

COMMUNITY CONTRIBUTION TAX CREDIT PROGRAM SPONSOR PROJECT APPLICATION

NAME OF ORGANIZATION	Tampa Bay Community Development Corp
MAILING ADDRESS	2139 NE Coachman Rd Ste 1 Clearwater, FL 33765
FEDERAL EMPLOYER IDENTIFICATION NUMBER	59-2252762
FLORIDA SOLICITATION OF CONTRIBUTIONS ACT REGISTRATION NUMBER (DEPARTMENT OF AGRICULTURE)	CH8115
CONTACT PERSON	Michael J Bauer
TITLE	Exec Director
PHONE	727-442-7075
FAX	727-442-4575
E-MAIL ADDRESS	mbauer@tampabaycdc.org
ORGANIZATION'S WEB SITE ADDRESS	Tampabaycdc.org
NAME OF PROPOSED PROJECT	Pinellas & Pasco Co's Housing Project
PROJECT LOCATION ADDRESS (IF DIFFERENT)	Scattered site single family renovation & new construction homes for sale to low income families.

PLEASE INDICATE YOUR ELIGIBLE ORGANIZATIONAL TYPE	
	A community action program
✓	A nonprofit community-based development organization whose mission is the provision of housing for low-income or very-low-income households or increasing entrepreneurial and job-development opportunities for low-income persons
	A neighborhood housing services corporation
	A local housing authority, created pursuant to chapter 421
	A community redevelopment agency, created pursuant to s. <u>163.356</u>
	A historic preservation district agency or organization
	A regional career source board
	A direct-support organization as provided in s. <u>1009.983</u>
	An enterprise zone development agency created pursuant to s. <u>290.0056</u>
✓	A community-based organization incorporated under chapter 617 which is recognized as educational, charitable, or scientific pursuant to s. 501(c)(3) of the Internal Revenue Code and whose bylaws and articles of incorporation include affordable housing, economic development, or community development as the primary mission of the corporation
	Unit of local government
	Unit of state government

PLEASE INDICATE TYPE YOUR ELIGIBLE PROJECT TYPE	
✓	Provide, construct, improve or substantially rehabilitate housing for low-income persons
✓	Provide, construct, improve or substantially rehabilitate homeownership opportunities for low-income persons
	Provide, construct, improve or substantially rehabilitate housing for persons with special needs
	Provide commercial resources and facilities in an enterprise zone or a Front Porch Florida Community
	Provide industrial resources and facilities in an enterprise zone or a Front Porch Florida Community
	Provide Public resources and facilities in an enterprise zone or a Front Porch Florida Community
	Improve entrepreneurial opportunities for low-income persons in an enterprise zone or a Front Porch Florida Community
	Improve job development opportunities for low-income persons in an enterprise zone or a Front Porch Florida Community
	Increase access to high-speed broadband capability in rural communities with an enterprise zone

SPONSOR ELIGIBILITY DOCUMENTATION PLEASE INDICATE DOCUMENTS THAT ARE ATTACHED	
	Copy of the organization's Articles of Incorporation
	Copy of the organization's By-Laws
	Copy of the Florida Division of Corporation's Registration Certificate
	Copy of the Internal Revenue Service eligibility letter
	Other documentation of sponsor eligibility

PROJECT NARRATIVE	
The sponsor must submit a project narrative that briefly and clearly describes the following aspects (please label each aspect accordingly):	
A	Describes the eligible project
B	Lists the types of donations sought
C	Identifies the uses for donations
D	Estimates the total project cost
E	Estimates the number of jobs (if applicable)
F	Estimates the completion date of the project (if applicable)

DOCUMENTATION OF AREA ELIGIBILITY			
The sponsor of a "community development" project must submit documentation that the proposed project is located within a state designated Enterprise Zone or Front Porch Florida Community. Please indicate name of EZ or Brownfield and attachment			
Enterprise Zone Name:	N/A	Letter	Map
Front Porch Community	N/A	Letter	Map
Please note: Projects designed to provide housing for low-income persons or persons with special needs are not required to be located within an Enterprise Zone or Front Porch Florida Community.			

LOCAL GOVERNMENT RESOLUTION

The sponsor must submit a certified copy of a resolution from a local government (where the project is located) stating that the proposed project is "consistent with local plans and regulations (including comprehensive plans)".

