

**Grantee: Hillsborough County, FL**

**Grant: B-08-UN-12-0006**

**July 1, 2011 thru September 30, 2011 Performance Report**

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**Grant Number:**

B-08-UN-12-0006

**Obligation Date:****Award Date:****Grantee Name:**

Hillsborough County, FL

**Contract End Date:**

03/10/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$19,132,978.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$1,308,915.39

**Total Budget:**

\$20,441,893.39

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

A. AREAS OF GREATEST NEED: The target areas were developed pursuant to: greatest percentage of home foreclosures; highest percentage of homes financed by a subprime mortgage related loan; and areas identified as the most likely to face a significant rise in the rate of home foreclosures. Hillsborough County will initially target the areas of Orient Park, University of South Florida Area and the Palm River/Clair Mel/Progress Village with secondary target areas opening in late summer of 2009.

### Distribution and and Uses of Funds:

Proposed Actions: Activity 1: Purchase and Rehabilitation of homes and residential properties that are vacant, abandoned, or foreclosed upon, in order to sell, rent, or redevelop such homes and properties Activity 2: Land Banking of properties in the defined target areas that are vacant, abandoned or foreclosed to facilitate redevelopment for the purpose of providing affordable housing and stabilizing neighborhoods Activity 3: Demolition of Blighted Structures that are not economically feasible to rehabilitate or pose a health/safety threat, may be demolished. Activity 4: Redevelopment; Type: 2301(c)(3)(E); 24 CFR 570.201 (a), (b), (c), (e), (i), (n); National Objective: 24 CFR 570.208(a)(3); Start Date: 2/16/2009; End Date: 7/30/2013; Org: HC Affordable Housing; Location Target Areas; Budget: \$719,680.20. This activity will be to redevelop vacant or blighted properties in order to offer affordable housing opportunities and to stabilize neighborhoods being impacted by abandoned and foreclosed properties. Housing partners will work with the County to initiate construction of affordable housing within a reasonable period of time, as determined by the County, following demolition. Activity 4: Redevelop vacant or blighted properties to offer affordable housing opportunities and to stabilize neighborhoods being impacted by abandoned and foreclosed properties. Activity 5: Administration and Planning Costs to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges.

### Definitions and Descriptions:

### Low Income Targeting:

### Acquisition and Relocation:

### Public Comment:

**Overall****This Report Period****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$20,371,707.96
<b>Total Budget</b>	\$0.00	\$20,371,707.96
<b>Total Obligated</b>	\$0.00	\$19,133,202.19
<b>Total Funds Drawdown</b>	\$0.00	\$11,734,028.82
<b>Program Funds Drawdown</b>	\$0.00	\$11,125,138.78
<b>Program Income Drawdown</b>	\$0.00	\$608,890.04
<b>Program Income Received</b>	\$372,507.66	\$1,308,915.39
<b>Total Funds Expended</b>	\$328,082.74	\$12,908,385.83
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$0.00	\$849,726.64
<b>Limit on State Admin</b>	\$0.00	\$849,726.64

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$4,783,244.50	\$4,933,275.00

## Overall Progress Narrative:

Currently the Affordable Housing Services Department (AHS) has acquired:

- 143 single family properties (63 single family homes and 80 townhome lots with 14 units nearly completed),
- 3 multifamily rental properties,
- 6 land banked properties (four are single family properties, one is the Town & Country parcel zoned for 45 townhomes, and the 28-acre Foxworth Road vacant property zoned multifamily).

To date, 18 properties have been sold to eligible homebuyers. The sales activity has picked up and there are eleven purchase contracts executed and expected to close in the next 4-6 weeks. Construction activity is underway on 13 properties. A total of 56 of the single family projects have been demolished, rehabilitated, or underway. Twenty-two properties are 95-100% complete and on the market. Two homes are just beginning rehabilitation but have purchase contracts with interested buyers.

In August, the COACH Foundation requested to transferred back eleven of their properties. Nine properties came back to Hillsborough County at closing in late September. One property was transferred to Florida Home Partnership since it was a completed home and on the market. Florida Home Partnership has the best record for selling homes. The next Housing Partner with the second best selling record is Plant City CDC, which received one property that was ready to start construction and awaiting the work contract to be executed. Plant City CDC will



have the rehabilitation completed and then market the property to sell it to an eligible homebuyer. Two of the COACH properties that were returned to the County will be land banked for future development. Five of the remaining returned properties will be promoted to social service nonprofit organizations that have a history of providing housing to special needs populations. A Letter of Interest is being developed to determine which nonprofits may be interested in owning one or more of these five homes. Evaluation of their business plan will be conducted in November before selection is made and the property transferred. Twenty-One single-family properties are either completed or close to completion and available for sale.

