



Tampa Field Office Newsletter
May, 2004

"BUILDING THE AMERICAN DREAM"
June is National Homeownership Month!



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HUD is the nation's housing agency committed to increasing homeownership, particularly among minorities; creating affordable housing opportunities for low-income Americans; and supporting the homeless, elderly, people with disabilities and people living with AIDS. The Department also promotes economic and community development as well as enforces the nation's fair housing laws. More information about HUD and its programs is available on the Internet

at www.hud.gov and espanol.hud.gov.

[Message from the Field Office Director](#)

Welcome to your latest electronic issue of the HUD Tampa Office's newsletter! "In this issue" (previous page) lists an incredible number of events and funding awards which continue to change the housing landscape for our 12 county service area. HUD funding is helping the fight against discrimination, housing victims of homelessness, helping seniors maintain housing stability, increasing access by faith and community based organizations to federal funding, changing whole communities through loan guarantees and promoting homeownership levels among minorities. HUD's active involvement in your community is possible only through the continued cooperation of great partners in both the public and private sectors. Under the leadership of our newly appointed Secretary, Alphonso Jackson, we are sure to realize success.

This issue is published during the month following local community efforts to ensure Fair Housing in April, and upcoming events to increase homeownership in June. As such, we ask that you review the accomplishments since our last issue and plan to become involved in the exciting activities scheduled for June. Keeping you informed is one of HUD's major goals. Read our newsletter, visit our internet site and join us as partners in HUD's mission to provide safe, decent and affordable housing to the residents of the greater Tampa Bay Area!

Karen Jackson Sims, AICP
Field Director, Tampa Office



ALPHONSO JACKSON Sworn-in as HUD Secretary
*Lifetime Housing Leader Pledges to Focus on Homeownership,
Affordable Housing and Management Reform*

WASHINGTON - On April 1, 2004, Alphonso Jackson became the nation's highest-ranking housing official a day after the United States Senate confirmed his nomination to be the 13th Secretary of the Department of Housing and Urban Development. Jackson, who was sworn in at a private ceremony at the Department, promised to continue building on the nation's record homeownership rate, increasing access to affordable housing for low-income families and improving sound management practices within HUD.

"Boosting the number of homeowners, and minority homeowners in particular, is one of the President's domestic priorities, and a personal priority of mine," said Jackson. "As Secretary, I will work tirelessly to promote this Administration's compassionate agenda, believing that we best serve our neighbors in need by empowering them to pursue their dreams."

For nearly three years, Jackson served as HUD's Deputy Secretary, managing the day-to-day operations of a department with 9,300 employees and an annual budget of \$32 billion. Jackson has extensive housing, finance and management experience having directed public housing authorities in St. Louis, Washington, DC and Dallas. Jackson also served as chairman of two redevelopment agencies in Washington, DC and St. Louis. Under his leadership, the Dallas Housing Authority received the highest-ranking HUD awarded to any big city public housing agency - consistently scoring 94 on a 100-point management scale to measure the performance of local housing authorities.

In his confirmation testimony before the Senate Banking Committee, Jackson also pledged to continue improving HUD's own management. Jackson said, "My experiences as a public servant are balanced by my work in the private sector. There, I learned the importance of effective management in a successful enterprise. Sound management and excellence in program performance are critical to any organization's success."

[2003 Homeless Assistance Awards for Hillsborough County Ceremony](#)

On February 23, 2004, Ms. Karen Jackson Sims, Director of the HUD Tampa Field Office, presented 8 large facsimile checks totaling \$4,084,445 to seven (7) local homeless assistance providers. Each organization had successfully applied for HUD's Supportive Housing Program grants to assist homeless individuals through the provision of a variety of housing and social services. One agency, the Tampa Housing Authority, received a Shelter Care Plus Program award which will provide subsidy to eighteen (18) one and two bedroom units for people with disabilities. Recipient agencies included:

Agency for Community Treatment Services	\$1,209,106
Housing Authority of the City of Tampa	\$ 698,520
Mental Health Care, Inc.	\$ 598,500
The Spring of Tampa Bay, Inc.	\$ 532,681
Project Return, Inc.	\$ 461,868
Alpha House of Tampa, Inc.	\$ 249,039
Alpha House of Tampa, Inc.	\$ 206,456
Catholic Charities, Diocese of St. Petersburg, Inc.	\$ 128,275



Ms. Sims presents check to Ken Salzer of ACTS

The ceremony, graciously hosted by the Agency for Community Treatment Services, received wide media coverage. It is hoped that through this funding, recipient organizations will enhance services to impact HUD's goal of eliminating chronic homelessness in ten years. The Tampa Office congratulates its local partners for their willingness and ability to secure this funding!



