

## IV. GOALS, OBJECTIVES AND POLICIES

### INTRODUCTION

~~Goals, objectives and policies of the Housing Element were identified through the Background Report analysis of existing housing conditions and future housing projections. The Background Report was prepared with citizen input from the Hillsborough County Citizen's Advisory Committee and the citizen meetings held in each planning area. Local government agencies and citizen groups have reviewed the identified goals, objectives and policies to confirm the presence of sufficient enabling mechanisms.~~

The Housing Element guides development plans and policies in accordance with Chapter 9J-5, and reflects the County's commitment to eliminating identified and projected deficits in the public, private and rental housing supply. The element addresses government activities and provides direction and assistance to the efforts of the private sector by focusing on existing residents and the anticipated population growth in unincorporated Hillsborough County. The County improves and develops regulations, policies and plans to protect the existing public, private and rental housing stock, including historically significant housing, elimination of substandard housing and provision for adequate housing for all citizens (including elderly, low, very-low, moderate, homeless, group/adult/foster care, and migrant farmworkers).

An adequate supply of housing at affordable/attainable –rates for all 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.

(Affordable Housing Office administrative update to reflect current titles and current practice.)

The Task Force identified the following internal administrative and substantive implementation practices:

Advocacy for:

- Full funding of the State of Florida's State and Local Affordable Housing Trust Fund.

- 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).

#### Down Payment Assistance Program

- Hillsborough County Housing Finance Authority and Hillsborough County Affordable Housing Office provides 80% and 20%, respectively, of down payment assistance on single family and mult-family (condos & townhomes) homes.
- 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.
- The County and its Housing Partners staff conducts educational meetings to proactively educate about the down payment assistance program.

#### Inter-departmental Coordination

- 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.
- The Comprehensive Plan's Housing Element may be modified twice annually based on identified needs.

#### Inter-governmental Coordination

- 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.
- 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.

#### Increased Partnering

- The County works closely with nonprofit agencies and nonprofit developers to improve partnership opportunities
- 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.

#### Land Trust

- The County has engaged the Florida Housing Coalition/Florida Community Land Trust Institute and the University of South Florida Jim

Walter Partnership Center for Community & Economic Development for technical assistance to establish a program.

### Inventory

- County staff is in the process of ~~has inventorying~~ all publicly owned land.

### Impact Fees

- Impact fees, except for the school impact fee – may be waived ~~paid~~ by Hillsborough County. Water and sewer fee may be paid subject to a County general fund allocation. Transportation fees may be waived in no impact fee zones.

### Fostering Affordable Rental Housing

- Hillsborough County innovatively uses existing federal, state and local resources to foster the development of rental housing affordable to working people. To date, Hillsborough County programs have helped to create more than 8,500 units of affordable rental housing.

The Task Force's Statement of Principles and Recommendations April 2006 report is organized in three major categories of action: Coordination, Planning and Land Regulations; Incentives & Financing; and Education, Outreach & Advocacy. The report made recommendations for affordable housing or attainable housing located near job centers, schools and, whenever possible, transportation networks. Affordable and attainable housing is defined as:

~~“[Housing]...for working people and for those is 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:~~

- Young professionals – nurses aides and teachers;
- Small business owners – the corner deli, the auto shop, the local café;
- Those on whom we depend day-to-day - firefighters, police officers, child care workers;
- Seniors and persons with disabilities.
- Active Military

(Administrative – Affordable Housing Task Force and Affordable Housing Office recommendations.)

**ISSUE:** The Task Force's recommendations included in its Principles and Recommendations report are to continue, where appropriate to be studied and implemented through amendments to the Housing Element, at the direction of an officer-level administrator for Affordable Housing through 2008.

Recommendations of the Task Force to be studied for implementation include the following:

(Administrative – Affordable Housing Task Force recommendations.)

**OBJECTIVE X.X: Land Use Regulation, Planning and Coordination**

(Administrative – Affordable Housing Task Force recommendations.)

