

Summary of Changes To Hillsborough County Housing Element GOPs						
Goal	Objective	Policy	Moved From	Moved to	Change Type	Comment
						<p>Introduction</p> <p><u>income levels is critical to healthy families, and impacts the quality of life and economic prosperity of our entire community. Safe, decent apartments and affordable homes are also necessary to create and maintain jobs, provide stability to the better educate our children, and facilitate healthcare. Recognizing this, the Hillsborough County Board of County Commissioners convened an Affordable Housing Task Force (AHTF) to catalyze an overall strategic plan to address the issue. Representing a collaboration of public, nonprofit and private groups the intention is to support innovative policy, encourage administrative improvement at all levels of all governments, and to further develop local sources of funding.</u></p> <p>(Affordable Housing Office administrative update to reflect current titles and current practice.)</p>
						<p><u>Advocacy for:</u></p> <ul style="list-style-type: none"> <li>• Full funding of the State of Florida's <u>State and Local Affordable Housing Trust Fund.</u></li> <li>• <u>The Sadowski Act, a dedicated revenue source for affordable housing, and funding for programs such as the State Housing Initiatives Partnership program (SHIP) and the State Apartment Incentives Loan program (SAIL).</u></li> </ul>
						<p><u>Down Payment Assistance Program</u></p> <ul style="list-style-type: none"> <li>• <u>Hillsborough County Housing Finance Authority and Hillsborough County Affordable Housing Office provides 80% and 20%, respectively, of down payment assistance on single family and multi-family (condos &amp; townhomes) homes.</u></li> <li>• <u>AA \$5,0500 grant is awarded to an applicant if a home is located in a CDBG target area. An additional \$5,000 grant will be awarded if the applicant is a state certified teacher, state certified nurse, certified firefighter, or a state certified law enforcement officer.</u></li> <li>• <u>The County and its Housing Partners staff conducts educational meetings to proactively educate about the down payment assistance program.</u></li> </ul>
						<p><u>Inter-departmental Coordination</u></p> <ul style="list-style-type: none"> <li>• <u>County staff provides training sessions between Hillsborough County's departments of Planning and Growth Management and the Affordable Housing Office- related to permitting, inspection services and zoning.</u></li> <li>• <u>The Comprehensive Plan's Housing Element may be modified twice annually based on identified needs.</u></li> </ul>
						<ul style="list-style-type: none"> <li>• <u>Local government representatives meet regularly to coordinate the "First Time Home Buyer" program's, price limits, documentation requirements, down payment assistance, and loan repayment terms.</u></li> <li>• <u>County and City of Tampa staff meet regularly to discuss coordination of owner occupied rehabilitation programs, including issues such as policies and procedures, assistance, levels and loan terms.</u></li> </ul>
						<ul style="list-style-type: none"> <li>• <u>The County works closely with nonprofit agencies and nonprofit developers to improve partnership opportunities</u></li> <li>• <u>The County works closely with Local Initiatives Support Corporation (LISC), which provides technical assistance and grants to non-profits as part of a capacity building program for affordable housing.</u></li> </ul>

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						<p><u>Land Trust</u></p> <ul style="list-style-type: none"> <li>The County has engaged the Florida Housing Coalition/<a href="#">Florida Community Land Trust Institute</a> and the University of South Florida <a href="#">Jim Walter Partnership Center for Community &amp; Economic Development</a> for technical assistance to establish a program.</li> </ul>
						<p><u>Inventory</u></p> <ul style="list-style-type: none"> <li>County staff <del>is in the process of has</del> <u>inventoried</u> all publicly owned land.</li> </ul>
						<p><u>Impact Fees</u></p> <ul style="list-style-type: none"> <li>Impact fees, except for the school impact fee – may be <u>waived</u> <u>paid</u> by Hillsborough County. Water and sewer fee may be <u>paid</u> subject to a County general fund allocation. Transportation fees may be waived in no impact fee zones.</li> </ul>
						<p>April 2006 report is organized in three major categories of action: <u>Coordination, Planning and Land Regulations; Incentives &amp; Financing; and Education, Outreach &amp; Advocacy.</u> The report made recommendations for affordable housing or attainable housing <u>located near job centers, schools and, whenever possible, transportation networks.</u> Affordable and attainable housing is defined as:</p> <p><u>"[Housing]...for working people and for those in less fortunate circumstances. It is housing – rental and purchase – for those in low and moderate income ranges such as the following examples. It is for just to name a few examples:</u></p> <ul style="list-style-type: none"> <li><u>Young professionals – nurses aides and teachers;</u></li> <li><u>Small business owners – the corner deli, the auto shop, the local café;</u></li> <li><u>Those on whom we depend day-to-day - firefighters, police officers, child care workers;</u></li> <li><u>Seniors and persons with disabilities."</u></li> </ul>
					New	(Administrative – Affordable Housing Task Force and Affordable Housing Office recommendations.)
	<b>ISSUE</b>				New	Affordable Housing Task Force recommendations
	<b>X.X</b>				New	Affordable Housing Task Force recommendations - Land Use Regulation, Planning and Coordination.
	<b>X.X</b>	<b>X.X.1</b>			New	Affordable Housing Task Force recommendation of items to study and implement where appropriate.
	<b>X.X</b>				New	Affordable Housing Task Force recommendations - Incentives and Financing.
	<b>X.X</b>	<b>X.X.1</b>			New	Affordable Housing Task Force recommendation of items to study and implement where appropriate.