HUD Assistant Secretary for Public Housing, Michael Liu, introduces the Clearinghouse as Rep. Jim Davis and Tampa Mayor Pam Iorio listen intently

HUD Launches Assisted Living Information Center Website and Call-Center Aims to Help Seniors Age-in-Place

TAMPA - U.S. Housing and Urban Development Assistant Secretary Michael Liu joined Mayor Pam Iorio and Congressman Jim Davis to launch a national website and toll-free call center at Palm Terrace, a public housing assisted-living facility owned by the Tampa Housing Authority.

The [Senior Housing Information Center website](#) and toll-free call-center (888-245-8938) will give more than 3,700 public housing authorities (PHAs), including Indian housing authorities, the tools needed to modernize and create more senior public housing

options. To meet elderly needs, federally assisted housing can be enriched with services - such as meals, healthcare providers and transportation. "Our senior citizens should not be prematurely institutionalized because of a lack of services in their current residences," said Liu. "The website and call-center will show housing authorities how they can create facilities to allow their elderly residents to age-in-place. Also attending the national launching was President/CEO of the Tampa Housing Authority Jerome Ryans and Susan Tucker, Deputy Secretary for the Florida Department of Elder Affairs.

The innovative website houses information for using existing financial tools to create or modernize housing for seniors. For example the Resident Opportunity and Self Sufficiency (ROSS) Program includes the Resident Service Delivery Models for the Elderly. This funding is used to hire staff to provide elderly supportive services such as: personal assistance with daily activities; transporting residents to medical appointments and shopping; preparation of nutritional meals; creating wellness programs; and referrals to community resources. ROSS funds are also used to make physical improvements to existing facilities to accommodate senior supportive services.

Also included on the website is information on how other HUD programs - Housing Choice Vouchers, HOPE VI and Capital/Operating Funds - can be utilized to add supportive services to make existing developments suitable for seniors.

The website also provides links to other on-line resources. For example, there are links to Medicaid and other federal agencies, as well as research materials, senior housing data and publications. There is also a list of innovative elderly public housing facilities in different regions that PHAs can use to get ideas for creating their own facilities. The call-center will be available Monday through Friday from 9 a.m. to 5 p.m. Representatives will refer callers to experts in the field. The general public can also get information about service-enriched public housing.

For the past two years, HUD has worked with elderly housing experts to ensure the website has the most up-to-date information on this topic. Through its research, HUD and the elderly public housing industry discovered the cost savings of subsidizing senior housing residents in-place ranges from 20 to 65 percent less than moving them to institutional facilities. This is a tremendous savings to state Medicaid budgets across the nation.

HUD's "Art and Science of Grant Writing" a High Success

In cooperation with HUD's Tampa Field Office, Without Walls International Church hosted over 300 registrants on February 25 & 26, 2004, providing an excellent learning environment for a HUD Headquarter-designed training curriculum specifically designed for faith based and community organizations. Mr. Fredric Washington, HUD Tampa Office's faith based liaison, was the presenter for both days. In this animated, interactive workshop, participants learned many key elements of successful grant writing such as: the "ten commandments" of grant writing; building organizational capacity; securing an IRS "501c3" designation; HUD programs available to non profit organizations; accessing government funds; common rating factors for grant submissions; working with local government; and partnership building. Evaluations of the program were overwhelmingly positive, as many organizations left with new skills to secure funding for service delivery.



Eric Ramoth, one of HUD's Web Managers, teaches the ABC's of good website design

more.