**Policy X. X. X:**

- The County, its municipalities, the private and nonprofit sectors, as significant stakeholders in affordable housing, must identify their unique affordable housing strengths to establish effective partnerships to promote affordable housing issues.
- Evaluate and utilize existing policies to foster and support the development of affordable housing.
- Evaluate and utilize existing policies that ensure that affordable housing is a component of community plans.
- Encourage mixed use developments that incorporate residential with business and/or institutional (i.e. post office) development.
- Further research and study best practices on expanding the Urban Service Area.
- Further research and study best practices on possible establishment of special zones for affordable housing.
- Retain a private sector expert to review, evaluate and make further recommendations to improve current County approval processes and land use regulations, including recommendations to expedite reviews (including multiple reviews), streamline approvals, and resolve conflicting regulations.
- 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.
- Expand current inventory of available lands to include existing nonprofit and church surplus land and vacant buildings.
- Permit accessory dwelling units, commonly known as “mother in laws,” when located in a single family residential zone.
- Explore a rezoning option that allows affordable housing developers to file applications before meeting with community and neighborhood groups.
- Encourage attractive well-designed and well-maintained higher density developments. Apartments, condominiums and multi-family housing have traditionally been a source for affordable housing.

(Administrative – Affordable Housing Task Force recommendations.)

## **OBJECTIVE X.X: Incentives and Financing**

(Administrative – Affordable Housing Task Force recommendations.)

### **Policy X. X. X:**

- Create a land density bonus plan for residential zoning in mixed use developments.
- Increase incentives for affordable housing as the proportion of affordable housing increases within an overall development or project. These incentives may include but are not limited to density bonuses, setback reductions, parking reductions, height increases and impact fee relief.
- Allow land swaps or transfer of development rights to acquire lands dedicated for the development of affordable housing, including “flex” units such as commercial density increases, in exchange for affordable housing units.
- Further research and study to establish a program to obtain grants for building energy efficient homes with certifications.
- Expand predevelopment grant and/or loan programs. Many nonprofits rely on predevelopment grants to obtain land and proceed through the permitting process. The parameters of these programs should be re-evaluated given the current environment of limited land supply.
- Expand deferred loans for community based for profit and nonprofit organizations that create multi-family developments.
- Encourage development of 8-20 unit properties on in-fill and other community sites by giving selection preferences to these properties when they apply for funding through resources administered by Hillsborough County.
- Create an Affordable Housing Trust Fund with a dedicated revenue source. One such source could be the proceeds from the sale of private land obtained from nonpayment of code violations.
- Explore the creation of Community Redevelopment Areas (CRAs) to provide a sustainable revenue stream for the development of affordable housing.
- Use HOME Funds for tenant-based assistance, with emphasis on single parents with children.
- Further research and study increasing capacity of nonprofits by: providing financial support for acquiring and renovating existing dwellings; acquiring lots and building new dwellings; and, acquiring and retrofitting duplexes and multi-family units for conversion to owned town homes, villas or condominiums.
- Further research and study allowing affordable housing developers and nonprofits the first right of refusal on real estate foreclosures and tax sales, to include mechanism and language in mortgage documents.
- Further research and study best practices of a Community Land Trust, which will provide for long term affordability provisions.

- Further research and study best practices on establishing a local dedicated revenue source.
- Further search and study on a policy that provides a sliding scale for down payment assistance based on household income and housing prices rather than a fixed dollar amount.
- Further research and study best practices that establish a co-op or program whereby materials and supplies may be purchased in bulk for distribution to nonprofit affordable housing providers at reduced cost.
- Further research [the](#) establishment of a program where municipal tree farms may donate to affordable housing to enhance aesthetic appeal.
- Further research and study best practices on expansion of the Homestead Exemption to include a credit for affordable housing.
- Further research and study best practices on deferrals of property taxes during the affordable housing ownership period.
- Waive performance bond requirements for affordable housing projects that are developed by nonprofit agencies when the County is providing a substantial amount of infrastructure funding.
- Evaluate the impact fee relief program and consider replacing it with an impact fee waiver program for development affordable housing.
- Further research and study best practices on concurrency requirements for affordable housing.

(Administrative – Affordable Housing Task Force recommendations.)

**OBJECTIVE X.X: Education, Outreach and Advocacy**

(Administrative – Affordable Housing Task Force recommendations.)

**Policy X. X. X:**

- A permanent body should be created to maintain the affordable housing momentum created by the [Hillsborough County Affordable Housing Task Force](#). 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.
- 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.

Responsibilities should include but would not be limited to:

- 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.
- 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.