All of the properties are currently posted or in the process of being posted to the AHS NSP webpage with photos, property information and links to the marketing flier or agency website. All of the properties are required to have signs posted on the property.

The Alexander Woods Townhomes work contract was approved by the Board of County Commission on September 8, 2011. Fourteen units were more than 90 percent completed when purchased. This part of the project will be funded with State Housing Initiatives Partnership (SHIP) funding. Work is expected to start soon. Marketing of the 14 units will be underway when the construction is close to completion. AHS will publish another Request for Qualifications (RFQ) in the fall for a nonprofit/for profit entity to take ownership and complete the remaining 66 units for eventual sale to households below 120% of area median income.

#### Marketing

AHS continues to work with the Housing Partners on marketing the homes. The video undergoes changes as properties sell. It has been posted on You Tube and runs on HTV. AHS is planning to promote another Open House event on October 15th.

#### NSP statistics:

Florida Home Partnership &ndash 16 single family properties, one quadraplex. This agency has sold seven of the 16 properties and has purchase contracts on four properties.

Plant City CDC- 13 single family properties. This agency has sold three of the 13 properties and has purchase contracts on one property.

East Tampa Business and Civic Association &ndash 9 single family properties. This agency has sold three of the 9 properties and has purchase contracts on one property.

CDC of Tampa &ndash 7 single family properties. This agency has sold one of the 7 properties and has purchase contracts on two properties.

Tampa Housing Authority &ndash 7 single family properties. This agency has sold three of the 9 properties and has purchase contracts on three properties.

University Area CDC- 2 properties. This agency has sold the 2 properties they owned and have not purchase another property. They were offered one of the COACH properties however they declined the home.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Purchase and Rehabilitation	\$0.00	\$15,721,177.00	\$8,827,530.19
2, Land Banks	\$0.00	\$1,498,504.00	\$1,449,746.95
3, Demolition	\$0.00	\$0.00	\$0.00
4, Redevelopment	\$0.00	\$0.00	\$0.00
5, Planning and Administration	\$0.00	\$1,913,297.00	\$849,726.64
6, Financing Mechanisms	\$0.00	\$0.00	\$0.00



## Activities

<b>Grantee Activity Number:</b>	<b>102</b>
<b>Activity Title:</b>	<b>Purchase and Rehabilitation - 51 - 120% AMI</b>

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$7,484,317.96
<b>Total Budget</b>	\$0.00	\$7,484,317.96
<b>Total Obligated</b>	\$0.00	\$6,245,588.00
<b>Total Funds Drawdown</b>	\$0.00	\$6,522,303.25
<b>Program Funds Drawdown</b>	\$0.00	\$5,913,413.21
<b>Program Income Drawdown</b>	\$0.00	\$608,890.04
<b>Program Income Received</b>	\$372,507.66	\$1,308,915.39
<b>Total Funds Expended</b>	\$0.00	\$6,805,253.54
Hillsborough County Affordable Housing Department	\$0.00	\$6,805,253.54
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of foreclosed, abandoned, vacant properties in the designated areas for persons 51-120% of AMI.

**Location Description:**

This activity will be carried out in the NSP target areas as referenced in Section A – Areas of Greatest Need, These are the University of South Florida area, Orient Park area, Town "N Country are, Plant City area, Gibsonton area, and the Clair Mel/ Progress Village/Palm River area.

**Activity Progress Narrative:**

Six NSP 1 homes have sold in this quarter. Of the six homes, five were low income and one was moderate income at 85% of AMI. The homes sold in three of the six NSP target areas. A majority of homes sold in the Plant City target area. Marketing

AHS continues to work with the Housing Partners on marketing the homes. The video undergoes changes as properties sell. It has been posted on You Tube and runs on HTV. AHS is planning to promote another Open House event on October 15th.

NSP statistics:

Florida Home Partnership – 16 single family properties, one quad  
This agency has sold seven of the 16 properties and has purchase contracts on four properties.