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	X.X				New	<p>housing momentum created by the Hillsborough County <u>Affordable Housing Task Force</u>. While there are options as to the structure of such a body, it is clear that its mission will be to serve as the catalyst to make affordable housing initiatives a reality in Hillsborough County and its cities.</p> <ul style="list-style-type: none"> <li>• Hire an officer level administrator reporting to the County administrator with full authority to 1) expedite issues both inter-governmentally and inter-departmentally, and 2) staff the permanent entity recommended.</li> </ul> <p>Responsibilities should include but would not be limited to:</p> <ul style="list-style-type: none"> <li>• Retain a private sector expert to review, evaluate and make further recommendations to improve current County approval process and land use regulations, including recommendations to expedite reviews (including multiple reviews), streamline approvals, and resolve conflicting regulations.</li> <li>• Retain a consultant to analyze and propose alternative construction techniques for attainable housing projects to include, but not be limited to modular, panelized, and steel housing.</li> </ul>
	X.X	X.X.1			New	<ul style="list-style-type: none"> <li>• Update the Housing Needs Assessment Study last conducted by the Hillsborough County in 1992.</li> <li>• Create a consolidated toolkit of available programs to assist providers, lenders and residents.</li> <li>• Conduct semi-annual, inter-departmental workshops to update all staff on available programs, assistance and trends in affordable housing.</li> <li>• Conduct an annual summit on affordable housing.</li> <li>• Manage a multi-year media public information campaign focused on affordable apartments and houses for working people and families.</li> <li>• Advocate for additional "fair share" state and federal support for housing initiatives and funding with specific emphasis on the Low Income Housing Tax Credit Program.</li> <li>• Provide staff support to the Board of County Commissioners – appointed advisory committee for affordable housing.</li> <li>• Expedite approval and permitting processes and coordinate incentives for all affordable housing projects including a basic stamp reading "Affordable Housing" for each application submitted to the County.</li> </ul>

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						various housing programs of the County such as, First Time Home Buyers, Housing Rehabilitation, Federal and State Housing Programs (such as, Community Development Block Grants, State Housing Initiatives Partnership Program, HOME Investment Partnership Program, Hillsborough County Housing Finance Authority, United States Department of Agriculture Rural Development Program and the Sadowski Act), and non-profit organizations programs (including sweat-equity). Incentives for providing both standard and affordable housing includes infill and density bonuses for affordable housing, incentives to meet concurrency requirements, planned unit/quality development, streamlined development review, preservation of environmental features and open spaces, and land development and building regulations to ensure safe and quality development standards.
						(Administrative – Affordable Housing Task Force and Affordable Housing Office recommendations.)
1	1					No change.
	ISSUE				Administrative	Update to reflect current titles and current practices.
1	1.1				Administrative	OBJECTIVE 1.1: The County shall annually assess the public, private, non-profit and for profit housing programs and identify potential ways to further increase access to <u>safe, decent and affordable, standard</u> housing for all citizens, regardless of race, <u>color, national origin, religion</u> , sex, age, <u>disability</u> , ethnic background, <u>familia</u> status or income level. (Affordable Housing office administrative change to clarify.)
1	1.1	1.1.1			Administrative	<b>Policy 1.1.1:</b> The County Equal Opportunity Administrator shall conduct ongoing analyses of existing housing discrimination and prepare annual reports for the Hillsborough County Affordable Housing Office Board of County Commissioners with to be used in the development of the Annual Consolidated Evaluation Performance Report and 5 Year Consolidated Action Plan, and in making recommendations for programs and actions to combat discrimination. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.1	1.1.2				No change.
1	1.1	1.1.3			Administrative	Deleted. Included in Policy 1.1.1
	ISSUE				Administrative	housing. The research division of The Planning Commission estimates It is estimated that by 19952015, <u>67,161</u> 65,000 new and replacement housing units will be needed to accommodate the unincorporated County's anticipated population growth of <u>140,075</u> 42,159 persons. By the year 20152025, <u>136,845</u> units will be needed to accommodate the County's population growth of <u>283,614</u> persons. Replacement and new unit needs will require an annual average production of <u>6,842</u> housing units through the year 20152025.  Housing unit growth is expected to occur primarily in and around the I-75 area. Sixty-two percent of total projected housing unit growth by 2015 will be located within four planning areas associated with the I-75 corridor: USF, Lutz, Thonotosassa, Brandon and Ruskin/Sun City.
						(Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.2				Administrative	Update to reflect current data and reflect current practice.

