



**Hillsborough County**  
**City-County**  
**Planning Commission**

## **Unincorporated Hillsborough County: HC/CPA 22-08 – Housing Section of the Comprehensive Plan**

Meeting Date	June 22, 2022
Meeting Type	Workshop
Staff Planner	Mariann Abrahamsen, AICP; <a href="mailto:MariannA@plancom.org">MariannA@plancom.org</a> ; (813) 836-7375
Application Type	Publicly Initiated Text Amendment
Action Necessary	No
Attachments	Adopted Strikethrough Policy, Proposed Policy, and Comparative Crosswalk

### **1. Text Amendment Summary**

The Housing Section is an update to the currently adopted Housing Element within the Future of Hillsborough: Comprehensive Plan for Unincorporated Hillsborough County (the Comprehensive Plan). Updating this portion of the Comprehensive Plan streamlines and modernizes policies to best reflect the state of housing in Hillsborough County today and establishes a framework for addressing housing needs for all residents. Topics addressed within the Housing Section update include housing supply, equity and access, development incentives (including an affordable housing density bonus), linking transportation, finance strategies, and sustainable and innovative housing.

*Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940, or [ADACoordinator@plancom.org](mailto:ADACoordinator@plancom.org). Plan Hillsborough (the Planning Commission, the Hillsborough TPO and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.*

*Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o [ADACoordinator@plancom.org](mailto:ADACoordinator@plancom.org). Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.*

# Adopted Housing Element Policy Strikethrough

## ~~IV. GOALS, OBJECTIVES AND POLICIES~~

~~**Goal 1:** The Affordable Housing Task Force's Statement of Principles and Recommendations public in April 2006, and included in the Task Forces Attainable Housing for Hillsborough County's Growing Economy published in October 2006 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.~~

~~**Objective 1:** The internal administrative and substantive implementation practices and recommendations for Coordination, Planning and Land Regulations; Incentives and Financing; and Education, Outreach and Advocacy made by the Affordable Housing Task Force will be studied by the Affordable Housing Office and recommendations and changes to the Housing Element will be developed by the end of 2008.~~

~~**Policy 1.1:** The Affordable Housing Task Force recommendations are, as directed by Board of County Commissioners, included as part of the Housing Element in the Background section. The recommendations will be analyzed through an Evaluation Committee, under the direction of the Affordable Housing Officer, composed of those implementing agencies and/or departments affected.~~

~~**Policy 1.2:** The Affordable Housing Officer will submit a report of the Task Force's recommendations to the Hillsborough County Affordable Housing Advisory Board as part of affecting affordable/attainable housing development by 2008, and will work with the Planning Commission and Hillsborough County Planning and Growth Management Department to develop changes the Housing Element where appropriate by second cycle of plan amendment for 2009.~~

~~**GOAL 2:** 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.~~

~~**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/attainable housing for all citizens, regardless of race, color, national origin, religion, sex, age, disability, ethnic background, familial status or income level.~~

~~**Policy 1.1.1:** The Equal Opportunity Administrator shall conduct ongoing analyses of existing housing discrimination and prepare annual reports for the Hillsborough County Affordable Housing Office 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.~~

**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: Reserved**

**Policy 1.1.4:** Under the Housing for Older Persons Act of 1995 housing specifically designed to meet the needs of older persons, which meets the Fair Housing Act definition of “housing for older persons” is exempt from the law’s familial status requirements, provided that:

- Housing and Urban Development (HUD) has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or;
- It is occupied solely by persons who are 62 or older or;
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Housing that satisfies the legal definition of senior housing or housing for older persons described above, can legally exclude families with children.

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

**Policy 1.2.1a:** Staff representing the Planning Commission, Hillsborough County Affordable Housing Office, and other agencies which administer 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/attainable housing opportunities within unincorporated Hillsborough County addressing tenure, income and housing type.

**Policy 1.2.1:** The County shall utilize 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.

**Policy 1.2.2:** The Hillsborough County Community Affordable Housing Office shall meet regularly with 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.

**Policy 1.2.3:** ~~The County shall continue participation in the code preparation process through the Florida Building Code and continue to work with the Florida Department of Community Affairs to improve the state minimum building code.~~

**Policy 1.2.4:** ~~The County shall annually review 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.~~

**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 provide incentives that will encourage the production of housing units for very low, low and moderate income households in unincorporated Hillsborough County.~~

**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 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.~~

**Policy 1.2.8:** ~~The County shall continuously provide and facilitate state and federal handicapped accessibility standards for barrier free single and multifamily living environments needed by physically handicapped persons.~~

**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.

**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 Task Force comprised of housing professionals and interested members of the community to meet 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.~~

**Policy 1.3.2:** ~~The County shall provide technical assistance to organizations and developers in determining and developing sites for housing for low and moderate income persons through the Housing Finance Authority, the U.S. Department of Housing and Urban Development, and the Affordable Housing Task Force.~~

**Policy 1.3.3:** ~~The County shall report annually to Housing and Urban Development (HUD) and the Florida Housing Finance 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.~~

**Policy 1.3.4:** ~~The County shall continue to administer affordable/attainable housing programs that include inter-local agreements with adjacent jurisdictions to encourage housing opportunities that will benefit very low, low and moderate income households in Hillsborough County.~~

**Policy 1.3.5:** ~~The County shall continue its 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/attainable 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/attainable housing development; and the creation of a public-private partnership corporation to undertake land investment and facilitate private development of affordable/attainable 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/attainable housing units in Unincorporated Hillsborough County to meet needs of the very low, low and moderate income household population.~~

~~**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.~~

~~**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.~~

~~**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.~~

~~**OBJECTIVE 1.5:** Continue to monitor the placement of mobile homes, manufactured and prefabricated housing to maintain them as affordable/attainable and safe, sanitary standard housing options for low and moderate income homeowners and renters.~~

~~**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 continue an ongoing inspection program requiring all mobile homes to be evaluated for Housing Code compliance to eliminate deficiencies and substandard living conditions.~~

~~**OBJECTIVE 1.6:** The County shall assist the private sector and non-profit agencies to provide additional units\* of safe, and sanitary housing of various types, sizes and cost by 2011 dedicated to migrant farmworker housing.~~

~~**Policy 1.6.1:** The County annually evaluates the Affordable Housing Office's Hillsborough County Consolidated Plan Document which 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 County shall utilize its own staff, and solicit assistance from appropriate resources from the private sector, adjacent jurisdictions and other levels of government.~~

~~**Policy 1.6.2:** The County shall provide opportunities through rehabilitation efforts and new construction by 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.~~

~~**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.~~

~~**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, health care, social services, as well as commercial centers.~~