Local Organizations Benefit from HUD's Web Clinic for HUD Partners

Over 60 people came to Tampa on March 16, 2004, to learn the ABCs of designing and managing a public service website. They attended a Web Clinic for HUD Partners, held in the auditorium of the John F. Germany Library in downtown Tampa. They came from as far away as Orlando and Sarasota. Attendees included staff of public housing authorities, housing counseling agencies, homeless services providers, community development corporations, faith-based and community organizations, legal service agencies, city governments, and local banks. The all-day event was designed to give HUD's partners a training opportunity about how to design, maintain, and market a public service website that is "customer friendly" and easy to navigate. At the end of the day, everyone expressed their delight and gratitude, as HUD's Web Managers had taken the mystery out of such a challenging project. Many of them will soon be using the web to spread their mission and accomplish

Big Changes Coming to Tommytown in Pasco County After HUD Guarantees \$13 Million Loan

On a bright sunny morning in late March, during a ceremony held at the new Redlands Christian Migrant Association's Dade City Community Center, Pasco County officials were presented with a \$13,000,000 check by HUD's Tampa Field Office Director Karen Jackson Sims. Recently, HUD approved the Section 108 loan guarantee to assist Pasco County in the revitalization of the Tommytown Neighborhood. Primarily composed of low and moderate income individuals and families, Tommytown is an area which has long needed public infrastructure improvements, such as water and sewer, paved streets, drainage and street lighting. Combined with an additional \$4,000,000 (SHIP), \$2,374,000 (CDBG), and \$1,000,000 (HOME), these HUD funds will be used for vast improvements.



In this photo, Karen Jackson Sims, HUD Tampa Field Office Director, presents the check to Commissioner Peter Altman (center), Chairman of the Pasco County Board of County Commissioners, and Mayor Scott Black (right), Mayor of Dade City.

Pasco County's objective is to bring about a rapid revitalization and thereby improve the living environment for the residents of Tommytown in a relatively short period, as opposed to changing the area over several years.

The Section 108 loan guarantee allows a recipient of HUD Community Development Block Grant (CDBG) funding to fast-track housing and community development projects. This loan is a pledge against future CDBG entitlement amounts. Pasco County has agreed to a 20-year repayment of the \$13,000,000 which can come from the current funding year's entitlement amount or from other sources such as CDBG program income, SHIP funds and HOME funds. The County has also pledged, as additional sources of repayment, its program income from economic development, rental rehabilitation and demolition loans which average \$120,000 annually. If needed, the County will also make available its Revenue Sharing Funds as a source for repayment. To learn more about HUD's Section 108 Loan Guarantee Program and how it has helped other communities, read about it on our website: www.hud.gov.



"KEEPERS OF THE DREAM!" Theme for April 2004 Fair Housing Month



(L to R: Willie Ray Mason, owner of Mason and Assoc. Realty, Inc., and Vice Chairman of GTAR's Fair Housing Committee; Marcus Purnell, NACA; Nancy Viera, City of Tampa Housing and Community Development Division; Migdalia Figueroa, Bay Area Legal Services; Linda Pichler, Consumer Credit Counseling Service of Central Florida; and Fred Hearn, Acting Director of the Tampa Department of Community Affairs.

In recognition of National Fair Housing Month, the City of Tampa, along with the Greater Tampa Association of Realtors (GTAR), Market Street Mortgage, Alday-Donalson Title Agency and Fidelity National Title, sponsored a **Fair Housing and Home Ownership Seminar** held at the Greater Tampa Association of Realtors auditorium. The free informative 3 hour seminar featured guest speakers and panelists from a variety of organizations including the City of Tampa Department of Community Affairs, Bay Area Legal Services, Consumer Credit Counseling Service of Central Florida, City of Tampa Housing and Community Development Division, Greater Association of REALTORS (R), the Neighborhood Assistance Corp. (NACA), and the U. S. Department of Housing and Urban Development (HUD).

After a brief welcome by Fred Hearn, Ms. Marilyn Moore-Lemons was introduced as the

featured speaker. Ms. Moore-Lemons, with the HUD Tampa Office's Fair Housing and Equal Opportunity Division, gave an informative presentation. The evening concluded with an excellent video on housing discrimination introduced by Mayor Pam Iorio. More than 100 guests attended, including members of the Association of Realtors, the media and future homeowners.

