April 2012	
Projected End Date	February 2014	
Responsible Organization	Name	City of Tampa
	Location	306 E. Jackson St.
	Administrator Contact Info	Dennis Rogero, 813-274-8552

8. Certifications

Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Signature/Authorized Official
_____ Title

Date

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
• With the highest percentage of home foreclosures?	<input checked="" type="checkbox"/>
• With the highest percentage of homes financed by subprime mortgage related loan?; and	<input checked="" type="checkbox"/>
• Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
• Blighted structure in context of state or local law,	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> • Affordable rents, • Ensuring long term affordability for all NSP funded housing projects, • Applicable housing rehabilitation standards for NSP funded projects 	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
<ul style="list-style-type: none"> • The planned activity, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The number of units that will result in displacement, 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The manner in which the grantee will comply with URA for those residents? 	<input checked="" type="checkbox"/>

6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	

• Eligible use or uses?	<input checked="" type="checkbox"/>
• Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• Associated national objective?	<input checked="" type="checkbox"/>
• How the activity will address local market conditions?	<input checked="" type="checkbox"/>
• Range of interest rates (if any)?	<input type="checkbox"/>
• Duration or term of assistance?	<input checked="" type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

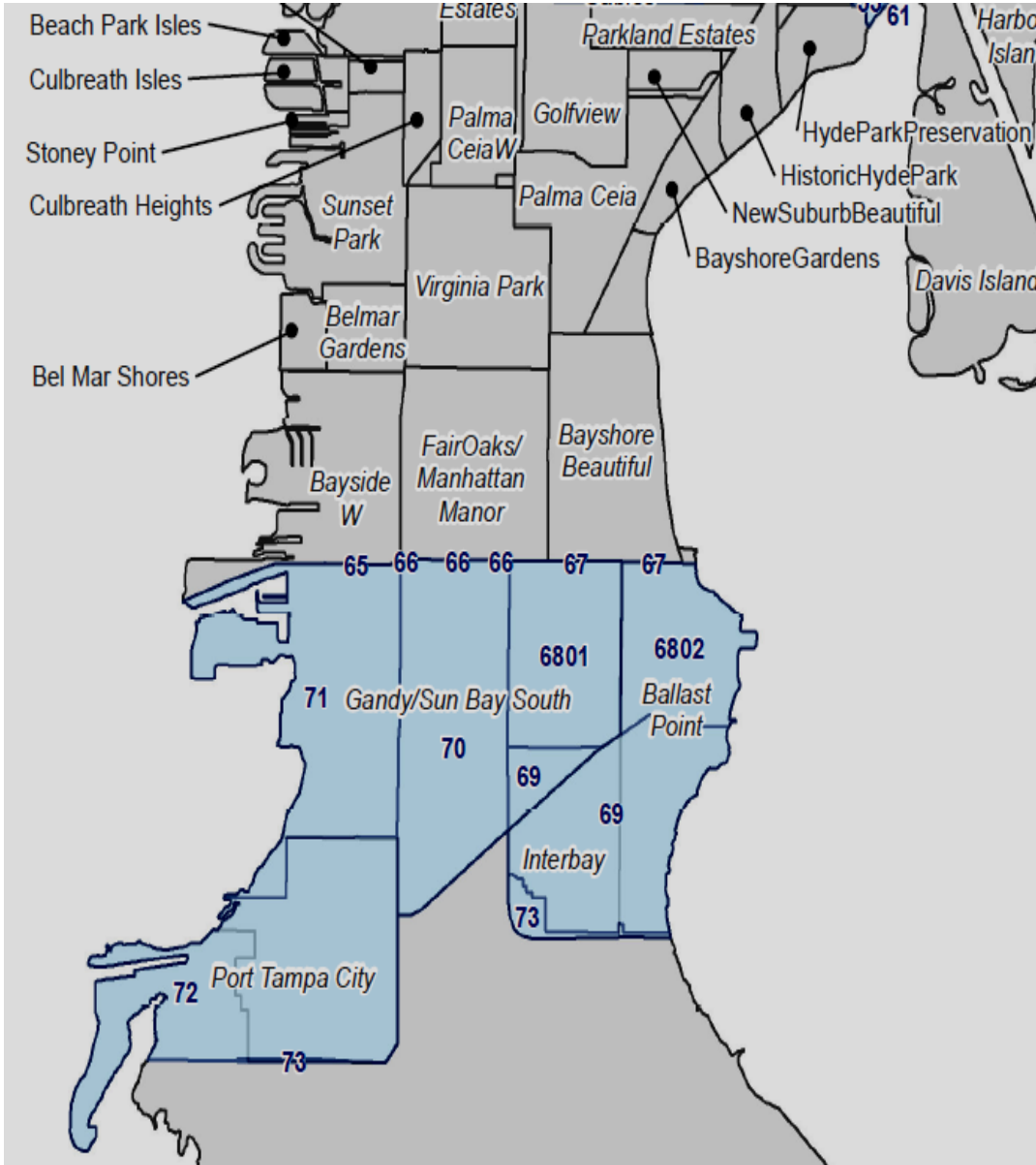
9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>