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		X.X			Administrative	By July 2001, staff representing the Planning Commission, Hillsborough County Community Affordable Housing Office, and other agencies which administering housing programs such as, the Community Development Block Grant, HOME Investment Partnership Program, State Housing Initiatives Partnership (SHIP), Affordable Housing, non-profit agencies and other housing advocates, will make recommendations for expanding affordable housing opportunities within unincorporated Hillsborough County addressing tenure, income and housing type. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.2	1.2.1			Administrative	The County shall utilize the Affordable Housing Needs Assessment findings from the Shimberg Center, the Planning Commission, and the Hillsborough County Affordable Housing Office to provide new housing opportunities for affordable housing and provide an increase of 1000 new units of affordable housing in Hillsborough County. reduce the deficit of 2,353 (owner-occupied) affordable housing units for the low income households and 29,871 (13,890 owner occupied/15,981 renter occupied) affordable housing units for the very low income households by 2010. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.2	1.2.2			Administrative	The County Hillsborough County Community Affordable Housing Office shall meet regularly with committees representatives of the private, public and non-profit sector housing delivery system to discuss options for improving the housing delivery system which will be reflected in the Annual Consolidated Evaluation Performance Report and 5 Year Consolidated Action Plan. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.2	1.2.3			Administrative	(Administrative update to reflect current titles.)
1	1.2	1.2.4			Administrative	(Administrative - to clarify.)
1	1.2	1.2.5				No change.
1	1.2	1.2.6			Administrative	To clarify.
1	1.2	1.2.7			Administrative	(Administrative - to clarify.)
1	1.2	1.2.8			Administrative	The County shall continuously provide and facilitate enforce state and federal handicapped accessibility standards for barrier free single and multifamily living environments needed by physically handicapped persons. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.2	1.2.9				No change.
1	1.2	1.2.10			Administrative	The County shall amend the development regulations in the time frame provided by State growth management law, to allow density increases and relaxed parking requirements for affordable/attainable elderly housing developments in appropriate locations. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.2	1.2.11				No change.
1	1.2	1.2.12				No change.
1	1.3					No change.
1	1.3	1.3.1			Administrative	Update to reflect current titles and reflect current practice.

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1	1.3	1.3.2			Administrative	The County shall provide technical assistance to organizations and developers in determining and developing sites <b>and programs</b> for housing for low and moderate income persons through the Housing Finance Authority, the U.S. Department of Housing and Urban Development, <b>Joint Venture for Affordable Housing</b> , and the <b>Affordable Housing Steering Committee</b> . <del>Affordable Housing Task Force.</del>
						(Affordable Housing office administrative change to reflect current titles and reflect current practice.)
1	1.3	1.3.3			Administrative	Update to reflect current titles and reflect current practice.
1	1.3	1.3.4			Administrative	The County shall continue to administer affordable housing programs that includes inter-local agreements with adjacent jurisdictions to encourage housing opportunities that will benefit very low, low and moderate income households in Hillsborough County. <b>The County shall continue inter-local agreements with the adjacent jurisdictions (City of Tampa, Temple Terrace and Plant City) with the provisions for housing low and moderate income households.</b>
						(Affordable Housing office administrative change to reflect current titles and reflect current practice.)
1	1.3	1.3.5				No change.
1	1.3	1.3.6				No change.
1	1.3	1.3.7			Administrative	To clarify.
1	1.3	1.3.8			Administrative	The County shall encourage very low, low and moderate income first time homebuyers to use the bond-supported low cost home mortgage program by publicizing the program <b>and assisting in applicant processing.</b>
						(Affordable Housing office administrative change to reflect current titles and reflect current practice.)
1	1.3	1.3.9				No change.
1	1.3	1.3.10				No change.
		<b>ISSUE</b>				No change.
1	1.4					No change.
1	1.4	1.4.1				No change.
1	1.4	1.4.2				No change.
1	1.4	1.4.3				No change.
		<b>ISSUE</b>			Administrative	<b>Any solutions to the housing problems for the farm labor population will require a multi-faceted, interagency, public/private partnership approach. Social problems need to be addressed in tandem with physical ones. According to the 1995 Affordable Housing Needs Assessment (prepared by the Shimberg Center for Affordable Housing at the University of Florida) there are 4,917 migrant workers in Hillsborough County with a housing demand of 5,953 persons. There is a total capacity of available migrant housing units for 4,312 persons. In 1997 Hillsborough County had 66 permitted migrant labor camps with 508 units able to house a capacity of 3,153 persons. The Affordable Housing Steering Committee that has been developed as a result of recommendations in this Element should carefully examine the needs of the farm labor population. The Human Services Master Plan proposed in the Economically Disadvantaged Element will coordinate social service delivery.</b>
						(Affordable Housing office administrative change to reflect current titles and reflect current practice.)
1	1.5	5			Administrative	Update to reflect current practice.
1	1.5	1.5.1				No change.
1	1.5	1.5.2				No change.
1	1.5	1.5.3			Administrative	Update to reflect current practice.