- Update the Housing Needs Assessment study last conducted by the Hillsborough County in 1992.
- Create a consolidated toolkit of available programs to assist providers, lenders and residents.
- Conduct semi-annual, inter-departmental workshops to update all staff on available programs, assistance and trends in affordable housing.
- Conduct an annual summit on affordable housing.
- Manage a multi-year media public information campaign focused on affordable apartments and houses for working people and families.
- 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.
- Provide staff support to the Board of County Commissioners – appointed advisory committee for affordable housing.
- 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.

Availability and affordability is achieved with the implementation of 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.)

**GOAL 1:** Promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and projected housing needs so that all Hillsborough County residents have the opportunity to purchase or rent standard housing.

**ISSUE:** The Hillsborough County Charter, Section 9.11 provides that:

Discrimination is prohibited. To be consistent with federal and state constitutions, laws, rules and regulations, the county government shall not

deprive any person of any right because of race, sex, age, national origin, religion, physical handicap or political affiliation. The Administrative Code shall provide adequate means for protecting these rights, including equal opportunity assurance.

~~In early 1988, Hillsborough and Pinellas Counties contracted with the Tampa Bay Regional Planning Council to conduct a U.S. Department of Housing and Urban Development funded Fair Housing Audit. The purpose of the audit was to determine the amount of housing discrimination in Hillsborough and Pinellas County sale and rental markets. The results of the audits indicate a significant housing discrimination problem. Overall, Hillsborough County had the higher discrimination rate with 47.6% in rentals and 57.1% in sales versus 37% and 33.3% respectively for the region~~

~~Auditors were sent to each auditing site separately and they were not aware of previous experiences at that audit site. In almost all cases, the minority auditors in both sales and rentals were not aware that they had been discriminated against.~~

~~This clearly shows that a large number of complaints are never reported to local enforcement agencies, since most people are not aware that they have been discriminated against.~~

The Hillsborough County ~~Human Relations and Equal Opportunity Department~~ Equal Opportunity Administrator monitors housing discrimination complaints. These complaints are processed by ~~Human Relations and Equal Opportunity Department~~ the Equal Opportunity Administrator to cite violations of the Hillsborough County Human Rights Ordinance and Federal Fair Housing Act. The ~~Human Relations and Equal Opportunity Department~~ Equal Opportunity Administrator should continue to analyze local housing discrimination, including emerging rental housing discrimination against families with children, and make recommendations for remedial actions or programs.

~~(Administrative update to reflect current titles and current practice.)~~

**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 safe, decent and affordable, ~~standard~~ housing for all citizens, regardless of race, color, national origin, religion, sex, age, disability, ethnic background, familial status or income level.

~~(Affordable Housing office administrative change to clarify.)~~

**Policy 1.1.1:**

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 reflect current titles and reflect current practice.)

**Policy 1.1.2:**

The County shall provide public information and sponsor educational programs on a regular basis to instruct the housing industry, legal professionals and the general public regarding fair housing rights and responsibilities.

**Policy 1.1.3:**

~~The County shall monitor of housing discrimination occurring against families with children. Develop strategies to increase housing opportunities for this segment of the population.~~

(Administrative – deleted, included in Policy 1.1.1)

**ISSUE:** Unincorporated Hillsborough County’s increasing population and decreasing household size will create an accelerated demand for housing. ~~The research division of The Planning Commission estimates~~ It is estimated that by ~~1995~~2015, ~~67,161~~165,000 new and replacement housing units will be needed to accommodate the unincorporated County’s anticipated population growth of ~~140,075~~42,159 persons. By the year ~~2015~~2025, ~~136,845~~ units will be needed to accommodate the County’s population growth of ~~283,614~~ persons. Replacement and new unit needs will require an annual average production of ~~6,842~~ housing units through the year ~~2015~~2025.

~~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 update to reflect current data and reflect current practice.)

**OBJECTIVE 1.2:** Work ~~with the private sector~~ to supply ~~the~~ new and replacement public, private and rental housing units to meet the projected ~~2005-2015~~2007-2025 population, including the special needs population, very low, low and moderate income households for unincorporated Hillsborough County.

(Administrative update to reflect current data and reflect current practice.)

**Policy X-X:**

~~By July 2001,~~ sStaff representing the Planning Commission, Hillsborough County ~~Community~~ Affordable Housing Office, and other

agencies which(s) 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 update to reflect current titles and reflect -current practice.)

