



The CA Quarterly Review

Winter 2011

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North Tampa Housing Development Corporation

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A Message From the NTHDC Team



NTHDC State Conference 2010 ~ www.NTHDC.org

The NTHDC Team would like to wish you and yours a very happy holiday season. I know we all will have numerous challenges to face in the upcoming year, but I am hopeful that 2012 will be a great year for everyone. I am thankful that NTHDC is still serving as your PBCA for Florida and we have expanded our services to the U.S. Virgin Islands. HUD intends to bid the PBCA contracts again in early 2012, so we will be working very hard to ensure NTHDC will be here to serve your needs in the years to come. The funding outlook for affordable housing is concerning, but our industry will continue to find creative ways to serve those in need by providing quality housing.

I hope you enjoy some time with your family and friends during the holidays and celebrate all the good things in life. Best wishes for a great holiday season and throughout the New Year!

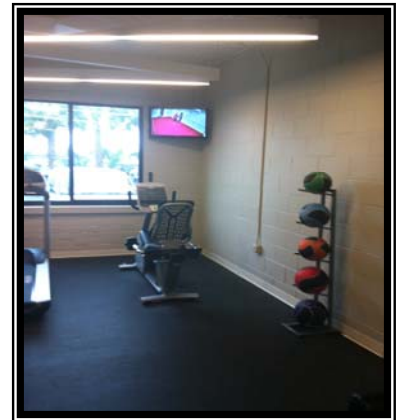
Happy Holidays,
Shawn D. Steen
State Manager, NTHDC

Vista 400 Celebrates Grand Opening

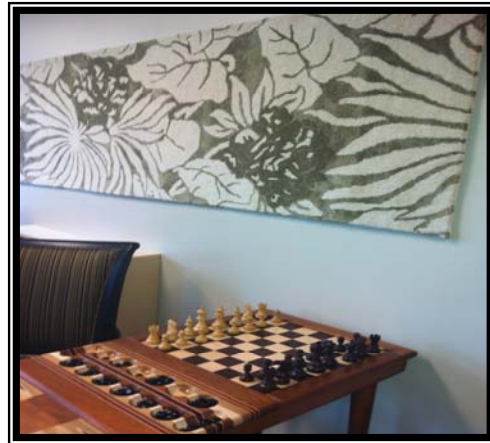


Vista 400, an exclusively elderly property built in 1971, was recently purchased in 2010 by Sage Partners. The property, formerly known as Methodist place, is located in the heart of downtown Tampa and has a wonderful view of the downtown skyline.

Sage Partners just completed its full renovation of the property that boasts a large community room, fitness center, yoga room, computer lab, sewing room, community garden and bocce ball court. Sage Partners also installed environmentally friendly flooring, lighting, cabinetry and appliances.



In attendance at the Grand Opening on October 19, 2011, was Tampa Mayor Bob Buckhorn, who commended Sage Partners for their dedication and commitment to preserving affordable housing in the city of Tampa.



The American Community Survey is an ongoing survey that provides data every year, giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year.

You may receive a letter from the Census Bureau (Dept. of Commerce) regarding the survey, requesting a list of your property residents. HUD states that you should handle this like you did the Census by complying with their request to the names of tenants residing in the property. If the survey takers request information beyond that they must obtain that information from HUD.

2012 Income Limits

On December 1, 2011, HUD issued the 2012 Income Limits.

The new income limits are to be used for all new move-in transactions effective 12/1/2011.

<http://www.huduser.org/portal/datasets/il/il12/index.html>