~~**Policy 1.6.6:** The County shall set aside a portion of its federal, state, and local funding for the purpose of providing new homeownership opportunities for farmworkers in rural areas.~~

~~**Policy 1.6.7:** The County shall form partnerships with local vocational training schools and other agencies and organizations to foster job training and economic development~~

~~opportunities to enable migrant farm laborers to find employment off season and transition to or become year-round residents.~~

~~**OBJECTIVE 2.7:** 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.~~

~~**Policy 2.7.1:** 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.~~

~~**Policy 2.7.2:** The Affordable Housing Office shall determine eligibility for self help housing program, and shall recommend 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.~~

~~**Policy 2.7.3:** 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.~~



~~**OBJECTIVE 2.8:** 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 2.8.1:** The County shall seek and administer state and federal funding to provide emergency and long term housing opportunities for the homeless.~~

~~**Policy 2.8.2:** 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 2.8.3:** 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 2.8.4:** The County shall continue to develop and implement programs to prevent homelessness among high risk groups.~~

~~**Policy 2.8.5:** The County shall continue support of and participation in the activities of the Hillsborough County Coalition for the Homeless.~~

~~**Policy 2.8.6:** The County shall continue to work to alleviate homelessness, by linking housing programs to a comprehensive social services/community services plan.~~

~~**GOAL 3:** Promote the redevelopment, and rehabilitation of existing housing and neighborhoods to provide Hillsborough County with a consistently sound, safe, decent and sanitary housing stock.~~

~~**OBJECTIVE 3.1:** 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 3.1.1:** 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 3.1.2:** The County shall continue to explore new programs to help low and moderate income families and investors rehabilitate housing units in declining neighborhoods.~~

~~**Policy 3.1.3:** 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 3.1.4:** The County shall evaluate sweat equity programs where residents contribute their own labor to improve their dwellings.~~

~~**OBJECTIVE 3.2:** Provide more and/or improve existing incentives to promote housing rehabilitation and redevelopment by developers, investors and homeowners.~~

~~**Policy 3.2.1:** 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.~~

~~**Policy 3.2.2:** 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 3.2.3:** The County shall develop and expand financial programs to help investors provide new or improve existing rental housing.~~

~~**OBJECTIVE 3.3:** Maintain or improve the integrity of existing viable neighborhoods.~~

~~**Policy 3.3.1:** The County shall on an annual basis identify existing viable neighborhoods and those in need of redevelopment.~~

~~**Policy 3.3.2:** 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 3.3.3:** The County shall administer the State and Federal Housing programs in a timely and efficient completion of program manner primarily within designated CDBG Target Areas.~~

~~**Policy 3.3.4:** The County shall, in viable neighborhoods, identify methods and programs to provide or improve infrastructure and supporting facilities and services, where needed.~~

~~**Policy 3.3.5:** 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.~~

~~**OBJECTIVE 3.4:** 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 3.4.1:** The County shall continue to use the Hillsborough County Local Displacement Policy for relocation necessitated by Federal, State housing programs.~~

~~**Policy 3.4.2:** The County shall provide for permanent relocation housing affordable to persons displaced by local programs.~~

~~**OBJECTIVE 3.5:** 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 3.5.1:** The County shall enforce its Historic Landmark Ordinance.~~

~~**Policy 3.5.2:** The County shall coordinate the rehabilitation of historically significant housing with the Historic Tampa/Hillsborough County Preservation Board.~~

~~**Policy 3.5.3:** 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 3.5.4:** 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.~~

~~**OBJECTIVE 3.6:** Density/Intensity Bonuses for Affordable Housing~~

~~**Policy 3.6.1:** Density bonuses will be utilized as an incentive to encourage the development of more affordable housing these density bonuses are outlined below.~~

~~The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval of the Board Of County Commissioners and without requiring a plan amendment, when the purpose for the increase is to provide low or very low income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel to a site plan controlled zoning district.~~

~~There are three distinct bonuses for the supply of affordable housing. The maximum increase in density and/or Floor Area Ratio in each bonus is subject to the following table:~~

**TABLE 31 – TABLE OF ALLOWABLE DENSITY AND INTENSITY INCREASES FOR THE PROVISION OF AFFORDABLE HOUSING**

Land Use Category	Existing Max. DU/Acre	Existing Max. FAR	Density Bonus Max. DU/Acre	FAR Bonus Max. FAR
RES-4	4	.25	6*	.35
RES-6	6	.25	9	.35
RES-9	9	.35	12	.50
RES-12	12	.35	16	.50
RES-16	16	.35 (.50 office)	16	.50
RES-20	20	.35 (.75 office)	30	.50 (.75 office)
OC-20	20	.35 (.75 office)	30	.50 (.75 office)
NMU-4	4	.25 (.35)***	6*	.35
SMU-6	6	.25 (.35)***	9	.50
CMU-12	12	.50	20	.75
RES-35	35	.75	50	1.00
UMU-20	20	1.0	30	2.00
RMU-35	35	2.0	50	n/a
ICMU-35	35	2.0	50	n/a

*[Updated FAR bonus to give more incentive]*

\* The density bonus in the RES-4 category is not available for the Affordable Housing Infill Density Bonus option.

\*\*\* The intensity allows for development in the Urban Service Area.

***Project Design Plan Density Bonus***

1. ~~Project Design Plan Density Bonus shall be a component of an approved, comprehensive “project design plan” which specifies the visual appearance, size, location, development costs, and sales or rental price of the residential units proposed to be built in the project. In addition, such a “project design plan” will address how the project meets the criteria listed below, provide a financial justification for the requested increase in density and/or Floor~~

~~Area Ratio, and provide a listing and description of any project amenities or other planned improvements to the parcel that will enhance the project and its surrounding area.~~

~~In order to qualify for use of the Project Design Plan Density Bonus, the site shall adhere to the following criteria:~~

- ~~A. The area shall be in one of the residential or commercial land use categories allowing 4 or more dwelling units to the acre.~~
- ~~B. The surrounding area must be fully or partially developed and contain in-place infrastructure and public facilities which will meet the public facilities and service needs of existing and proposed residential development.~~
- ~~C. The surrounding area must contain two or more of the following conditions warranting the repair or rehabilitation of existing housing, and/or development of additional affordable housing units:
  - ~~(1) Evidence of existing substandard housing stock in need of rehabilitation, and/or demolition and replacement of units. Such conditions should be sufficient to represent a detriment to the maintenance and stable value of adjacent properties.~~
  - ~~(2) Evidence that existing resident households of very low, low, and/or moderate income comprise a reasonable percentage of the total existing neighborhood population, along with evidence of need, on the part of some of these households, for affordable housing assistance.~~
  - ~~(3) Association of the area with private and public initiatives to create permanent affordable housing in communities to serve the needs of the families of farm and other seasonal workers.~~
  - ~~(4) The subject area is close to a significant existing or proposed economic development project which will provide employment opportunities for proposed project residents.~~~~
- ~~D. Mass transit services must be available within a reasonable distance of the project site.~~