**Policy 1.2.1:**

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 the 2010.

(Affordable Housing Office administrative update to reflect current data and reflect -current practice.)

**Policy 1.2.2:**

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 update to reflect current titles and reflect -current practice.)

**Policy 1.2.3:**

The County shall continue participation in the code preparation process through the ~~Southern Building Code Conference~~Florida Builders Code; and continue to work with the Florida Department of Community Affairs to improve the state minimum building code.

(Administrative update to reflect current titles.)

**Policy 1.2.4:**

The County shall ~~continue~~annually review ~~of~~ ordinances, codes, regulations and the permitting process to eliminate excessive requirements, and amend or add others in order to increase appropriate private sector housing production.

(Administrative – to clarify.)

**Policy 1.2.5:**

The County shall continue annual review of building codes and regulations to consider new building materials, innovative housing designs, energy-efficient construction and operation, and the use of construction techniques which significantly reduce the cost of housing construction while maintaining safety standards. Coordinate findings with local builders associations, planning entities, civic groups and other interested parties.

**Policy 1.2.6:**

The County shall designate land areas available for housing opportunities on the Future Land Use Map (FLUM) and provides incentives that will encourage the production of housing units for very low, low and moderate income households in unincorporated Hillsborough County.

(Administrative – to clarify.)

**Policy 1.2.7:**

The County shall provide technical assistance to private sector builders and public redevelopment agencies to plan for the future improvements and expansions of the public infrastructure systems in areas determined to be desirable for the development or redevelopment of housing. Examples include preplanned Activity Centers, transit corridors and nodes, mixed uses with commercial and residential components, and traditional neighborhood development where the form of development is used as a measure of compatibility versus -simply density or intensity.

(Administrative – to clarify.)

**Policy 1.2.8:**

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 update to reflect current titles and reflect -current practice.)

**Policy 1.2.9:**

The County shall provide technical assistance to developers of multifamily residential projects to build units large enough to accommodate families with children and to provide units with interiors accessible to handicapped persons and their families.

**Policy 1.2.10:**

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 update to reflect current titles and reflect -current practice.)

**Policy 1.2.11:**

The County shall, during the site development process, provide technical assistance to developers to provide units accommodating the anticipated portion of the elderly population desiring to share living quarters.

**Policy 1.2.12:**

The County shall allow the development regulations to consider accessory units associated with single family residences for elderly and handicapped persons who are related to the primary occupant.

**OBJECTIVE 1.3:** The County shall implement guidelines for locating very low, low and moderate income housing accessible to employment centers, mass transit systems, shopping and cultural, educational, medical and recreational facilities.

**Policy 1.3.1:**

The County shall continue and staff the ~~Affordable Housing Steering Committee~~Affordable Housing Task Force comprised of housing professionals and interested members of the community to meet ~~monthly for the purpose of assessing low and moderate income~~ housing needs and recommend programs to implement the County's Housing Element Goals, Objectives and Policies. These recommendations must be adopted by the Board of County Commissioners before they can be incorporated and implemented through the Housing Element.

(Administrative update to reflect current titles and reflect current practice.)

**Policy 1.3.2:**

The County shall provide technical assistance to organizations and developers in determining and developing sites ~~and programs~~ for housing for low and moderate income persons through the Housing Finance Authority, the U.S. Department of Housing and Urban Development, ~~Joint Venture for Affordable Housing,~~ and the ~~Affordable Housing Steering Committee~~Affordable Housing Task Force.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy 1.3.3:**

The County shall report annually to Housing and Urban Development (HUD) and the Florida Housing Finance Agency Corporation on the distribution of low and moderate income housing throughout the County to provide for a

wide variety of neighborhood settings for low and moderate income persons ~~and to identify areas with undue concentration.~~

(Administrative update to reflect current titles and reflect current practice.)

**Policy 1.3.4:**

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. ~~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.~~

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy 1.3.5:**

The County shall continue it's proactive public land investment initiatives along with incentives for private developments shall be explored, and implemented which include but are not limited to the following: impact fee relief for the development of affordable housing, disposition of surplus public land with developer incentives; public land assembly, disposition, and developer incentives in a comprehensive redevelopment framework and/or neighborhood rehabilitation plans; supplementary public initiatives to support private land assembly and affordable housing development; and the creation of a public-private partnership corporation to undertake land investment and facilitate private development of affordable housing in desirable locations.