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1	ISSUE				Administrative	Update to reflect current practice.
1	1.6				Administrative	The County shall assist the private sector and non-profit agencies to provide <del>1,641</del> additional units: <del>(based on the Affordable Housing Needs Assessment of 1995)</del> of safe, and sanitary housing of various types, sizes and cost by <del>2011</del> <del>2010</del> for dedicated to migrant farmworkers housing. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.6	1.6.1			Administrative	Update to reflect current practice.
1	1.6	1.6.2			Administrative	The County shall provide opportunities through rehabilitation efforts and new construction by <del>utilize it's</del> using housing subsidies to assist in the development or preservation of housing for migrant farmworkers through the activities of non-profit agencies and the private sector. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.6	1.6.3				No change.
1	1.6	1.6.4			Administrative	The County shall coordinate with, and use the financial resources of the Florida Housing Finance Agency, the Farmer's Home Administration, <u>United States Department of Agriculture/Rural Development</u> and the Department of Housing and Urban Development to implement programs to provide additional housing units for farmworkers. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.6	1.6.5			Administrative	(Administrative - to clarify.)
1	1.6	1.6.6			Administrative	The County shall set aside a portion of it's federal, state, and local funding that will <del>create</del> for the purpose of providing new homeownership opportunities for farmworkers in rural areas. (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	1.6	1.6.7			Administrative	Update to reflect current practice.
1	ISSUE				Administrative	<u>The United States Department of Agriculture office of Rural Development (USDA/RD) operates a mutual self help housing program to benefit low and very low income program participants (in non-urban, or rurally designated area, that meet USDA's guidelines, typically areas with 10,000 population). Eligible clients can purchase new homes at below market costs, by providing sweat equity labor tasks to keep the homes affordable. The USDA/RD provides grant funding to non-profit sponsors to administer this program. USDA section 502 mortgages, which are subsidized by the federal government, with equivalent interest rates, as low as 1%, further make the self help homes affordable. The self help program targets millions of dollars of subsidized mortgages to Hillsborough County annually.</u> (Affordable Housing office administrative change to relect current titles and reflect current practice.)
	X.1				Administrative	<b>OBJECTIVE:</b> <u>The County through its Affordable Housing Office shall work with USDA/RD and its program sponsor(s) to provide technical assistance and incentives to facilitate and encourage the implementation of the self help housing program in areas allowable under the USDA self help program.</u> (Affordable Housing office administrative change to relect current titles and reflect current practice.)
1	X.1	X.X.1				<u>The Hillsborough County Affordable Housing Office shall determine projects eligible for consideration under this objective. Eligible projects:</u>