### *Affordable Housing Infill Density Bonus*

#### 2. Affordable Housing Infill Density Bonus

~~In order to qualify for use of the Affordable Housing Infill Density Bonus, the site shall adhere to the following criteria:~~

- ~~A. The site shall be five acres or less in size.~~

~~B. The site shall be in one of the residential or commercial land use categories allowing 6 or more dwelling units to the acre as indicated in the Table of Allowable Densities and Intensities for the Provision of Affordable Housing.~~

~~C. The site shall be serviced by public water and sewer and have direct access to public streets.~~

### *Floor Area Ratio Bonus*

~~3. Floor Area Ratio Bonus. As a separate bonus or in conjunction with the Project Design Plan Density Bonus, an additional incentive to supply affordable housing for very low income households is available to the developers of mixed use projects. The commercial component of such a mixed use development is permitted a .005 increase in the maximum Floor Area Ratio for every housing unit reserved for "very low income" households, up to a maximum FAR increase of .10, (available through the reservation of 20 units). Such developments must have direct access to an arterial or collector road (as defined by Hillsborough County) and the total maximum FAR for the commercial uses in the project shall not exceed those shown above. Applicants building such housing shall not count the same "very low income" units towards both the density and FAR bonuses.~~

### **The following conditions shall apply to qualify for all of the affordable housing density and/or FAR bonuses.**

- ~~1. In projects using the Project Plan or Affordable Housing Infill Density Bonus, at least 20% of the total dwelling units (rounded up) must be reserved for low or very low income households. For the FAR bonus, all reserved units must be for very low income households.~~
- ~~2. The reserved units must be of compatible quality and appearance to the other units in the development. In large developments, every effort shall be made to mix the designated affordable housing units among the remaining units to avoid economic segregation.~~
- ~~3. When supplying rental housing, the applicant must, through a restrictive covenant, deed restriction, bylaws of the subdivision association, mortgage or property deed clause, or other method acceptable to the County, satisfactorily guarantee that designated affordable rental housing units, permitted under this density bonus, remain reserved for eligible households for a period of at least 12 years, or for some other time period as determined by the County.~~

~~— All reserved dwelling units which are intended for home ownership shall be sold only to qualified "low or very low" income buyers. No further restrictions shall apply to the future sale of such homes unless required by the provisions of associated subsidized financing programs.~~

- ~~Proof of such guarantees must be submitted and/or recorded for all reserved units (both rental and home ownership) prior to the permitting of any additional units or increases in FAR in excess of that permitted by the underlying land use category.~~
- ~~4. Definitions of qualifying households (i.e. very low, low, and moderate income households) shall be determined by the U.S. Department of Housing and Urban Development and shall be adjusted annually or as appropriate.~~
  - ~~5. Notwithstanding the requirements of the Affordable Housing Infill Density Bonus above, all projects utilizing the affordable housing bonus must be programmed to be served by both public water and public sewer prior to the issuance of a Certificate of Occupancy on the project.~~
  - ~~6. Any density and/or FAR increase shall be compatible with existing, proposed, or planned surrounding development. Compatible densities and/or FAR intensities need not be interpreted as "comparable" or "the same as" surrounding developments, if adequate provisions for transitioning to higher densities is required and met by, but not limited to, such means as buffering, setbacks, coordinated architectural devices, and graduated height restrictions.~~
  - ~~7. Nothing in this section shall be construed as guaranteeing the achievement of the density increase or FAR increase, or any portion thereof, as provided for in this section.~~

# Proposed Housing Section Policy

## Draft Language for the Unincorporated Hillsborough County Housing Section Update

*Updated: June 14, 2022*

### Goal 1.0:

Ensure fair, and equal access to housing for all people in Hillsborough County while accounting for population growth, climate change, and affordability.

### Supply

#### Objective 1.1:

Support a range of housing options to affordably meet the needs of current and future residents.

#### Policies:

- 1.1.1 Provide opportunities for education and collaboration pertaining to fair housing rights protected by federal, state, and local laws, by creating programs that foster a culture of understanding and respect across the housing industry, legal professionals, and the general public.
- 1.1.2 Manage ongoing programs to provide housing access, housing counseling, foreclosure and eviction prevention.
- 1.1.3 Administer affordable housing programs that include inter-local agreements with the City of Tampa, City of Temple Terrace, or Plant City to encourage affordable housing opportunities.
- 1.1.4 Support the Affordable Housing Advisory Board, an affordable housing committee under State law, which is comprised of elected officials, housing professionals and interested members of the community appointed by the Board of County Commissioners, to identify housing needs and provide recommendations to the Board of County Commissioners and Affordable Housing Services.
- 1.1.5 Continue a partnership with non-profit organizations that provide affordable housing through sweat equity programs.
- 1.1.6 Maintain a prepared inventory list of surplus land owned by Hillsborough County for the provision of affordable housing.
- 1.1.7 Preserve and grow the stock of naturally occurring affordable housing by supporting development patterns including but not limited to residential infill, small lot development, and accessory dwelling units.
- 1.1.8 Encourage a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels.
- 1.1.9 Apply an interrelated approach to increase housing supply where supported by adequate infrastructure by strategically layering development incentives, funding opportunities, capital investments and allowing for innovative housing.
- 1.1.10 Support rental housing opportunities, encouraging permanently affordable rental units.



**Draft Language for the  
Unincorporated Hillsborough County Housing Section Update**  
*Updated: June 14, 2022*

**Development Incentives**

**Objective 1.2:**

Prioritize the provision of affordable housing and implement development incentives that increase affordable housing opportunities.

**Policies:**

- 1.2.1 Regularly review procedures to assure that processing time and fees are not a deterrent to the provision of affordable housing.
- 1.2.2 Periodically evaluate impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development of affordable housing.
- 1.2.3 Expedite processing of approvals of development orders or permits for affordable housing.
- 1.2.4 Regularly review ordinances, codes, regulations, the permitting process, and eliminate excessive regulatory and administrative requirements as necessary to increase appropriate affordable housing production.
- 1.2.5 Mechanisms such as density bonuses, modified development standards, flexible lot configurations, and inclusionary zoning may be utilized as incentives to increase the supply of affordable housing.
- 1.2.6 Promote residential infill development within the Urban Service Area through measures including but not limited to flexible building envelope, parking, access, and setbacks while maintaining safety standards.
- 1.2.7 Allow for an accessory dwelling unit associated with an owner-occupied single-family residence to be built on a single deeded lot. For the purposes of calculating density, accessory dwelling units shall not be counted as a separate dwelling unit.
- 1.2.8 Affordable Housing Services shall continue to provide technical assistance and incentives to facilitate and encourage the implementation of the self-help housing program with the U.S. Department of Agriculture Rural Development (USDA/RD).
- 1.2.9 Manufactured housing and mobile homes shall be acknowledged as a viable means to provide affordable housing.
- 1.2.10 Where mobile home parks in the Urban Service Area have lawfully permitted densities which exceed the Comprehensive Plan, redevelopment of affordable housing is permissible at the same density pursuant to the affordable housing requirements of the Land Development Code. Such projects shall be exempt from the Density Bonus qualifying criteria. Such projects shall not be used as a precedent to increase the densities permitted by the Plan on neighboring properties.

