

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 Community Development Systems
 Disaster Recovery Grant Reporting System (DRGR)



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Grant Number: B-09-CN-FL-0022 **Contract Start Date:** 02/11/2010 **QPR Start Date:** 10/01/2010

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Grantee Name: Housing Authority of the City of Tampa **Contract End Date:** 02/11/2013 **QPR End Date:** 12/31/2010

| |

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Activity Report - Select the Activity to report on.

Grantee Activity Number	Activity Type	Total Budget, Program Funds
<u>1000-1499 COT 1245 MF LH25</u>	Rehabilitation/reconstruction of residential structures	\$2,260,000.00
<u>1000-1499 COT 1245 MF LMMI</u>	Rehabilitation/reconstruction of residential structures	\$5,240,000.00
<u>1000-1499 COT 1245 SF LH25</u>	Rehabilitation/reconstruction of residential structures	\$240,000.00
<u>1000-1499 COT 1245 SF LMMI</u>	Rehabilitation/reconstruction of residential structures	\$960,000.00
<u>3000-1410 COT 6</u>	Administration	\$1,000,000.00
<u>3000-1410 THA</u>	Administration	\$1,600,000.00
<u>4000-1440 COT 3 LH25</u>	Construction of new housing	\$300,000.00
<u>4000-1440 THA LMMI</u>	Acquisition - general	\$1,500,000.00
<u>4000-1499 BOA 123 LH25</u>	Rehabilitation/reconstruction of residential structures	\$6,800,000.00
<u>4000-1499 BOA 13 LMMI</u>	Construction of new housing	\$18,100,000.00

Activity Deletion 0	Planning	\$0.00
Activity Deletion 1	Planning	\$0.00
Activity Deletion 10	Planning	\$0.00
Activity Deletion 11	Planning	\$0.00
Activity Deletion 12	Planning	\$0.00
Activity Deletion 2	Planning	\$0.00
Activity Deletion 3	Planning	\$0.00
Activity Deletion 4	Planning	\$0.00
Activity Deletion 5	Planning	\$0.00
Activity deletion 6	Planning	\$0.00
Activity Deletion 7	Planning	\$0.00
Activity Deletion 8	Planning	\$0.00
Activity Deletion 9	Planning	\$0.00
Total		\$38,000,000.00

***Overall Progress Narrative**

The Housing Authority received notification of the NSP2 Award on February 11, 2010. As of 9/30/2010 the Housing Authority purchased two properties surrounding The Encore Development for Land Banking and future development. Additionally, mass land grading and infrastructure including sanitary, storm water and water line installation has begun along with basic road cuts. The storm water vault construction has also begun. The project status is less than 50% complete.

The City of Tampa (Consortium Member) is preparing to submit to the Tampa Housing Authority (Grantee) a proposed modification to the Consortium's NSP2 Action Plan. Specifically, the request for the modification will be based on supported market and demographic data that

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Additional Matching Funds - Report on Matching Funds not related to any individual activity

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Grantee: Housing Authority of the City of Tampa

Grant: B-09-CN-FL-0022

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-09-CN-FL-0022

Obligation Date:**Grantee Name:**

Housing Authority of the City of Tampa

Award Date:

02/11/2010

Grant Amount:

\$38,000,000.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Executive Summary:**

The Housing Authority of the City of Tampa, Florida consortium agreement with The City of Tampa and with the Banc of America Community Development Corporation as a for-profit partner has been awarded \$38,000,000 in NSP2 funds. These funds will be used in targeted areas across eleven census tracts affected by a history of decline from increased populations of low income households, worsening conditions of housing stock, and continual stunting of redevelopment efforts. The funding will be used to provide soft second and rental loan programs for the acquisition and rehabilitation of over 120 units and to rehabilitate over 449 units of vacant or foreclosed property for a mixed income housing development previously stalled. The Consortium estimates that more than 500 units of new and rehabilitated housing will be occupied within 3 year time frame of the NSP2 program. These units will be made available to households earning at or below 120 percent of area medium income, within 25 percent of the funds going to those earning less than 50% area median income. These activities will ensure that the entire target geography is an immediate beneficiary of the NSP2 funds and will allow the market to stabilize and improve broadly and fulfill a need for both owner occupied and rental housing. The Consortium will also leverage \$3,451,000 in other funds to ensure that stabilization occurs.