Plant City CDC- 13 single family properties  
 This agency has sold three of the 13 properties and has purchase contracts on one property.

East Tampa Business and Civic Association &ndash 9 single family properties  
 This agency has sold three of the 9 properties and has purchase contracts on one property.

CDC of Tampa &ndash 7 single family properties  
 This agency has sold one of the 7 properties and has purchase contracts on two properties.

Tampa Housing Authority &ndash 7 single family properties  
 This agency has sold three of the 9 properties and has purchase contracts on three properties.

University Area CDC- 2 properties  
 This agency has sold the 2 properties they owned and have not purchase another property. .

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	57/166
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	39/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	39/683

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	1	6	13/126	4/92	18/233	94.44
# Owner Households	5	1	6	13/60	4/35	18/110	94.44

## Activity Locations

Address	City	County	State	Zip	Status / Accept
206 Lisa Ann Court	Plant City	NA	NA	33563	Not Validated / N
1132 S. 69th Street	Tampa	NA	NA	33619	Not Validated / N
1842 Cadillac Circle	Tampa	NA	NA	33619	Not Validated / N
12711 Early Run Lane	Gibsonton	NA	NA	33578	Not Validated / N
8534 Hammon Drive	Tampa	NA	NA	33619	Not Validated / N
6806 Waterton Drive	Riverview	NA	NA	33578	Not Validated / N

## Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 107  
**Activity Title:** Cedar Point 25%-49.99%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,760,392.00
<b>Total Budget</b>	\$0.00	\$3,760,392.00
<b>Total Obligated</b>	\$0.00	\$3,760,392.00
<b>Total Funds Drawdown</b>	\$0.00	\$943,719.85
<b>Program Funds Drawdown</b>	\$0.00	\$943,719.85
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$73,102.10	\$1,035,357.19
Hillsborough County Affordable Housing Department	\$73,102.10	\$1,035,357.19
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of a 76 unit foreclosed multifamily project. Currently the 25% unit breakdown is 10 one bedroom, 19 two bedroom and 9 three bedroom for a total of 38 units for households below 50% of AMI. The project will undergo a major modification to the zoning to allow for 83 units with one office. 21 units will be one and three bedroom units and 41 units will be two bedroom units. One half of the units will be for households below 50% of AMI (42 units) and the other half for households between 50% and 120% of AMI (41 units). Eight units will be rehabilitated with Public Housing Administration funds.

**Location Description:**

This activity will be carried out in the USF NSP target areas and located at 5409 Temple Palms Avenue, Tampa, FL 33617. It is in CT 105.

**Activity Progress Narrative:**

For the Cedar Point multifamily project, relocation has been completed and the site has been secured with fencing and gates. THA has engaged an architect to develop construction drawings for the redevelopment of Cedar Pointe Apartments. Three design scenarios are being investigated to determine the most cost effective redevelopment approach. One scheme will demolish the existing structures down to the slab and propose a build back on existing slabs; the second scenario proposes complete demolition and all new construction including new foundations. Schematic designs have been completed and cost estimates for both scenarios are being finalized in preparation for a meeting to decide on an approach. Demolition of existing buildings is anticipated to start before the end of the year, Cedar Pointe setaside is 50% of the project.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/166

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	86/683
# of Multifamily Units	0	86/639

## 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	

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**Grantee Activity Number:** 108

**Activity Title:** Cedar Point 50%-120%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,760,392.00
<b>Total Budget</b>	\$0.00	\$3,760,392.00
<b>Total Obligated</b>	\$0.00	\$3,760,392.00
<b>Total Funds Drawdown</b>	\$0.00	\$943,719.81
<b>Program Funds Drawdown</b>	\$0.00	\$943,719.81
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$73,102.10	\$1,035,357.19
Hillsborough County Affordable Housing Department	\$73,102.10	\$1,035,357.19
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of a 76 unit foreclosed multifamily project. Currently the 25% unit breakdown is 10 one bedroom, 19 two bedroom and 9 three bedroom for a total of 38 units for households below 50% of AMI. The project will undergo a major modification to the zoning to allow for 83 units with one office. 21 units will be one and three bedroom units and 41 units will be two bedroom units. One half of the units will be for households below 50% of AMI (42 units) and the other half for households between 50% and 120% of AMI (41 units). Eight units will be rehabilitated with Public Housing Administration funds.