**Draft Language for the  
Unincorporated Hillsborough County Housing Section Update**  
*Updated: June 14, 2022*

1.2.11 Modification of development standards for affordable housing shall consider compatibility with surrounding uses.

**Affordable Housing Density Bonus**

**Objective 1.3**

Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.

**Policies:**

1.3.1 The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval by the Board of County Commissioners and without requiring a Comprehensive Plan amendment, when the purpose for the increase is to provide moderate, low, very low, or extremely low-income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel.

TABLE 31 - TABLE OF ALLOWABLE DENSITY AND INTENSITY INCREASES FOR THE PROVISION OF AFFORDABLE HOUSING\*

Future Land Use Category	Base Max. DU/Acre	Base max. FAR	Density Bonus Max DU/Acre not on Bus Emphasis Corridor**	FAR Bonus Max Far*
RES-4	4	.25	6	.35
RES-6	6	.25	9	.35
RES-9	9	.35	12	.50
RES-12	12	.35	16	.50
RES-16	16	.35	20	.50
RES-20	20	.35	30	.50
OC-20	20	.35	30	.50
NMU-4	4	.35	6	.35
SMU-6	6	.35	9	.50
CMU-12	12	.50	20	.75
RES-35	35	.75	50	1.00
UMU-20	20	1.0	30	2.00
RMU-35	35	2.0	50	n/a
ICMU-35	35	2.0	50	n/a

**Draft Language for the  
Unincorporated Hillsborough County Housing Section Update**  
*Updated: June 14, 2022*

\*Floor Area Ratio (FAR) is calculated for the non-residential portions of the project only; it may not be used as a substitute for the residential density. Density and FAR are calculated on the gross area of the project.

\*\* Bonus density may be achievable when locating Affordable Housing along Bus Emphasis Corridors in accordance with the Table of Allowable Density Increases for the Bus Emphasis Corridors located in the Future Land Use Section.

1.3.2 In order to qualify for use of the Affordable Housing Density Bonus, the project shall meet the following criteria:

A. The site shall be wholly located within the Urban Service Area.

B. The site shall be in one of the residential or commercial Future Land Use categories as indicated in Table 31: Allowable Densities and Intensities for the Provision of Affordable Housing. The density bonus does not change the Future Land Use Map designation.

C. The site shall be serviced by public water and sewer and have access to public streets.

D. The units shall remain affordable for a minimum of 30 years.

E. The bonus shall be memorialized in the Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.

F. For projects that are proposed to be a mix of market rate and affordable units: The affordable units must be developed within the same project site as any market rate units provided; the affordable units shall not be transferred to a different site.

G. A minimum 20% of the total number of units proposed shall be deemed affordable to households making 120% or less Area Median Income. The distribution of affordable units shall be as follows for properties greater than 1 acre:

- i. A minimum thirty percent (30%) of affordable units must be set aside for incomes at 60% or below Area Median Income,
- ii. A minimum twenty percent (20%) of affordable units must be set aside for incomes at 80% or below Area Median Income,
- iii. The remaining affordable units not to exceed twenty percent (= or <20%) must be set aside for incomes at 120% or below Area Median Income.

H. To encourage residential infill and appropriate scale of transition, properties 1 acre or less may provide all required affordable units at or below 80% AMI.

# Draft Language for the Unincorporated Hillsborough County Housing Section Update

*Updated: June 14, 2022*

*Affordable Housing Density Bonus Example:*

*A five-acre upland site fronting a designated Bus Emphasis Corridor with a Residential-20 (20 DU/GA) Future Land Use category would be eligible for consideration of up to 40 DU/GA by providing twenty percent of the proposed units to households making 120% or less AMI as described within this section.*

*5 Acres X 40 DU/GA(BEC Bonus) = 200 Units, 40 of these shall be deemed affordable at the following AMIs. Twenty percent affordable is based on proposed units and not maximum development potential.*

*12 affordable units (30% or more) must be set aside for incomes at 60% or below AMI.*

*8 affordable units (20% or more) must be set aside for incomes 80% or below AMI.*

*20 affordable units (50% or less) must be set aside for incomes at 120% or below AMI.*

## **Finance Strategies**

### **Objective 1.4**

Support a range of housing finance strategies to help ensure the supply of housing is consistent with the demand.

#### **Policies:**

- 1.4.1 Support financial programs to help investors provide new or improved affordable rental housing.
- 1.4.2 Support the use of low-cost bond-supported programs for very low, low, and moderate income homebuyers.
- 1.4.3 Provide local government guarantees for loans made by the local banking community for affordable housing.
- 1.4.4 Support programs which provide low cost home repair/improvement loans.
- 1.4.5 Continue to implement proactive public and private land investment initiatives, including but not limited to Community Land Trusts, and incentives for private development to encourage the development of affordable housing.
- 1.4.6 Encourage the preservation of existing housing units by seeking funds and exploring programs to assist in the maintenance and improvement of qualifying owner-occupied housing.
- 1.4.7 Continue to provide due diligence annually with federal, state, and local funds and update the Action Plan to align with the Five-Year Consolidated Plan goals to strategically address the supply of housing.

**Draft Language for the  
Unincorporated Hillsborough County Housing Section Update**  
*Updated: June 14, 2022*

**Linking Housing and Transportation**

**Objective 1.5**

Strategically locate housing in conjunction with supportive transportation infrastructure.

**Policies:**

- 1.5.1 Implement guidelines for locating affordable housing accessible to key economic spaces, bus emphasis corridors, retail, cultural, educational, medical and recreational facilities.
- 1.5.2 Consider that near access to transit may lower a household's combined housing and transportation costs.
- 1.5.3 Provide technical assistance to private sector developers and public redevelopment agencies to enhance access to the public infrastructure system, such as interconnected sidewalks and bikeways, in areas determined to be desirable for the development or redevelopment of housing.
- 1.5.4 Plan for future residential growth near access to bus emphasis corridors.