Below is a list of NSP2 Leverage Commitments:

City of Tampa - East Tampa CRA/Debt/\$1,000,000

Tampa Housing Authority/Land/\$2,019,000

Tampa Housing Authority/Services/\$432,000

Total Leverage \$3,451,000

Target Geography:

Eleven Census Tract Geographical Area in the City of Tampa:

30, 31, 32, 33, 34, 35, 36, 38, 39, 40 and 41

Program Approach:

Tampa Housing Authority (Lead Member):

1. Responsible for the overall administration of the NSP 2 Grant Agreement which includes compliance and coordination of the Commitment Partner and Consortium Member including the Action Plan, Quarterly Reports and Drawdowns.

2. Vacant land acquisition costs within and abutting the former Central Park Village Public Housing property now known as The Encore, Tampa's Downtown Tempo District (hereinafter "The Encore").

3. Contingent foreclosure unit acquisition and rehabilitation within the City of Tampa target geographical census tracts.

Banc of America (Commitment Partner):

1. Development of public infrastructure on vacant land within and abutting The Encore.

2. Development of infrastructure to support Lot 7 at Encore as rental housing consisting of 132 residential multi-family apartments and associated parking.

3. Development of infrastructure to support Lot 3 at Encore as rental housing consisting of 158 residential senior apartments and associated parking.

City of Tampa (Consortium Member)

1. Acquisition of foreclosed residential property and vacant land in the target geography.

2. Rehabilitation of new construction of acquired property and vacant land for residential uses in the target geography for rent or sale to eligible families. A minimum of \$2,500,000 shall be expended toward the provision of housing to be rented or sold to persons earning at or below 50% of area medium income.

3. Land-banking in the target geography as approved by the Lead Member.

4. Expanding down payment assistant and soft second home loan program to assist individuals and families acquire and/or renovate existing and new homes in the target geography.
5. Provision of homebuyer education and training for prospective first time homebuyers.
6. Provision of general administration of the NSP2 funded activities.

Consortium Members:

Lead Member: Leroy Moore, Senior VP/Chief Operating Officer, The Housing Authority of the City of Tampa, Office of Real Estate Development, 1529 West Main Street, Tampa, Florida 33607
 Commitment Partner: Roxanne Amoroso, Senior Vice President, Central Park Development Group, LLC, c/o Banc of America Community Development Corporation, 101 E. Kennedy Boulevard, 6th Floor, Tampa, Florida 33602
 Consortium Member: Sharon West, Manager, Housing and Community Development, City of Tampa, 2105 N. Nebraska Avenue, Tampa, Florida 33602

How to Get Additional Information:

www.encoretampa.com
www.thafl.com

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$38,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$38,000,000.00
Program Funds Drawdown	\$2,748,304.42	\$4,498,052.94
Obligated CDBG DR Funds	\$886,829.00	\$38,000,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$3,800,000.00	\$235,359.80
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$3,800,000.00	\$2,600,000.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$9,500,000.00	\$9,600,000.00

Overall Progress Narrative:

The Housing Authority received notification of the NSP2 Award on February 11, 2010. As of 9/30/2010 the Housing Authority purchased two properties surrounding The Encore Development for Land Banking and future development. Additionally, mass land grading and infrastructure including sanitary, storm water and water line installation has begun along with basic road cuts. The storm water vault construction has also begun. The project status is less than 50% complete.

The City of Tampa (Consortium Member) is preparing to submit to the Tampa Housing Authority (Grantee) a proposed modification to the Consortium's NSP2 Action Plan. Specifically, the request for the modification will be based on supported market and demographic data that will justify the circumstances for the modifications that are intended to strengthen the program effectiveness. The modification will be a request to delete two census tracts under the original plan and add 4 new tracts where the housing stock inventory will allow a rapid compliance with the Action Plan. All census tracts are contiguous to the original census tracts. The modification request should move forward to HUD in mid to late December 2010.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1000, Purchase and Rehabilitate	\$0.00	\$8,700,000.00	\$0.00
2000, Construction of New Housing	\$0.00	\$24,287,500.00	\$0.00
3000, Administration	\$154,205.18	\$2,600,000.00	\$235,359.80
4000, Redevelop Demo Vacant Properties	\$2,594,099.24	\$26,700,000.00	\$4,262,693.14
9999, Restricted Balance	\$0.00	(\$38,000,000.00)	\$0.00
Deleted, Deleted	\$0.00	\$0.00	\$0.00
Deleted, Deleted	\$0.00	\$0.00	\$0.00
Deleted, Deleted	\$0.00	\$0.00	\$0.00
Deleted, Deleted	\$0.00	\$0.00	\$0.00
Deleted, Deleted	\$0.00	\$0.00	\$0.00
Deleted, Deleted	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1000-1499 COT 1245 MF LH25
Activity Title: COT Purchase and Rehabilitate MF (LH25)