**Location Description:**

This activity will be carried out in the USF NSP target areas and located at 5409 Temple Palms Avenue, Tampa, FL 33617. It is in CT 105.

**Activity Progress Narrative:**

For the Cedar Point multifamily project, relocation has been completed and the site has been secured with fencing and gates. THA has engaged an architect to develop construction drawings for the redevelopment of Cedar Pointe Apartments. Three design scenarios are being investigated to determine the most cost effective redevelopment approach. One scheme will demolish the existing structures down to the slab and propose a build back on existing slabs; the second scenario proposes complete demolition and all new construction including new foundations. Schematic designs have been completed and cost estimates for both scenarios are being finalized in preparation for a meeting to decide on an approach. Demolition of existing buildings is anticipated to start before the end of the year, Cedar Pointe setaside is 50% of the project.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/166

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	86/683
# of Multifamily Units	0	86/639

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/126	0/92	0/233	0

## 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:** 112  
**Activity Title:** Sand Dollar 25%-49.99%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

07/19/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

Overall	Jul 1 thru Sep 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,172,883.00
<b>Total Budget</b>	\$0.00	\$1,172,883.00
<b>Total Obligated</b>	\$0.00	\$1,172,883.00
<b>Total Funds Drawdown</b>	\$0.00	\$614,887.39
<b>Program Funds Drawdown</b>	\$0.00	\$614,887.39
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$7,859.95	\$628,037.94
Hillsborough County Affordable Housing Department	\$7,859.95	\$628,037.94
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This project is comprised of 40 two bedroom units that will be rehabilitated for very low, low and moderate renters. The project will also use CDBG-R funds for the rehabilitation. Sixty percent of the units are for very low income households so 24 units will be made available to meet the 25% NSP setaside.

**Location Description:**

This activity will be carried out in the USF NSP target area and located at 12708 N. 19th Street, Tampa, FL 33612 It is CT 108.06 Folio Number 35839.000

**Activity Progress Narrative:**

AHS plans to bid out the Sand Dollar Gardens project in late October/early November. The bid is nearly complete and in review. It is anticipated that the work can begin at the end of the year. AHS will assist the contractor in expediting permits so the project can start as soon as possible. Sand Dollar Garden setaside is 60% of the project.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/166



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/683
# of Multifamily Units	0	40/639

### 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	

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**Grantee Activity Number:** 113

**Activity Title:** Sand Dollar 50%-120%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

07/19/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$781,922.00
<b>Total Budget</b>	\$0.00	\$781,922.00
<b>Total Obligated</b>	\$0.00	\$781,922.00
<b>Total Funds Drawdown</b>	\$0.00	\$409,924.93
<b>Program Funds Drawdown</b>	\$0.00	\$409,924.93
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$5,239.97	\$418,691.96
Hillsborough County Affordable Housing Department	\$5,239.97	\$418,691.96
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This project is comprised of 40 two bedroom units that will be rehabilitated for very low, low and moderate renters. The project will also use CDBG-R funds for the rehabilitation. Forty percent of the units are for very low income households so 16 units will be made available to households above 50% of AMI.

**Location Description:**

This activity will be carried out in the USF NSP target area and located at 12708 N. 19th Street, Tampa, FL 33612 It is CT 108.06 Folio Number 35839.000

**Activity Progress Narrative:**

AHS plans to bid out the Sand Dollar Gardens project in late October/early November. The bid is nearly complete and in review. It is anticipated that the work can begin at the end of the year. AHS will assist the contractor in expediting permits so the project can start as soon as possible. Sand Dollar Garden setaside is 60% of the project.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/166



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/683
# of Multifamily Units	0	40/639

### 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	

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**Grantee Activity Number:** 201

**Activity Title:** Land Banking for 50% AMI and Below

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2

**Projected Start Date:**

03/03/2009

**Benefit Type:**

( )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Cancelled

**Project Title:**

Land Banks

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Hillsborough County Affordable Housing Department	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquire properties in the defined target areas and temporarily maintain to facilitate redevelopment at a later date. Each property will be maintained by the Affordable Housing Department's Land Inventory database to be sold after redevelopment to NSP eligible households. Future redevelopment will be for housing for households below 50% of AMI.

**Location Description:**

This activity will be carried out in the NSP target areas as referenced in Section A – Areas of Greatest Need, These are the University of South Florida area, Orient Park area and the Clair Mel/ Progress Village/Palm River area.