**Equal Access to Housing**

**Objective 1.6**

Promote, facilitate, and provide housing opportunities to serve persons with a physical or developmental disability, people experiencing homelessness, those with intensive medical needs, the older population, farmworkers, and other groups protected by Title VI of the Civil Rights Act, the Fair Housing Act of 1968, and the Americans with Disabilities Act.

**Policies:**

- 1.6.1 Annually assess public, private, non-profit and for-profit housing programs and identify ways to further increase access to safe and affordable housing for all citizens, regardless of race, color, national origin, religion, sex, age, disability, ethnic background, familial status or income level.
- 1.6.2 Increase housing choice by removing barriers that prevent low-income households from using rental assistance throughout Hillsborough County, particularly in areas with frequent transit, schools, parks, employment opportunities and other amenities.
- 1.6.3 The Equal Opportunity Administrator shall continue to promote fair housing practices by providing resources, participating in outreach, and conducting an analysis of discrimination complaints that are an impediment to fair housing choice.
- 1.6.4 Maintain existing non-discriminatory standards and criteria addressing the location of group homes.
- 1.6.5 The development of Community Residential Homes will be allowed within each of the land use plan categories that permit residential development. The maximum

**Draft Language for the  
Unincorporated Hillsborough County Housing Section Update**  
*Updated: June 14, 2022*

density permitted for this use shall be determined by the conversion factor within the Land Development Code.

- 1.6.6 Encourage the establishment of Community Residential Homes that are within proximity to medical services, public transit, and other necessary support systems.
- 1.6.7 Continue to work to alleviate homelessness by linking housing programs to a comprehensive social services/community services plan.
- 1.6.8 Provide sufficient emergency, transitional, and long-term housing for people experiencing homelessness to regain housing independence.
- 1.6.9 Continue to develop and implement programs to prevent homelessness.
- 1.6.10 Seek opportunities through the activities of non-profit agencies and the private sector to develop and rehabilitate housing stock that is suitable and affordable for farmworker populations.
- 1.6.11 In the event farmworker housing is no longer needed for farmworkers, the County shall encourage requests to reuse such units into affordable housing when in compliance with all required affordable housing development criteria. In such instances, previously approved densities for farmworker housing may continue to exceed that of the designated Future Land Use category upon conversion to affordable housing.
- 1.6.12 Promote farmworker housing in areas of agricultural activity. Such uses may exceed the maximum densities specified in the applicable land use category on a site not to exceed 8 dwelling units per gross acre.
- 1.6.13 Consider environmental justice best practices when reviewing housing development applications in vicinity to uses that may have a direct or indirect negative impact on overall health and wellbeing.
- 1.6.14 Identify and remove, in coordination with other jurisdictions and agencies in the region, potential barriers to stable housing for individuals and families, such as housing screening practices that do not align with all applicable federal, state, and local laws in their use of criminal and civil records and that perpetuate disparate impacts of our criminal justice system and other institutions.
- 1.6.15 Promote and prioritize senior housing and opportunities to age in place.
- 1.6.16 Mitigate housing insecurity by providing housing counseling to displaced households.
- 1.6.17 Stabilize existing neighborhoods by preserving affordable housing units and improving housing conditions as an alternative to household displacement.

**Draft Language for the  
Unincorporated Hillsborough County Housing Section Update**  
*Updated: June 14, 2022*

**Sustainable and Innovative Housing**

**Objective 1.7**

Promote safe, sustainable housing that is adaptable to changing demographic and environmental conditions.

**Policies:**

- 1.7.1 Support housing for all Hillsborough County residents that is safe and free from environmental and health hazards.
- 1.7.2 Consider providing assistance for retrofit of residential buildings to reduce the risk of displacement after a hurricane or flood event.
- 1.7.3 Encourage innovation in residential design, construction, and technology, and explore flexible regulations to conserve water, energy, and materials, reduce greenhouse gas emissions, and otherwise limit environmental and health impacts.
- 1.7.4 Review building codes and regulations to consider new building materials, innovative housing designs, energy-efficient standards and the use of construction techniques which reduce the cost of housing construction while maintaining safety standards.
- 1.7.5 Support Land Development Code regulations that allow for adaptive reuse of existing structures to increase housing supply.

# Comparative Crosswalk - Proposed vs Adopted Housing Policy In Order

Element	Proposed Number	Proposed Language	Status	Adopted Element	Adopted Number	Adopted Language	Legend	
Housing	1.0.0	Ensure fair, and equal access to housing for all people in Hillsborough County while accounting for population growth, climate change, and affordability.		Housing	1.0.0	The Affordable Housing Task Force's Statement of Principles and Recommendations public in April 2006, and included in the Task Forces Attainable Housing for Hillsborough County's Growing Economy published in October 2006 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.		Retain
Housing	1.1.0	Support a range of housing options to affordably meet the needs of current and future residents.		Housing	2.0.0	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.		Minor Modification
Housing	1.1.1	Provide opportunities for education and collaboration pertaining to fair housing rights protected by federal, state, and local laws, by creating programs that foster a culture of understanding and respect across the housing industry, legal professionals, and the general public.		Housing	2.1.2	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.		Moved to Proposed Element/Section
Housing	1.1.2	Support ongoing programs to provide housing access, housing counseling, foreclosure and eviction prevention.		Housing	2.3.10	The County shall sponsor ongoing programs to provide information on housing alternatives and counseling on housing-related problems.		Substantive Modification
Housing	1.1.3	Administer affordable housing programs that include inter-local agreements with the City of Tampa, City of Temple Terrace, or Plant City to encourage affordable housing opportunities.		Housing	2.3.4	The County shall continue to administer affordable/attainable housing programs that include inter-local agreements with adjacent jurisdictions to encourage housing opportunities that will benefit very low, low and moderate income households in Hillsborough County.		New Policy
Housing	1.1.4	Continue to support the Affordable Housing Advisory Board, an affordable housing committee under State law, which is comprised of elected officials, housing professionals and interested members of the community appointed by the Board of County Commissioners, to identify housing needs and provide recommendations to the Board of County Commissioners and Affordable Housing Services.		Housing	2.3.1	The County shall continue and staff the Affordable Housing Task Force comprised of housing professionals and interested members of the community to meet 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.		Delete
Housing	1.1.5	Continue a partnership with non-profit organizations that provide affordable housing through sweat equity programs.		Housing	3.1.4	The County shall evaluate sweat equity programs where residents contribute their own labor to improve their dwellings.		
Housing	1.1.6	Maintain a prepared inventory list of surplus land owned by Hillsborough County for the provision of affordable housing.		FLUE	A.20.4	By 2009, a study shall be conducted to determine the feasibility of utilizing land owned by Hillsborough County for the provision of affordable housing.		
Housing	1.1.7	Preserve and grow the stock of naturally occurring affordable housing by supporting development patterns including but not limited to residential infill, small lot development, and accessory dwelling units.				New Language		
Housing	1.1.8	Encourage a variety of housing types including single-family, multi-family, and missing middle housing to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels.				New Language		
Housing	1.1.9	Consider an interrelated approach to increase housing supply by strategically layering development incentives, funding opportunities, directing growth along the multimodal transportation network, and allowing for innovative housing.				New Language		
Housing	1.1.10	Support rental housing opportunities, encouraging permanently affordable rental units.				New Language		
Housing	1.2.0	<b>Development Incentives:</b> Prioritize the provision of affordable housing and implement development incentives that increase affordable housing opportunities.		FLUE	A.20.1	The provision of affordable housing shall be given high priority consideration by Hillsborough County. By 2009, development incentives shall be explored and implemented by Hillsborough County that will increase the housing opportunities for very low, low income households and workforce housing that are consistent with and further the goals, objectives and policies within the Housing Element.		