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 1000

Project Title:
 Purchase and Rehabilitate

Projected Start Date:
 01/14/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 City of Tampa

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,260,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,260,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$2,260,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and Rehab of foreclosed residential multi-family property and vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41. Along with down payment assistance and soft second home loan program coupled with provision for homebuyer education and training for prospective first-time homebuyers whose incomes are at or under 50% Area Median Income which meets the NSP National Objective of LH25.

Location Description:

Redevelopment of vacant properties in the target geography which includes 11 Census Tracts within the City of Tampa which are as follows: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41.

Activity Progress Narrative:

There are several offers outstanding for land parcels surrounding and contiguous to the Encore site, however, there were no closings. Closings are expected in 1st quarter 2011. Various appraisals and title searches, surveys and legal counsel.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

	Amount
Other Funding Sources	
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 1000-1499 COT 1245 MF LMMI
Activity Title: COT Purchase and Rehabilitate MF (LMMI)

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 1000

Project Title:
 Purchase and Rehabilitate

Projected Start Date:
 01/14/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Tampa

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$5,240,000.00
Total CDBG Program Funds Budgeted	N/A	\$5,240,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$5,240,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and Rehab of foreclosed residential multi-family property and vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41. Along with down payment assistance and soft second home loan program coupled with provision for homebuyer education and training for prospective first-time homebuyers with Moderate and Middle Income which meets the NSP 2 National Objective of LMMI.

Location Description:

Redevelopment of vacant properties in the target geography which includes 11 Census Tracts in the City of Tampa which are as follows:
 30, 31, 32, 33, 34, 35, 36, 38, 39, 40 and 41

Activity Progress Narrative:

The foreclosed or abandoned single family and multi-family housing stock in the existing NSP 2 target area is substantially less than originally predicted. This market condition seems to coincide with the area's high unemployment rate as well as other economic factors.

The City of Tampa will use the same approach in addressing the acquisition and rehabilitation of foreclosed properties as in the original NSP 2 target area. However, with the inclusion of the four new census tracts there will be a greater emphasis on acquisition and rehabilitation of foreclosed multifamily and rental properties in order to respond to the increased demand for affordable housing partially due to the high unemployment rate. After The City of Tampa's Amendment is approved we expect launching of the City's activity pursuant to their Action Plan and National Objectives in the 1st quarter of 2011.

Accomplishments Performance Measures
No Accomplishments Performance Measures found.

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

	Amount
Other Funding Sources	
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 1000-1499 COT 1245 SF LH25
Activity Title: COT Purchase and Rehabilitate SF (LH25)

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 1000

Project Title:
 Purchase and Rehabilitate

Projected Start Date:
 01/14/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 City of Tampa

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$240,000.00
Total CDBG Program Funds Budgeted	N/A	\$240,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$240,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and Rehab of foreclosed residential single-family property and vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41. Along with down payment assistance and soft second home loan proogram coupled with provision for homebuyer education and training for prospective first-time homebuyers whose incomes are at or under 50% Area Median Income which meets the NSP National Objective of LH25.

Location Description:

Redevelopment of vacant properties in the target geography which includes 11 census tracts in the City of Tampa as follows: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41.

Activity Progress Narrative:

The foreclosed or abandoned single family and multi-family housing stock in the existing NSP 2 target area is substantially less than originally predicted. This market condition seems to coincide with the area's high unemployment rate as well as other economic factors.

The City of Tampa will use the same approach in addressing the acquisition and rehabilitation of foreclosed properties as in the original NSP 2 target area. However, with the inclusion of the four new census tracts there will be a greater emphasis on acquisition and rehabilitation of foreclosed multifamily and rental properties in order to respond to the increased demand for affordable housing partially due to the high unemployment rate.

After The City of Tampa's Amendment is approved we expect launching of the City's activity pursuant to their Action Plan and National Objectives in the 1st quarter of 2011.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 1000-1499 COT 1245 SF LMMI
Activity Title: COT Purchase and Rehabilitate SF (LMMI)

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 1000

Project Title:
 Purchase and Rehabilitate

Projected Start Date:
 01/14/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Tampa

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$960,000.00
Total CDBG Program Funds Budgeted	N/A	\$960,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$960,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and Rehab of foreclosed residential single-family property and vacant land in the target geography which includes the following 11 Census Tracts: 30, 31, 32, 33, 34, 35, 36, 38, 39, 39, 40 and 41. Along with down payment assistance and soft second home loan program coupled with provision for homebuyer education and training for prospective first-time homebuyers with Moderate and Middle Income which meets the NSP 2 National Objective of LMMI.