NSP 3 Target Area

Gandy South



Neighborhood ID: 3141235

NSP3 Planning Data

Grantee ID: 1230120E

Grantee State: FL

Grantee Name: TAMPA

Grantee Address: 2105 N. Nebraska Ave. Tampa FL 33602

Grantee Email: michelle.boone@tampagov.net

Neighborhood Name: Port Tampa

Date:2011-01-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18.24

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 14821

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 62.2

Percent Persons Less than 80% AMI: 40.39

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 15823

Residential Addresses Vacant 90 or more days (USPS, March 2010): 610

Residential Addresses NoStat (USPS, March 2010): 655

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 5562

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 25.02

Percent of Housing Units 90 or more days delinquent or in foreclosure: 15.39

Number of Foreclosure Starts in past year: 519

Number of Housing Units Real Estate Owned July 2009 to June 2010: 157

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 102

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -32.5

Place (if place over 20,000) or county unemployment rate June 2005*: 3.7

Place (if place over 20,000) or county unemployment rate June 2010*: 12

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

NSP3 Budget- 1/26/11

Project Title	Activity Title	Activity Budget	Estimated	Average Cost	
Revenue	Description	\$	Units	\$ per Unit	
	Administration	\$469,186			
Administration & Planning	HCD Admin	\$259,186			
	Fees	\$50,000.00			
	HCD Travel and Training	\$5,000.00			
Housing Financial Coordination	HFC Admin	\$150,000.00			
	HFC Travel and Training	\$5,000.00			
		\$469,186.00			
	Acquisition of Foreclosed Properties				
Acquisition of Foreclosed Properties	Title, ER, Appraisal	\$115,000.00	25	\$ 4,600.00	
	Land Bank- Acquisition	\$75,000.00	5	\$ 15,000.00	
	Partners				
	SF Home Ownership	\$500,000.00	10	\$ 50,000.00	
	Multi-Family(25%)	\$1,250,000.00	30	\$ 41,500.00	
			\$1,940,000.00		
	Rehab of Foreclosed Properties				
Rehab & Disposition of Foreclosed Properties	Inspections	\$30,000.00	105	80/hr	
	Demolitions	\$30,000.00	5	\$ 6,000.00	
	Cost Reasonableness	\$16,671.00	20	\$ 675.00	
	Maintenance/Taxes	\$6,000.00	5	\$ 1,200.00	
	Partners				
	SF Home Ownership	\$600,000.00	10	\$ 60,000.00	
	Multi-Family (25%)	\$1,600,000.00	30	\$ 54,000.00	
		\$2,282,671.00			
	Total Acquisition/Rehab	\$4,117,671.00			
	Total Estimated Appropriations	\$4,691,857.00			

1.5

Figures are based on NSP 1 average costs for due diligence, acquisition and rehabilitation per unit.