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						<ul style="list-style-type: none"> <li>shall be eligible for all incentives, bonuses, and considerations given to affordable housing projects in the Comprehensive Plan and the Land Development Code, but shall not be limited by location criteria typically associated with these incentives, bonuses and considerations;</li> <li>shall be eligible for financial incentives where possible, including but not limited to, impact fee relief, in order to make the projects viable to low and very low income citizens of Hillsborough County;</li> <li>larger scale developments, where effective common site amenities such as community buildings, recreational activities, daycare and mixed uses can be incorporated shall be given higher consideration for allowing for more effective community association management;</li> <li>self help housing developments can be stand-alone communities, or a portion of larger market rate communities; and</li> <li>mixed income communities are encouraged, and the non-self help portions of the community would be eligible for all incentives, bonuses, and considerations as listed elsewhere in the Comprehensive Plan and the Land Development Code as long as 20% of the entire community is set aside for low and very low income residents.</li> </ul>
					Administrative	(Affordable Housing office administrative change to reflect current titles and reflect current practice.)
1	X.1	X.X.2			Administrative	<p>The Affordable Housing Office in determining eligibility for self help housing program, shall determine if the proposed project location is suitable and subsequently eligible for all incentives, bonuses, and considerations provided under the Comprehensive Plan and the Land Development Code.</p> <p>(Affordable Housing office administrative change to reflect current titles and reflect current practice.)</p>
1	X.1	X.X.3			Administrative	<p>The County shall consider the economic impact of off site requirements listed as conditions necessary to approve self help housing communities. These requirements may include all concurrency issues, transportation issues, school capacity, and other related requirements located off the proposed project site. Where possible, these requirements may be financially assisted, expedited, waived or mitigated by the County.</p> <p>(Affordable Housing office administrative change to reflect current titles and reflect current practice.)</p>
1	ISSUE				Administrative	Update to reflect current practice.
1	1.7					No change.
1	1.7	1.7.1				No change.
1	1.7	1.7.2				No change.
1	1.7	1.7.3				No change.
1	1.7	1.7.4				No change.
		1.7.5				No change.
1	1.7	1.7.6				No change.
2	ISSUE					<p>First, Hillsborough County <del>must</del> shall conduct a countywide housing survey by 2011 to obtain an accurate census of substandard and structurally deficient housing. The most recent survey was completed in 1990.</p>

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						With the completion of the housing conditions survey, the Hillsborough County Affordable Housing Office and Community Development should work to implement an adopted five-year Housing Code Compliance Plan for unincorporated Hillsborough County. Systematic dwelling unit inspections in targeted neighborhoods would enforce the Minimum Housing Code compliance activities resulting from the conditions survey thereby protecting housing consumers and the public through private maintenance of the existing housing stock and prevention and elimination of substandard housing conditions.
					Administrative	Presently, about 70 to 75 homes, or one percent of the estimated total needing rehabilitation, are rehabilitated each year through Community Development Block Grant activities, along with the HOME and SHIP program. Rehabilitation activities need to be intensified to shall address substandard housing. (Affordable Housing office administrative change to reflect current titles and reflect current practice.)
2	2.1					No change.
2	2.1	2.1.1				No change.
2	2.1	2.1.2				No change.
2	2.1	2.1.3				No change.
2	2.1	2.1.4				No change.
2	2.2					No change.
2	2.2	2.2.1			Administrative	Update to reflect current practice.
2	2.2	2.2.2				No change.
2	2.2	2.2.3				No change.
2	2.3					No change.
2	2.3	2.3.1				No change.
2	2.3	2.3.2				No change.
2	2.3	2.3.3			Administrative	The County shall administer the State and Federal Housing Community Development Block Grant (CDBG) programs in a timely and efficient completion of program activities primarily within designated CDBG Target Areas. (Affordable Housing office administrative change to reflect current titles and reflect current practice.)
2	2.3	2.3.4				No change.
2	2.3	2.3.5				No change.
2	ISSUE					No change.
2	2.4					No change.
2	2.4	2.4.1				No change.
2	2.4	2.4.2				No change.
2	ISSUE					No change.
2	2.5					No change.
2	2.5	2.5.1				No change.
2	2.5	2.5.2				No change.
2	2.5	2.5.3				No change.
2	2.5	2.5.4				No change.
<b>DEFINITIONS</b>						
					New	<b>Extremely Low Income Households</b> - A household with an annual income that does not exceed 30% of the median family income for the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.
						(Affordable Housing office administrative change to reflect current titles and reflect current practice.)

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					Administrative	<b>Low Income Family Household</b> – A family has low income if the adjusted income falls between 50% and household with an annual income that does not exceed 80% of the median family income of the area as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.
						(Affordable Housing office administrative change to relect current titles and reflect current practice.)
					Administrative	<b>Moderate Income Family Household</b> – A family has moderate income if the adjusted income falls between 80% and For the State Housing Programs, a household that does not exceed 120% of the median income of the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family sizecurrent Florida Statutes.
						(Affordable Housing office administrative change to relect current titles and reflect current practice.)
					Administrative	<b>Very Low Income Family Household</b> – A family has very low income if the adjusted household with an annual income does not exceed 50% of the median family income of the area, as determined by the U.S. Department of Housing and Urban Development, with adjustments for family size.
						(Affordable Housing office administrative change to relect current titles and reflect current practice.)