Housing	1.2.1	Regularly review procedures to assure that processing time and fees are not a deterrent to the provision of affordable housing.				New Language		
Housing	1.2.2	Periodically evaluate impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment for the development of affordable housing.				New Language		
Housing	1.2.3	Expedite processing of approvals of development orders or permits for affordable housing.				New Language		
Housing	1.2.4	Review ordinances, codes, regulations, the permitting process, and eliminate excessive requirements to increase appropriate private sector housing production.		Housing	2.2.4	The County shall annually review 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.		
Housing	1.2.5	Mechanisms such as density bonuses, modified development standards, flexible lot configurations, and inclusionary zoning may be utilized as incentives to increase the supply of affordable housing.		Housing	3.6.1	Density bonuses will be utilized as an incentive to encourage the development of more affordable housing these density bonuses are outlined below.		
Housing	1.2.6	Promote residential infill development within the Urban Service Area through measures including but not limited to flexible building envelope, parking, access, and setbacks while maintaining safety standards.		Housing		New Language		
Housing	1.2.7	Allow for an accessory dwelling unit associated with an owner occupied single family residence to be built on a single deeded lot. For the purposes of calculating density, accessory dwelling units shall not be counted as a separate dwelling unit.		FLUE	A.21.2	The County shall continue to allow for an accessory dwelling unit associated with an owner occupied single family residence to be built on the single deeded lot. For the purposes of calculating density, accessory dwelling units shall not be counted as a separate dwelling unit. For the purpose of calculating residential density in this plan, the following shall not be considered as a separate dwelling type:  (1)an accessory residential unit associated with an owner occupied single family residence, and (2)an individual room of a Community Residential Home where kitchen facilities are accessory or cooking facilities are auxiliary to the required main kitchen;		
Housing	1.2.8	Affordable Housing Services shall continue to provide technical assistance and incentives to facilitate and encourage the implementation of the self-help housing program with the U.S. Department of Agriculture Rural Development (USDA/RD).		Housing	2.7.0	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.		
Housing	1.2.9	Manufactured housing and mobile homes shall be recognized as a viable means to provide affordable housing.		FLUE	A.20.3	Manufactured housing shall be recognized as a viable means to provide affordable housing.		
Housing	1.2.10	Where mobile home parks in the Urban Service Area have lawfully permitted densities which exceed the Comprehensive Plan, redevelopment of affordable housing is permissible at the same density pursuant to the affordable housing requirements of the Land Development Code. Such projects shall be exempt from the Density Bonus qualifying criteria. Such projects shall not be used as a precedent to increase the densities permitted by the Plan on neighboring properties.		FLUE	A.21.4	Where mobile home parks in the Urban Service Area have lawfully permitted densities which exceed the Comprehensive Plan, redevelopment of affordable housing is permissible at the same density pursuant to the affordable housing requirements of the Land Development Code. Such projects shall be exempt from the Density Bonus qualifying criteria found in the Comprehensive Plan's Housing Element. Such projects shall not be used as a precedent to increase the densities permitted by the Plan on neighboring properties.		
Housing	1.2.11	Modification of development standards for affordable housing shall consider compatibility with surrounding uses.				New Language		
Housing	1.3.0	<b>Affordable Housing Density Bonus:</b> Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.		Housing	3.6.1	Density bonuses will be utilized as an incentive to encourage the development of more affordable housing these density bonuses are outlined below.		
Housing	1.3.1	The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval by the Board of County Commissioners and without requiring a Comprehensive Plan amendment, when the purpose for the increase is to provide moderate, low, very low, or extremely low-income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel.		Housing	3.6.1	The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval of the Board Of County Commissioners and without requiring a plan amendment, when the purpose for the increase is to provide low or very low income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel to a site plan controlled zoning district.		

Housing	1.3.2	See accompanying word document for complete policy language			3.6.1.2	Affordable Housing Infill Density Bonus In order to qualify for use of the Affordable Housing Infill Density Bonus, the site shall adhere to the following criteria: A. The site shall be five acres or less in size. B. The site shall be in one of the residential or commercial land use categories allowing 6 or more dwelling units to the acre as indicated in the Table of Allowable Densities and Intensities for the Provision of Affordable Housing. C. The site shall be serviced by public water and sewer and have direct access to public streets.		
Housing	1.4.0	<b>Finance Strategies:</b> Support a range of housing finance strategies to help ensure the supply of affordable housing is consistent with the demand.				New Language		
Housing	1.4.1	Support financial programs to help investors provide new or improved affordable rental housing.		Housing	3.2.3	The County shall develop and expand financial programs to help investors provide new or improve existing rental housing.		
Housing	1.4.2	Support the use of low-cost bond-supported programs for very low, low, and moderate income homebuyers.		Housing	2.3.8	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.		
Housing	1.4.3	Provide local government guarantees for loans made by the local banking community for affordable housing.		Housing	2.3.9	The County shall continue to provide local government guarantees for loans made by the local banking community for lower income housing development projects.		
Housing	1.4.4	Support programs which provide low cost home repair/improvement loans.		Housing	3.2.1	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.		
Housing	1.4.5	Implement proactive public and private land investment initiatives, including but not limited to Community Land Trusts and incentives for private development to encourage the development of affordable housing.		Housing	2.3.5	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/attainable 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/attainable housing development; and the creation of a public-private partnership corporation to undertake land investment and facilitate private development of affordable/attainable housing in desirable locations.		
Housing	1.4.6	Encourage the preservation of existing housing units by seeking funds and exploring programs to assist in the maintenance and improvement of qualifying owner-occupied housing.				New Language		
Housing	1.4.7	Continue to provide due diligence annually with federal, state, and local funds and update the Action Plan to align with the Five-Year Consolidated Plan goals to strategically address the supply of housing.				New Language		
Housing	1.5.0	<b>Linking Housing and Transportation:</b> Strategically locate affordable housing in conjunction with supportive transportation infrastructure.				New Language		
Housing	1.5.1	Implement guidelines for locating very low, low and moderate income housing accessible to employment centers, bus emphasis corridors, retail, cultural, educational, medical and recreational facilities.		Housing	2.3.0	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.		
Housing	1.5.2	Consider that near access to transit may lower a household's combined housing and transportation costs.				New Language		