Location Description:

Redevelopment of vacant properties in the target geography which includes 11 Census Tracts in the City of Tampa which are as follows:
 30, 31, 32, 33, 34, 35, 36, 38, 39, 40 and 41

Activity Progress Narrative:

The foreclosed or abandoned single family and multi-family housing stock in the existing NSP 2 target area is substantially less than originally predicted. This market condition seems to coincide with the area's high unemployment rate as well as other economic factors.

The City of Tampa will use the same approach in addressing the acquisition and rehabilitation of foreclosed properties as in the original NSP 2 target area. However, with the inclusion of the four new census tracts there will be a greater emphasis on acquisition and rehabilitation of foreclosed multifamily and rental properties in order to respond to the increased demand for affordable housing partially due to the high unemployment rate. After The City of Tampa's Amendment is approved we expect launching of the City's activity pursuant to their Action Plan and National Objectives in the 1st quarter of 2011.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 3000-1410 COT 6
Activity Title: COT Administration

Activity Category:

Administration

Project Number:

3000

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Tampa

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$1,000,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

City of Tampa general administration of the NSP2 funded activities

Location Description:

City of Tampa Housing and Community Development Department.

Activity Progress Narrative:

The City of Tampa staff administering the NSP 2 program remains unchanged. These City staff members were all involved in the administration of the NSP 1 program and have acquired considerable knowledge in NSP regulations and policies. The Tampa Housing Authority NSP2 staff members meet monthly with the City of Tampa in order to monitor their progress.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

	Amount
Other Funding Sources	
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 3000-1410 THA
Activity Title: THA Administration

Activity Category:

Administration

Project Number:

3000

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the City of Tampa

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,600,000.00
Program Funds Drawdown	\$154,205.18	\$235,359.80
Obligated CDBG DR Funds	\$0.00	\$1,600,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Housing Authority of the City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 Program Administration costs by Housing Authority of the City of Tampa to include NSP 2 staff salaries and benefits, audit cost, consultant cost, office rental/rehab for NSP2 staff, administrative equipment, materials, support, sundry costs, legal services costs, training, transportation and related expenses.

Location Description:

The Encore Master Plan Redevelopment Site formerly known as Central Park Village.

Activity Progress Narrative:

The Tampa Housing Authority's NSP2 staff holds month monitoring meeting with both BOA/CPDG, LLC as well as the City of Tampa in order to monitor Activity progress, document conditions, process billing, monitoring job creation (to date: 22.58), verify compliance with Davis Bacon as well as Section 3 and MBE. We also maintain positive relations with local and state media outlets.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

	Amount
Other Funding Sources	
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 4000-1440 COT 3 LH25
Activity Title: COT Construction of new housing

Activity Category:
 Construction of new housing

Activity Status:
 Under Way
Project Title:
 Redevelop Demo Vacant Properties

Project Number:
 4000
Projected Start Date:
 01/14/2010

Projected End Date:
 02/11/2013
Completed Activity Actual End Date:

Benefit Type:
 Direct Benefit (Households)

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 City of Tampa

	Oct 1 thru Dec 31, 2010	To Date
Overall		
Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$300,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

New Development/Construction in the target geography which will meet the NSP2 National Objective LH25 and as approved by the Lead Member.

Location Description:

Eleven census tracts in the geographical area of the City of Tampa which are as follows:
 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41

Activity Progress Narrative:

Through the implementation of the City's NSP 1 program, it became apparent that the home ownership market for recently acquired and rehabilitated foreclosed properties was extremely flat. The City's NSP housing partners struggled to find suitable single family residential property that could be rehabilitated and sold on a competitive basis. The foreclosed or abandoned single family housing stock in the existing NSP 2 target area is substantially less than originally predicted. This market condition seems to coincide with the area's high unemployment rate. The City's November 2010 unemployment rate was 12.6 percent, a full 2.5 percent higher than the April 2009 unemployment rate. Compared to the November unemployment rate for the Southeast United States (9.2 percent) and the November United States unemployment rate (9.8 percent), it is clear that the City's rate of unemployment is a significant factor in current housing market conditions. Activity launch is expected during 1st quarter of 2011.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 4000-1440 THA LMMI
Activity Title: THA Rehab/Reconstruction of Residential LMMI