**Activity Progress Narrative:**

Six properties are land banked.  
Four single family properties  
\* 5212 S. 82nd Street, Tampa  
\*4712 S. 87th Street, Tampa  
\* 624 Coronet Street, Plant City  
\*916 Warren Street, Plant City

One property, a parcel in Town & Country zoned for a possible 45 townhomes,

One 28-acre vacant property zoned for multifamily for Foxworth Road



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/166

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/683

## 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	

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**Grantee Activity Number:** 202

**Activity Title:** Land Banking for 51-120% AMI

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Area ( )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banks

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,498,504.00
<b>Total Budget</b>	\$0.00	\$1,498,504.00
<b>Total Obligated</b>	\$0.00	\$1,498,504.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,449,746.95
<b>Program Funds Drawdown</b>	\$0.00	\$1,449,746.95
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$61,165.62	\$1,581,723.17
Hillsborough County Affordable Housing Department	\$61,165.62	\$1,581,723.17
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Two parcels were acquired in the NSP defined target areas and will be maintained to facilitate redevelopment at a later date. Each property will be maintained by the Affordable Housing Department's Land Inventory database to be sold after redevelopment to NSP eligible households or a request for proposals will procure a developer to complete the construction of the affordable housing. Future redevelopment will be for housing for households between 50% and 120% of AMI. The Foxworth property is zoned for 500 units of multifamily units. The El Capitan property is zoned for 44 single family townhome units.

**Location Description:**

This activity will be carried out in the Riverview NSP target area (Foxworth) and the Town "N Country Target area (El Capitan).  
4409 Foxworth Road- Folio: 0738390100  
6799 El Capitan Drive - Folio: 0098650000

**Activity Progress Narrative:**

The four land banked properties are:

Town & Country Vacant Land/6799 El Capitan Drive: This property closed in the County's name on July 30, 2010. This property is a vacant parcel in the Town "N Country NSP target area. Currently the property is zoned RSC-9 and has two land use classifications, RES-6 and RES-20. Calculations for the land use categories and affordable housing density bonus incentives could increase the dwelling units per acre to 45 townhomes, if the proper zoning is pursued. Street and utility infrastructure is in place. A Request for Qualifications may be issued in the coming year, however at this time the property will be land banked for future development.

Foxworth Road Property - Land Banked: This property closed in the County's name on August 31, 2010. This property is a 28+ acre parcel that will be available for multifamily development for up to 500 units. AHD will land bank the



property until development funding is available.

5212 S. 82nd Street &ndash Land Banked: This property was a single family home acquisition. While under construction the crime in the neighborhood would not allow the construction to continue. AHD made the decision to demolish the existing home and hold the property in the county's name as an infill lot to be developed at a later time.

4712 S. 87th Street Land Banked: This property is a single family home acquisition. The home has been demolished and the property has been included in the affordable housing inventory for future development. A home will be developed at a later time.

624 Coronet Street, Plant City- This property was returned back to the County from the nonprofit in September. There is a home on the property but it will be demolished in the coming months. The property will be added to the affordable housing inventory and developed at a later date.

916 Warren Street, Plant City- This property was returned back to the County from the nonprofit in September. There is a home on the property but it will be demolished in the coming months. The property will be added to the affordable housing inventory and developed at a later date.

The negative is due to pending realignment of the action plan.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/166

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/683
# of Multifamily Units	0	0/639
# of Singlefamily Units	0	0/44

## 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:** 501

**Activity Title:** Planning and Administration

**Activity Category:**

Administration

**Project Number:**

5

**Projected Start Date:**

09/29/2008

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning and Administration

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

	<b>Jul 1 thru Sep 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,913,297.00
<b>Total Budget</b>	\$0.00	\$1,913,297.00
<b>Total Obligated</b>	\$0.00	\$1,913,521.19
<b>Total Funds Drawdown</b>	\$0.00	\$849,726.64
<b>Program Funds Drawdown</b>	\$0.00	\$849,726.64
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$107,613.00	\$1,403,964.84
Hillsborough County Affordable Housing Department	\$107,613.00	\$1,403,964.84
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

To pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges.

**Location Description:**

Hillsborough County Affordable Housing Department 1208 Tech Blvd., Ste. 300 Tampa, FL 33619

**Activity Progress Narrative:**

Administration funds were used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges.

**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

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