**Policy 1.3.6:**

The County shall pursue federal and state funding sources for infrastructure improvements and for the construction or rehabilitation of very low, low and moderate income housing.

**Policy 1.3.7:**

The County shall designate future land use categories with density bonuses that will encourage the development of affordable housing units in Unincorporated Hillsborough County to meet needs of the very low, low and moderate income household population ~~through 2015.~~

(Administrative - to clarify.)

**Policy 1.3.8:**

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 ~~and assisting in applicant processing.~~

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy 1.3.9:**

The County shall continue to provide local government guarantees for loans made by the local banking community for lower income housing development projects.

**Policy 1.3.10:**

The County shall sponsor ongoing programs to provide information on housing alternatives and counseling on housing-related problems.

**ISSUE:** Group homes and foster care facilities should be available as housing options for present and prospective occupants. Hillsborough County has established Comprehensive Plan policies and a zoning process which allow group homes in certain residential areas and areas of residential character. Ongoing review of the zoning code will allow Hillsborough County to respond to any changes in the need for group homes.

**OBJECTIVE 1.4:** Establish a system to evaluate, monitor and establish locational criteria for the development and distribution of group homes/foster care facilities with housing officials and human service professionals to insure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

**Policy 1.4.1:**

The County shall maintain existing non-discriminatory standards and criteria addressing the location of group homes.

**Policy 1.4.2:**

The County shall provide technical assistance and assistance in securing funding for the establishment of small (8 people or fewer) non-treatment based group homes.

**Policy 1.4.3:**

Sites for group homes/foster care facilities will be approved in areas with residential character to meet the needs of the population requiring such housing. Locational criteria to include public transportation, health, recreation, shopping and employment facilities.

**ISSUE:** Hillsborough County’s zoning governs the establishment of mobile homes and mobile home parks. Mobile homes are an affordable housing option for low and moderate income persons. Continual review of the zoning code mobile home provisions will allow the County to respond to changing needs. Such review should address the use of travel trailers as permanent residences through the addition of permanent structures. These residences, though

economical, are often unsafe. ~~Hillsborough County needs to implement an ongoing mobile home inspection program for Housing Code compliance. (Administrative to reflect current practice.)~~

**OBJECTIVE 1.5:** ~~By 2005, establish systems to inspect and~~Continue to monitor the placement of mobile homes, manufactured and prefabricated housing to maintain them as affordable and safe, sanitary standard housing options for low and moderate income homeowners and renters. (Administrative to reflect current practice.)

**Policy 1.5.1:**

The County shall maintain zoning policies addressing the location of mobile homes and manufactured housing.

**Policy 1.5.2:**

The County shall monitor the Federal and State building requirements appropriate for mobile homes and manufactured housing.

**Policy 1.5.3:**

The County shall ~~evaluate the implementation of~~continue an ongoing inspection program ~~by 2006,~~ requiring all mobile homes to be evaluated for Housing Code compliance to eliminate deficiencies and substandard living conditions.

(Administrative to reflect current practice.)

**ISSUE:** ~~The housing needs for the farm labor population require special attention.~~agricultural industry in Hillsborough County employs a substantial number of farm workers in planting, cultivating, harvesting and packaging of the many crops grown within the county.

There are two critical housing issues facing this sector which are essential to securing and maintaining this needed agricultural workforce population:

1. The need for affordable housing that is safe, decent, sanitary, and structurally sound, and
2. The need for housing that is accessible to community facilities, such as schools, transportation, health care and social service facilities, as well as commercial centers.

~~Two distinctions are made within the farm labor population~~Permanent or temporary residency status is a factor in determining and addressing the housing needs for this sector of the population. Year-round farm labor refers to people who are permanent residents of the county. Migrant farm ~~worker/~~labor refers to ~~people who live~~an agricultural farm worker who lives in the county for only part of the year. ~~Migrant~~Throughout the year, migrant

farm laborers may travel across the county and work in different areas during according to the harvest seasons. ~~Migrant farm laborers are also known as migrant laborers. These distinctions must be recognized when addressing the housing needs of this group of people. The seasonal nature of the employment cycles of migrant farm laborers creates unique challenges in the provision of housing for this sector of the population.~~