Activity Category:

Acquisition - general

Project Number:

4000

Projected Start Date:

01/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelop Demo Vacant Properties

Projected End Date:

01/01/2010

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the City of Tampa

	Oct 1 thru Dec 31, 2010	To Date
Overall		
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$6,010.00	\$598,922.50
Obligated CDBG DR Funds	\$886,829.00	\$1,500,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Housing Authority of the City of Tampa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation by the Housing Authority of the City of Tampa (THA) within the City of Tampa target geographical census tracts to serve Moderate and Middle Income which is a NSP 2 National Objective of LMMI. In addition, vacant land acquisition costs in and around the Encore Master Plan Redevelopment site to include Cass, Charlotte, East Harrison, Nebraska and Scott Streets producing future single family which meets the LMMI National Objective for NSP2.

Location Description:

The Encore Master Plan Redevelopment (formerly known as Central Park Village), contiguous and scattered sites within the City of Tampa target geographical census tracts.

Activity Progress Narrative:

There are several offers outstanding for land parcels surrounding and contiguous to the Encore site, however, there were no closings. Closings are expected in 1st quarter 2011. Various appraisals and title searches, surveys and legal counsel.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
1232 East Scott Street	Tampa	NA	33602
1237 East Harrison	Tampa	NA	33602
918 Nebraska Avenue	Tampa	NA	33602
1004 Charlotte Street	Tampa	NA	33602

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 4000-1499 BOA 123 LH25
Activity Title: BOA Construction-New Housing/Infrastructure (LH25)

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 4000

Project Title:
 Redevelop Demo Vacant Properties

Projected Start Date:
 01/14/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Banc of America Community Development Corporation

	Oct 1 thru Dec 31, 2010	To Date
Overall		
Total Projected Budget from All Sources	N/A	\$6,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$6,800,000.00
Program Funds Drawdown	\$1,158,912.62	\$1,696,753.32
Obligated CDBG DR Funds	\$0.00	\$6,800,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Banc of America Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Building improvements that are non dwelling/non residential/parking that will ultimately produce an area benefit the multi-family residential senior building known as The Ella which meets the National Objective of LH25. In addition, development of public infrastructure on vacant land within and abutting the Encore Redevelopment Master Plan (formerly known as Central Park Village) which will ultimately serve households with incomes which are at or under 50% of area median income, meeting the NSP2 National Objective of LH25.

Location Description:

Encore Redevelopment Master Plan.

Activity Progress Narrative:

As of December 31st 2010 clearing and demolition of the Encore site is substantially complete. Earthwork will be ongoing. A considerable portion of the storm water and sanitary sewer installation has been completed. Installation has begun on the chiller lines, electrical infrastructure and potable water lines. The staging of the precast structures is underway at this time on the TECO property south of the storm water vault. The project is on schedule.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

	Amount
Other Funding Sources	
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 4000-1499 BOA 13 LMMI
Activity Title: BOA Construction-New Housing/Infrastructure (LMMI)

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 4000

Project Title:
 Redevelop Demo Vacant Properties

Projected Start Date:
 01/14/2010

Projected End Date:
 02/11/2013

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Banc of America Community Development Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$18,100,000.00
Total CDBG Program Funds Budgeted	N/A	\$18,100,000.00
Program Funds Drawdown	\$1,429,176.62	\$1,967,017.32
Obligated CDBG DR Funds	\$0.00	\$18,100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Banc of America Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Development of public infrastructure on vacant land in and abutting the Encore project (formerly known as Central Park Village) which will ultimately serve households of Moderate and Middle Income and meets the National Objective for NSP2 LMMI. As well as building improvements and infrastructure which are non-dwelling/non-residential that will ultimately produce an area benefit in support of the The Ella which will be a 158 unit multi-family senior residential building located at the Encore serving Moderate and Middle Income National Objective for NSP for Only (LMMI).

Location Description:

Encore Master Plan (formerly known as Central Park Village) Redevelopment.

Activity Progress Narrative:

As of December 31st 2010 clearing and demolition of the Encore site is substantially complete. Earthwork will be ongoing. A considerable portion of the storm water and sanitary sewer installation has been completed. Installation has begun on the chiller lines, electrical infrastructure and potable water lines. The staging of the precast structures is underway at this time on the TECO property south of the storm water vault. The project is on schedule.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