Manatee County Hosts 5th Annual Fair Housing Workshop / Luncheon



The Manatee County Civic Center in Palmetto served as the site on April 14, 2004 for over 125 participants in this interagency gathering to learn more about fair housing issues. Organized by Manatee County Government, this event was sponsored by nine (9) private organizations.



Stimulating workshops were presented by Mr. Bryan Chavis (author of *Landlording 101*), and Mr. David Baade, Executive Director for the Florida Fair Housing Continuum. After the workshops, during formal and informal discussions, participants shared common problems and questions regarding the rights of both tenants and landlords. HUD staff were available for consultation regarding current regulations, available funding and programs to assist attendees.



HUD Utilizes Technology to Ask Cooperation of Local Churches In Observing Fair Housing Sabbath



In keeping with HUD's Strategic Goals of promoting participation of faith based organizations and ensuring equal opportunity in housing, the Tampa Office reached out through the area's computer lines with a special message for hundreds of faith groups: "Please deliver fair housing material to your congregations". Area churches on our email list were asked to distribute various documents on Sunday, April 18th or April 25th through regular worship services. Included in the notification were: a fair housing fact sheet; a fair housing bulletin announcement; a fair housing poster and four internet sites with potential funding opportunities. Through such efforts, it is hoped that a larger population of renters and potential homebuyers will become better prepared to deal with the possibility of housing discrimination. Thank you to those who were able to assist!



HUD Promotes Homeownership at Eastern / Woodlands Regional Summit

HUD's Office of Native American Programs (ONAP) recently sponsored a Regional Affordable Housing Summit in Tampa with the theme of "Catching the Dream-Expanding Options for Affordable Housing: Local Options, Local Solutions". Over 140 participants from Native American communities across the Eastern half of the United States attended. The purpose of the Summit was to mobilize tribal efforts in the development of affordable housing strategies.

HUD Assistant Secretary Michael Liu was a featured speaker at the event, promoting the Section 184 Indian Housing Loan Guarantee Program. One of six conferences held throughout

the country, this Tampa summit resulted in the generation of new strategies and partnerships which will improve the housing situation for Native Americans.

Are You on Our Mailing List?

In an effort to keep customers well informed, the Tampa Field Office makes available the following publications:

Tampa Field Office Newsletter

If you need general information about programs, funding, public announcements and local activities, send your request via email to william.j.kalbas@hud.gov or call 813.228.2026 x-2112 to provide your email or postal address.

Tampa Office of Multi-Family Housing E-Letter

If you are in the multi-family housing industry (owner, manager, funding source, etc.) and would like to be on an electronic newsletter mailing list, email: alan_coupland@hud.gov.

Atlanta Homeownership Center Internet News

Those interested in single family housing news may visit the following internet site <http://www.hud.gov/offices/hsg/sfh/talk/atfallnews.pdf> to register for receipt of this newsletter.

Mark Your Calendar for June's Homeownership Events!

June 5, 2004 - Annual Pathways to Homeownership, Bradenton, FL - HUD staff will present a first time homebuyer's training program including HUD resource information. HUD contacts: Jose Parrilla (813) 228-2026 ext. 2001 or Fred Washington (813) 228-2026 ext. 2119.

June 26, 2004 - Homeownership Opportunities - Taking It To The Streets! - West Tampa Community Center, Tampa. This homeownership fair is sponsored by the Tampa Housing Authority, City of Tampa and Hillsborough County and is designed to introduce ownership options to minorities and low-income households. During the fair, live remote radio broadcasts in Spanish and English will be made on Hispanic radio stations. Vendors, Fannie Mae and HUD will provide information to participants. HUD contact: Fred Washington (813) 228-2026 ext. 2119.

June 19, 2004 - Pinellas County Communities 13th Annual HOPE Exposition - Clearwater. This countywide first time homebuyer's educational forum and exposition will provide an opportunity to distribute HUD program material as well as provide individual consultation to attendees. HUD contact: Rosemary Gadsden (813) 228-2026 ext. 2105.

WE LOOK FORWARD TO WORKING WITH YOU !