~~The farm labor population is expected to decline over the next 20 years because of increasing mechanization in agriculture, changes in agriculture to less labor intensive types of production, and a general decline in the amount of acreage being farmed in the county.~~

~~The majority of the year round farm labor population lives in rural areas on lands designated with the lowest permitted residential densities. The agricultural industry is a low wage industry, and the most common choice of housing for this group is mobile homes. The greatest issue facing this sector of the farm population is the need for affordable housing, accessible to community facilities, such as schools and health care facilities.~~

~~The temporary nature of migrant farm laborers creates similar yet different problems for housing service delivery. Many of the migrant farm laborers live in migrant labor camps. These camps are primarily provided by the growers, and they range in type from concrete block barracks and multifamily units to mobile homes and trailers. The Hillsborough County Health Department is responsible for inspecting the migrant labor camps during the harvesting season to determine that they have safe, decent and sanitary conditions as required in the Sanitary Code of Florida, Part 1 Migrant Labor Camps, Chapter 10D-25, Florida Administrative Code.~~

~~According to the 1995 Shimberg affordable housing needs assessment 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 and a capacity of 3,153 persons.~~

~~The private sector housing market has failed in finding adequate solutions to address the housing needs of this group. Two critical housing issues facing this group are housing affordability and the need for safe, sanitary, structurally sound housing. The two issues are intertwined. Many migrant farm laborers pay high rents on a weekly basis. The wages are low, and many laborers must crowd into one housing unit to pay the rent. Research information about migrant farmworkers is not readily available.~~

~~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. (Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**OBJECTIVE 1.6:** The County shall assist the private sector and non-profit agencies to provide 1,641 additional units\* (~~based on the Affordable Housing Needs Assessment<sup>iii</sup> of 1995~~) of safe, and sanitary housing of various types, sizes and cost by ~~2011~~2010 ~~for dedicated to migrant farmworkers housing~~. (Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy 1.6.1:**

The County annually evaluates the Consolidated Plan ~~which that shall~~ includes a 3-5 year strategic plan that brings community needs and resources together in a coordinated housing and community development strategy. ~~To conduct this evaluation, The Consolidated Plan shall be closely coordinated with the Hillsborough County Needs Assessment to ensure a comprehensive physical and social approach to the problems.~~

~~The~~ County shall utilize its own staff, and solicit assistance from appropriate resources from the private sector, adjacent jurisdictions and other levels of government.

(Administrative to reflect current data and reflect current practice.)

**Policy 1.6.2:**

The County shall provide opportunities through rehabilitation efforts and new construction by utilize it's 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 update to reflect current titles and reflect -current practice.)

**Policy 1.6.3:**

The County shall implement land development regulations that provide incentives for the development of migrant farmworker housing.

**Policy 1.6.4:**

The County shall coordinate with, and use the financial resources of the Florida Housing Finance Agency, the Farmer's Home Administration, United States Department of Agriculture/Rural Development and the Department of Housing and Urban Development to implement programs to provide additional housing units for farmworkers.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy 1.6.5:**

The County will promote the location of farm worker housing in close proximity and accessible to community facilities to needed services such as transportation ~~to and from employment, medical facilities, health care, social services, schools, and shopping, as well as commercial centers.~~

(Administrative - to clarify.)

**Policy 1.6.6:**

The County shall set aside a portion of its federal, state, and local funding ~~that will create~~ for the purpose of providing new homeownership opportunities for farmworkers in rural areas.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy 1.6.7:**

~~By 2005, the~~ The County shall form partnerships with local vocational training schools and other ~~appropriate~~ agencies and organizations to foster job training and economic development opportunities ~~which would to~~ enable migrants farm laborers to find employment off-season and ~~to transition to or~~ become year-round residents.

(Administrative update to reflect current practice.)

**ISSUE:** 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.

**OBJECTIVE:** 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 guidelines.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy .1:**

The Hillsborough County Affordable Housing Office shall determine projects eligible for consideration under this objective. Eligible projects:

- 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;
- 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;
- 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;
- self help housing developments can be stand-alone communities, or a portion of larger market rate communities; and
- 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.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy .2:**

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.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy .3:**

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.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

~~**ISSUE:** In 1986, the Hillsborough County Coalition for the Homeless, composed of more than 35 different agencies, was formed to coordinate services, exchange information, evaluate homelessness, advocate for the homeless, increase community awareness and plan future service directions.~~

The Hillsborough Plan for the Homeless prepared by the Hillsborough County Coalition for the Homeless ~~in December 1987~~ identifies the estimated number of homeless people and the range of services offered in Hillsborough County for the homeless. ~~In 1992 more than 6,000 homeless persons received services from Hillsborough County with a significant and increasing number of these being homeless families.~~

(Administrative update to reflect current practice.)