Housing	1.5.3	Provide technical assistance to private sector developers and public redevelopment agencies to enhance access to the public infrastructure system, such as interconnected sidewalks and bikeways, in areas determined to be desirable for the development or redevelopment of housing.		Housing	2.2.7	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 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.		
Housing	1.5.4	Plan for future residential growth near access to bus emphasis corridors.				New Language		
Housing	1.6.0	<b>Equal Access to Housing:</b> Promote, facilitate, and provide housing opportunities to serve persons with a physical or developmental disability, people experiencing homelessness, those with intensive medical needs, the older population, and other groups protected by Title VI of the Civil Rights Act, the Fair Housing Act of 1968, and the Americans with Disabilities Act.		FLUE	A.20.0	The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.		
Housing	1.6.1	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 housing for all citizens, regardless of race, color, national origin, religion, sex, age, disability, ethnic background, familial status or income level.		Housing	2.1.0	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/attainable housing for all citizens, regardless of race, color, national origin, religion, sex, age, disability, ethnic background, familial status or income level.		
Housing	1.6.2	Increase housing choice by removing barriers that prevent low-income households from using rental assistance throughout Hillsborough County, particularly in areas with frequent transit, schools, parks, employment opportunities and other amenities.				New Language		
Housing	1.6.3	The Equal Opportunity Administrator shall continue to promote fair housing practices by providing resources, participating in outreach, and conducting an analysis of discrimination complaints that are an impediment to fair housing choice.		Housing	2.1.1	The Equal Opportunity Administrator shall conduct ongoing analyses of existing housing discrimination and prepare annual reports for the Hillsborough County Affordable Housing Office 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.		
Housing	1.6.4	Maintain existing non-discriminatory standards and criteria addressing the location of group homes.		Housing	2.4.1	The County shall maintain existing non-discriminatory standards and criteria addressing the location of group homes.		
Housing	1.6.5	The development of Community Residential Homes will be allowed within each of the land use plan categories that permit residential development. The maximum density permitted for this use shall be determined by the conversion factor within the Land Development Code.		Housing	A.20.5	The development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development; however, the locations of facilities shall be considered to prevent excessive concentration in any one area.		
Housing	1.6.6	Encourage the establishment of Community Residential Homes that are within proximity to medical services, public transit, and other necessary support systems.		Housing	A.20.6	The Land Development Code shall include appropriate development standards and/or placed persons-to-dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas.		
Housing	1.6.7	Continue to work to alleviate homelessness by linking housing programs to a comprehensive social services/community services plan.		Housing	2.8.6	The County shall continue to work to alleviate homelessness, by linking housing programs to a comprehensive social services/community services plan.		
Housing	1.6.8	Provide sufficient emergency, transitional, and long term housing for people experiencing homelessness to regain housing independence.		Housing	2.8.0	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.		

Housing	1.6.9	Continue to develop and implement programs to prevent homelessness.		Housing	2.8.4	The County shall, continue to develop and implement programs to prevent homelessness among high risk groups.		
Housing	1.6.10	Seek opportunities through the activities of non-profit agencies and the private sector to develop and rehabilitate housing stock that is suitable and affordable for farmworker populations.		Housing	2.6.2	The County shall provide opportunities through rehabilitation efforts and new construction by 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.		
Housing	1.6.11	In the event farmworker housing is no longer needed for farmworkers, the County shall encourage requests to reuse such units into affordable housing when in compliance with all required affordable housing development criteria. In such instances, previously approved densities for farmworker housing may continue to exceed that of the designated Future Land Use category upon conversion to affordable housing.		FLUE	A.20.8	In the event a farm worker housing project is no longer needed for farm workers, the County shall encourage the reuse of such projects into housing units for other persons in need of affordable housing.		
Housing	1.6.12	Promote farmworker housing in areas of agricultural activity. Such uses may exceed the maximum densities specified in the applicable land use category on a site not to exceed 8 dwelling units per gross acre.		FLUE	A.20.7	Group quarters, temporary housing, and other residential structures for the use of permanent and/or temporary farm workers may be permitted in areas of agricultural activity, although such uses may exceed the maximum densities specified in the applicable land use category on a site. In no case shall a density in excess of 8 dwelling units per gross acre be permitted. This provision is intended to preserve and promote agricultural uses by making it possible for farm workers to both work and reside on or near property devoted to agricultural uses. Land development regulations shall specify density limits for farm worker housing projects based on land use categories as well as other design standards.		
Housing	1.6.13	Consider environmental justice best practices when reviewing housing development applications in vicinity to uses that may have a direct or indirect negative impact on overall health and wellbeing.				New Language		
Housing	1.6.14	Identify and remove, in coordination with other jurisdictions and agencies in the region, potential barriers to stable housing for individuals and families, such as housing screening practices that do not align with all applicable federal, state, and local laws in their use of criminal and civil records and that perpetuate disparate impacts of our criminal justice system and other institutions.		Housing	1.1.1	The Affordable Housing Task Force recommendations are, as directed by Board of County Commissioners, included as part of the Housing Element in the Background section. The recommendations will be analyzed through an Evaluation Committee, under the direction of the Affordable Housing Officer, composed of those implementing agencies and/or departments affected.		
Housing	1.6.15	Mitigate housing insecurity by providing housing counseling to displaced households.				New Language		
Housing	1.6.16	Stabilize existing neighborhoods by preserving affordable housing units and improving housing conditions as an alternative to household displacement.				New Language		
Housing	1.6.17	Promote and prioritize senior housing and opportunities to age in place.				New Language		
Housing	1.7.0	<b>Sustainable and Innovative Housing:</b> Promote safe, sustainable housing that is adaptable to changing demographic and environmental conditions.		Housing	3.0.0	Promote the redevelopment, and rehabilitation of existing housing and neighborhoods to provide Hillsborough County with a consistently sound, safe, decent and sanitary housing stock.		
Housing	1.7.1	Support housing for all Hillsborough County residents that is safe and free from environmental and health hazards.				New Language		
Housing	1.7.2	Consider providing assistance for retrofit of residential buildings to reduce the risk of displacement after a hurricane or flood event.				New Language		
Housing	1.7.3	Encourage innovation in residential design, construction, and technology, and explore flexible regulations to conserve water, energy, and materials, reduce greenhouse gas emissions, and otherwise limit environmental and health impacts.				New Language		
Housing	1.7.4	Review building codes and regulations to consider new building materials, innovative housing designs, energy-efficient standards, and the use of construction techniques which significantly reduce the cost of housing construction while maintaining safety standards.		Housing	2.2.5	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.		