Name of City or County Council or Commission:	Pasco & Pinellas Co		
Resolution Number:		Resolution Date:	

The undersigned person hereby affirms that he or she has been duly authorized and empowered to verify, execute and deliver this Application, that he or she has read this Application (including all attachments hereto) and he or she has knowledge of all of the facts stated herein, and that this Application, and all information submitted in connection herewith, is complete and accurate and contains no misstatements, misrepresentations, or omissions of material facts, to the best of his or her knowledge and belief.

<u>Signature</u>	
<u>Name</u>	Michael J Bauer
<u>Title</u>	Exec Director
<u>Organization</u>	Tampa Bay CDC
<u>Date</u>	<u>10/12/16</u>

Please mail this application and attachments to:

Burt Von Hoff
Florida Department of Economic Opportunity
Division of Strategic Business Development
107 East Madison Street; MSC 80
Tallahassee, Florida 32399
Phone: 850/717-8974; FAX: 850/410-4770
E-MAIL: burt.vonhoff@deo.myflorida.com
WEB: www.florida.jobs.org



NeighborWorks®
HomeOwnership Center

**TAMPA BAY COMMUNITY DEVELOPMENT CORPORATION
HOME OWNERSHIP CENTER**

2139 NE Coachman Road, Suite 1, Clearwater, Florida 33765
(727) 442-7075 - Toll Free (866) 608-3220 - Fax (727) 451-3323
www.tampabaycdc.org

**Community Contribution Tax Credit Program Project Narrative
October 12, 2016**

Michael J. Bauer, President/CEO
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Clearwater, FL 33765
727.442.7075 office
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Thank you for the opportunity to propose the following:

Item A) Describes the Eligible Project

Single family detached homeownership Acquisition/Rehab/Sales production model in leveraging Partnership with Pinellas & Pasco Co's

Through Tampa Bay Community Development Corporation (Tampa Bay CDC), a 34 year old not-for-profit agency DEVELOPER, properties will be purchased, rehabilitated, and sold to Low Income Homebuyers. Taking foreclosed and abandoned homes or lots, rehabilitating them, and putting homeowners into these reconstructed homes will stabilize the market conditions in the neighborhoods and decrease the amount of blighted homes available. The end product is an affordable move-in ready affordable home.

Tampa Bay CDC will find properties in the designated areas. The properties will be inspected by Tampa Bay CDC staff and a review will be conducted as to whether it is feasible for rehabilitation and financially feasible for acquisition.

Once the property is acquired, it will be deeded to Tampa Bay CDC and Tampa Bay CDC will coordinate with local Contractors in rehabilitating the property. Vendors will be strongly counseled to use local vendors in the vicinity in subcontracts. The rehabilitation of a property will ensure the home will meet current code and safety requirements.



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Single-Family Housing Rehabilitation Standard

- Mission and Housing Values
To eliminate neighborhood blight through renovation and demolition while providing low income families with safe, secure and affordable homes
- Applicable Laws and Regulations
Building Code: Florida Building Code
Housing Code: The local housing code
- Categories of Standards:
 1. Health & Safety
 2. Site
 3. Exterior Building Surfaces
 4. Foundations & Structure
 5. Windows & Doors
 6. Roofing
 7. Insulation & Ventilation
 8. Interior Standards
 9. Electric
 10. Plumbing System
 11. HVAC
 12. Appliances

The agency will then sell the property to an eligible Low Income Homebuyer, who may receive homeownership assistance from the County. The buyer is responsible for finding a lender to finance the first mortgage.

The homes will be purchased and rehabbed using leveraging funding source. Tampa Bay CDC, will provide sufficient capital or programs to produce a goal of somewhere between 10- 20 units per year.

Item B) Lists the types of donations sought

Cash, Goods or Real Property

Item C) Identifies the uses for donation

Donations will be used to fund the direct cost to purchase real estate, renovate the structures or build affordable single-family homes for purchase by Low Income Families.



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Item D) Estimate the total project cost

For the 20 homes currently in the pipeline the total development cost is averaging about 145,000 each home totaling \$2,900,000

Item E) Estimate the number of jobs

N/A

Item F) Estimate the completion date of the project

On going



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