Among the problems identified by the Coalition are: insufficient capacity in emergency shelters, insufficient transitional housing and programs to assist the homeless in becoming self-sufficient, lack of a multi-service network of services, and centralization of services for the homeless in Tampa making access for many county homeless difficult.

**OBJECTIVE 1.7:** The County shall provide sufficient emergency, transitional and long term housing to enable those homeless persons capable of self-sufficiency to regain independence and to provide for continuing care of persons unable to care for themselves.

**Policy 1.7.1:**

The County shall seek and administer state and federal funding to provide emergency and long term housing opportunities for the homeless.

**Policy 1.7.2:**

The County shall render technical assistance to social service agencies and non-profit organizations to provide and expand local transitional and long term care housing programs which help homeless families and individuals reach self-sufficiency.

**Policy 1.7.3:**

The County, in cooperation with the Hillsborough County Coalition for the Homeless, shall study and provide information on the causes of homelessness, the needs of homeless persons, and the availability of local services and funding.

**Policy 1.7.4:**

The County shall, continue to develop and implement programs to prevent homelessness among high risk groups.

**Policy 1.7.5:**

The County shall continue support of and participation in the activities of the Hillsborough County Coalition for the Homeless.

**Policy 1.7.6:**

The County shall continue to work to alleviate homelessness, by linking housing programs to a comprehensive social services/community services plan.

**GOAL 2:** Promote the redevelopment, and rehabilitation of existing housing and neighborhoods to provide Hillsborough County with a consistently sound, safe, decent and sanitary housing stock.

**ISSUE:** ~~First, Hillsborough County must 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.~~  
(Staff update recommendation.)

~~With the completion of the housing conditions survey, t~~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.

~~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. R~~  
Rehabilitation activities need to be intensified to shall address substandard housing.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**OBJECTIVE 2.1:** Conduct a complete conditions survey of all housing to obtain accurate statistics on the condition of the housing stock in unincorporated Hillsborough County. Based upon the results of the conditions survey, address 20% of substandard and structurally deficient housing units which represent an imminent danger to health and safety of the occupants located in unincorporated Hillsborough County annually.

**Policy 2.1.1:**

The County shall increase code enforcement activities through regular annual inspections of the housing stock in neighborhoods identified in the conditions survey as problem areas and concentrate code enforcement activities to maintain a minimum level of quality in the housing stock. Interior inspections should be conducted where exterior deficiencies and other code violations have been observed.

**Policy 2.1.2:**

The County shall continue to explore new programs to help low and moderate income families and investors rehabilitate housing units in declining neighborhoods.

**Policy 2.1.3:**

The County shall inspect substandard housing to determine if it is worthy of rehabilitation, and remove the housing that is not worthy of rehabilitation to create space for infill housing.

**Policy 2.1.4:**

The County shall evaluate sweat equity programs where residents contribute their own labor to improve their dwellings.

**OBJECTIVE 2.2:** Provide more and/or improve existing incentives to promote housing rehabilitation and redevelopment by developers, investors and homeowners.

**Policy 2.2.1:**

The County shall continue to operate a program which provides low cost home repair/improvement loans and coordinate with the banking community using Federal and State funds to assure an adequate supply of mortgage money and home improvements financing is available.

(Administrative update to reflect current practice.)

**Policy 2.2.2:**

The County shall provide technical assistance to joint public-private programs, such as cooperative housing, church sponsored housing and non-profit housing agencies which support residential investment.

**Policy 2.2.3:**

The County shall develop and expand financial programs to help investors provide new or improve existing rental housing.

**OBJECTIVE 2.3:** Maintain or improve the integrity of existing viable neighborhoods.

**Policy 2.3.1:**

The County shall on an annual basis identify existing viable neighborhoods and those in need of redevelopment.

**Policy 2.3.2:**

The County shall work with civic associations, neighborhood groups and citizen groups to assist in neighborhood upgrading projects by administering code enforcement efforts and directing resources to remove blight in such neighborhoods.