Housing	1.7.5	Support Land Development Code regulations that allow for adaptive reuse of existing structures in order to increase housing supply.				New Language		
Housing				Housing	1.1.0	The internal administrative and substantive implementation practices and recommendations for Coordination, Planning and Land Regulations; Incentives and Financing; and Education, Outreach and Advocacy made by the Affordable Housing Task Force will be studied by the Affordable Housing Office and recommendations and changes to the Housing Element will be developed by the end of 2008.		
Housing				Housing	1.1.2	The Affordable Housing Officer will submit a report of the Task Force's recommendations to the Hillsborough County Affordable Housing Advisory Board as part of affecting affordable/attainable housing development by 2008, and will work with the Planning Commission and Hillsborough County Planning and Growth Management Department to develop changes the Housing Element where appropriate by second cycle of plan amendment for 2009.		
Housing				Housing	2.1.3	Reserved		
Housing				Housing	2.1.4	Under the Housing for Older Persons Act of 1995 housing specifically designed to meet the needs of older persons, which meets the Fair Housing Act definition of "housing for older persons" is exempt from the law's familial status requirements, provided that: <ul style="list-style-type: none"> <li>•Housing and Urban Development (HUD) has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program or;</li> <li>•It is occupied solely by persons who are 62 or older or;</li> <li>•It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.</li> </ul> Housing that satisfies the legal definition of senior housing or housing for older persons described above, can legally exclude families with children.		
Housing				Housing	2.2.0	Work to supply new and replacement public, private and rental housing units to meet the projected 2007-2025 population, including the special needs population, very low, low and moderate income households for unincorporated Hillsborough County.		
Housing				Housing	2.2.1	The County shall utilize 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.		
Housing				Housing	2.2.2	The Hillsborough County Community Affordable Housing Office shall meet regularly with 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.		
Housing				Housing	2.2.3	The County shall continue participation in the code preparation process through the Florida Building Code and continue to work with the Florida Department of Community Affairs to improve the state minimum building code.		
Housing				Housing	2.2.8	The County shall continuously provide and facilitate state and federal handicapped accessibility standards for barrier free single and multifamily living environments needed by physically handicapped persons.		

Housing				Housing	2.2.9	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.		
Housing				Housing	2.2.11	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.		
Housing				Housing	2.2.12	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.		
Housing				Housing	2.3.2	The County shall provide technical assistance to organizations and developers in determining and developing sites for housing for low and moderate income persons through the Housing Finance Authority, the U.S. Department of Housing and Urban Development, and the Affordable Housing Task Force.		
Housing				Housing	2.3.3	The County shall report annually to Housing and Urban Development (HUD) and the Florida Housing Finance 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.		
Housing				Housing	2.3.6	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.		
Housing				Housing	2.4.2	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.		
Housing				Housing	2.5.0	Continue to monitor the placement of mobile homes, manufactured and prefabricated housing to maintain them as affordable/attainable and safe, sanitary standard housing options for low and moderate income homeowners and renters.		
Housing				Housing	2.5.2	The County shall monitor the Federal and State building requirements appropriate for mobile homes and manufactured housing.		
Housing				Housing	2.5.3	The County shall continue an ongoing inspection program requiring all mobile homes to be evaluated for Housing Code compliance to eliminate deficiencies and substandard living conditions.		
Housing				Housing	2.6.0	The County shall assist the private sector and non-profit agencies to provide additional units* of safe, and sanitary housing of various types, sizes and cost by 2011 dedicated to migrant farmworker housing.		
Housing				Housing	2.6.1	The County annually evaluates the Affordable Housing Office's Hillsborough County Consolidated Plan Document which 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 County shall utilize its own staff, and solicit assistance from appropriate resources from the private sector, adjacent jurisdictions and other levels of government.		
Housing				Housing	2.6.3	The County shall implement land development regulations that provide incentives for the development of migrant farmworker housing.		
Housing				Housing	2.6.5	The County will promote the location of farm worker housing in close proximity and accessible to community facilities to needed services such as transportation, health care, social services, as well as commercial centers.		
Housing				Housing	2.6.4	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.		

Housing				Housing	2.6.6	The County shall set aside a portion of its federal, state, and local funding for the purpose of providing new homeownership opportunities for farmworkers in rural areas.		
Housing				Housing	2.6.7	The County shall form partnerships with local vocational training schools and other agencies and organizations to foster job training and economic development opportunities to enable migrant farm laborers to find employment off-season and transition to or become year-round residents.		
Housing				Housing	2.7.1	<p>The Hillsborough County Affordable Housing Office shall determine projects eligible for consideration under this objective. Eligible projects:</p> <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 70% of the entire community is set aside for low and very low income households.</li> </ul>		
Housing				Housing	2.7.2	The Affordable Housing Office shall determine eligibility for self help housing program, and shall recommend 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.		
Housing				Housing	2.8.1	The County shall seek and administer state and federal funding to provide emergency and long term housing opportunities for the homeless.		
Housing				Housing	2.8.2	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.		
Housing				Housing	2.8.3	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.		
Housing				Housing	2.8.5	The County shall continue support of and participation in the activities of the Hillsborough County Coalition for the Homeless.		
Housing				Housing	3.1.1	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.		
Housing				Housing	3.2.2	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.		
Housing				Housing	3.3.3	The County shall administer the State and Federal Housing programs in a timely and efficient completion of program manner primarily within designated CDBG Target Areas.		
Housing				Housing	3.4.0	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.		

Housing				Housing	3.4.1	The County shall continue to use the Hillsborough County Local Displacement Policy for relocation necessitated by Federal, State housing programs.		
Housing				Housing	3.4.2	The County shall provide for permanent relocation housing affordable to persons displaced by local programs.		
Housing				Housing	3.5.0	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.		
Housing				Housing	3.5.1	The County shall enforce its Historic Landmark Ordinance.		
Housing				Housing	3.5.2	The County shall coordinate the rehabilitation of historically significant housing with the Historic Tampa/Hillsborough County Preservation Board.		
Housing				Housing	3.5.3	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.		
Housing				Housing	3.5.4	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.		
Housing					3.6.0	Density /Intensity Bonuses for Affordable Housing		
Housing					3.6.1.1	Project Design Plan Density Bonus		
Housing				Housing	3.1.0	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.		