**Policy 2.3.3:**

The County shall administer the State and Federal Housing Community Development Block Grant (CDBG) programs in a timely and efficient completion of program—amanner primarily etivities wwithin designated CDBG Target Areas.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

**Policy 2.3.4:**

The County shall, in viable neighborhoods, identify methods and programs to provide or improve infrastructure and supporting facilities and services, where needed.

**Policy 2.3.5:**

The County shall support the establishment of neighborhood associations and use them as a source of community input and as a means of disseminating information, as required by the Neighborhood Bill of Rights.

**ISSUE:** The currently adopted Hillsborough County Local Displacement Policy addresses only displacement resulting from federally funded activities.

**OBJECTIVE 2.4:** Encourage redevelopment activities that do not displace the existing population. When displacement through public action does occur, assure that reasonably located, standard housing at affordable costs is available.

**Policy 2.4.1:**

The County shall continue to use the Hillsborough County Local Displacement Policy for relocation necessitated by Federal, State housing programs.

**Policy 2.4.2:**

The County shall provide for permanent relocation housing affordable to persons displaced by local programs.

**ISSUE:** A Historic Preservation Ordinance needs to be adopted by the Board of County Commissioners to protect historically significant housing. The ordinance must not be so restrictive that it discourages redevelopment activities. Financial assistance may also be needed in order to rehabilitate and/or preserve many of the historic and architecturally significant homes in Hillsborough County. A large number of the historically and architecturally significant homes in Hillsborough County are located in poorer neighborhoods and are owned by persons unable to afford the expense of restoring homes consistent with the architectural style in which they were built. A conflict between rehabilitation and preservation arises in this situation.

If preservation consistent with the original architectural design is required of historically significant homes that serve as low or moderate income housing, then that home is generally eliminated from the low or moderate income housing stock because of the cost of preservation. This situation must be dealt with when developing the Historic Preservation Ordinance.

**OBJECTIVE 2.5:** The County shall continue to promote a means to preserve historically and architecturally significant housing in Hillsborough County as identified by the National Register of Historic Places, the Florida Master Site File or the Historic Tampa/Hillsborough County Preservation Board Sites of Local Significance list.

**Policy 2.5.1:**

The County shall enforce its Historic Landmark Ordinance.

**Policy 2.5.2:**

The County shall coordinate the rehabilitation of historically significant housing with the Historic Tampa/Hillsborough County Preservation Board.

**Policy 2.5.3:**

County shall assist the Historic Tampa/Hillsborough County Preservation Board in its efforts to provide public information, education and technical assistance relating to historic preservation programs.

**Policy 2.5.4:**

The County shall provide property owners with assistance in applying for and using state and federal assistance programs for rehabilitation of historically and architecturally significant housing.

<sup>i</sup> CPA 00-11 – Updated data and analysis related to affordable housing needs to the twenty-year horizon 2020; revised policies to strengthen provisions for affordable housing opportunities. Ordinance # 00-42, adopted by the BOCC on 12/13/00, DCA Notice of Intent published 2/7/01 Tampa Tribune, effective date of this plan amendment 2/28/01.

<sup>ii</sup> CPA 00-11 – Updated data and analysis related to affordable housing needs to the twenty-year horizon 2020; revised policies to strengthen provisions for affordable housing opportunities. Ordinance # 00-42, adopted by the BOCC on 12/13/00 , DCA Notice of Intent published 2/7/01 Tampa Tribune, effective date of this plan amendment 2/28/01.

<sup>iii</sup> CPA 00-11 – Updated data and analysis related to affordable housing needs to the twenty-year horizon 2020; revised policies to strengthen provisions for affordable housing opportunities. Ordinance # 00-42, adopted by the BOCC on 12/13/00, DCA Notice of Intent published 2/7/01 Tampa Tribune, effective date of this plan amendment 2/28/01.

**Definitions**

**Extremely Low Income Households** – 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 update to reflect current titles and reflect -current practice.)

**Low Income Family Household** – 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 update to reflect current titles and reflect -current practice.)

**Moderate Income Family Household** – 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 size current Florida Statutes.

(Affordable Housing Office administrative update to reflect current titles and reflect -current practice.)

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**Very Low Income Family Household** – 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 update to reflect current titles and reflect current practice.)~~