



**Hillsborough
County Florida**

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HOPE Affordable Housing Biennial Plan

FY 2019-20 & 2020-21

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**Funded by the
Hillsborough County Board of County Commissioners**

**Affordable Housing Services
601 E. Kennedy Blvd, 24th floor
Tampa, FL 33602**



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The HOPE Affordable Housing Biennial Plan is Hillsborough County’s Biennial working plan for carrying out Affordable Housing Services core work for the adopted HOPE Affordable Housing Ordinance. The plan outlines the Strategies and uses for the next two years, specifies program-by-program funding, and establishes production targets. The adoption of this plan will authorize staff to carry out the activities and implement the Strategies outlined in the plan.

The following table provides the recommended strategies, percentage of the total budget and the projected units:

Strategies	Amount	Projected Units	Projected Leveraged Investments	Percentage
Multifamily Rental	\$ 3,500,000	249	Per Project	35%
PURS& Infill	\$ 2,000,000	18	Per Project	20%
Single Family	\$ 800,000	40	Per Project	8%
Housing Preservation	\$ 800,000	18	Per Project	8%
Special Needs	\$ 1,450,000	54	Per Project	14.5%
Innovative Housing (Pilot)	\$ 1,000,000	13	Per Project	10%
Admin and Services	\$ 450,000		Per Project	4.5 %
Total	\$10,000,000	392	Per Project	100%

***Amounts reflect a single fiscal year.**

The following table provides the projected amount of construction types, activities, and the amounts set aside for specific income categories:

Percentage Construction/Rehab	84.2%	
Homeownership	16.0%	
Rental	79.5%	
Administration and Services	4.5 %	\$ 450,000
Very-Low Income (50%)	30.0%	\$ 3,000,000
Low Income (80%)	55.5%	\$ 5,500,000
Moderate Income (100%)	10.0%	\$ 1,000,000
Total		\$10,000,000

Executive Summary

The Overall Goals and objectives in this plan will address the need for projected increased housing demands for the future, as well as the current need for affordability, and innovative solutions to ongoing housing and community development issues throughout all areas of the County. The Strategies below represent the most needed and widely accepted uses of Federal, State and Local funds for community improvement, self-sufficiency, and affordable housing programs. The following strategies include: increased opportunities for affordable housing, homelessness prevention, expanding economic opportunities, and improving neighborhoods. The Plan provides guidance on the use of County and leveraged resources to address these important issues.

I. Goals and Objectives:

- 1) To increase the number of affordable housing units to address the needs of the very low, low and moderate-income households while increasing opportunities for persons living in affordable housing;
- 2) To expand production of and preserve affordable housing while leveraging other public and private funding to maximize the efforts to increase or expand the number of affordable housing units; and
- 3) To support the Housing Element of Hillsborough County's Comprehensive Plan specific to affordable housing, and to further the goals and objectives of the Local Housing Assistance Plan, and the Consolidated Plan to expand the economic impact in all areas of the County.

Local affordable housing programs encourage partnerships between local government agencies, lending institutions, builders and developers, not-for-profit and community-based housing providers, supportive service organizations, advocates for low-income persons, real estate professionals, and lead agencies of the local Continuums of Care. Hillsborough County will continue these partnerships and expand them to develop new partnerships to support the needs of the community.

The following types of partnering agencies may apply for an award under this plan or other approved Affordable Housing Services plans such as the Local Housing Assistance Plan funded with state SHIP funds, or the Consolidated Plan funded with Federal CDBG, HOME or HESG funds: for-profit or not-for-profit agencies, developers, sub recipients or sponsors. Hillsborough County staff will administer some aspects of the plan, as well as utilize sub recipients, developers or other partner agencies to provide specific services.

This Plan is intended to increase the availability of affordable housing opportunities by combining local resources and leveraging other State, Federal and private equity. State funding programs, including but not limited to SHIP, SAIL, Low Income Housing Tax Credits, Community Land Trusts, Local Land Banks, and others that may contribute to the local assets while increasing the affordability to construct, and live in Hillsborough County. Federal programs would consist of CDBG, HOME, National Tax Credit, Fannie Mae, Freddie Mac, and other federally funded programs that support housing activities.

Hillsborough County will continue supporting current partnerships with the building, banking and real estate industries and expand into new partnerships as feasible to support the programs. These efforts also include collaborating with local housing advocates for the homeless, for profit, and nonprofit entities

assisting very low and low income households. In addition, Hillsborough County works in cooperation with the City of Tampa, City of Temple Terrace, the City of Plant City, the Tampa Hillsborough Homeless Initiative (THHI) as well as The Tampa Housing Authority in developing and implementing affordable housing goals and programs.

Public input for this plan was solicited through a community forum with housing providers, service providers and local leaders, as well as opportunities to attend other public meetings. To ensure public input, a real time data collection survey was presented and discussed to document the priorities of the citizens of Hillsborough County.

Expected Resources

Hillsborough County Affordable Housing Services anticipates receiving local funding annually to fund the strategies outlined in this Plan. The Anticipated budget will be determined by each year's allocation.

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II. Affordable Housing Strategies

A. Multi Family Rental Housing

Funds may be awarded for site acquisition, development, new unit construction, rehabilitation/preservation, and infrastructure improvements to include utilities, road improvements and drainage systems. The County's financial assistance will be secured with a mortgage and note based on the current approved policies and procedures. The terms of the financial assistance shall be outlined in each Funding Agreement as approved by the Hillsborough County Board of County Commissioners.

Income Categories to be served: Very low, low and moderate (100% AMI or below).

Maximum award: \$180,000 per unit

Loan Terms:

1. Repayment or Deferred Loan are secured by a recorded mortgage and note that may be subordinate to other State or Federal funds
2. Interest Rate: 0% - 3%, the interest rate will be determined by the underwriting analysis
3. Years in loan term: A minimum of 15 years and a maximum to be determined by the pro forma analysis.
4. Forgiveness: The affordability period shall meet the minimum requirements as established by the most restrictive of funding sources provided by the County for the overall development of the project. Loans are forgiven at the end of the loan term, or may be renewed for additional terms.
5. Repayment: Terms will be determined by the underwriting analysis.
6. Default: The borrower must repay the outstanding amount of the loan if they sell, transfer title, or if they fail to meet the requirements of the loan documents during the term of the loan.

Selection Criteria:

AHS will adhere to the County's Procurement Policies for all selection of Sponsors, Developers and Subrecipients. This process will factor in the following criteria and priorities to select the most responsive applicants:

1. Projects selected through the Hillsborough County Housing Finance Authority for 4% tax credit funding
2. Projects funded through the United States Department of Agriculture
3. Projects selected through the Florida Housing Finance Corporation for 9% tax credit funding for Special Needs
4. Projects selected through an RFP, bid or quoted process that evaluates projects and agencies based on the following criteria:
 - a. Previous experience of the organization (Private or Non-Profit)
 - b. Staffing capacity to carry out the project
 - c. Leveraged funding for the project (non-Hillsborough County funds)
 - d. Financial capacity of the organization
 - e. Set aside units for those emerging from Homelessness and other amenities/services offered or reduced rents to low-income tenants throughout the affordability period, and accepts Housing Rental Vouchers.

5. Projects selected through an Open RFA process
6. Projects selected through a Pilot Program

This strategy will be leveraged with other resources such as Low Income Housing Tax Credits, locally provided discounts of impact fees and Community Development Financial Institution funding to assist selected affordable developments. The County may also provide additional incentives to owners/landlords that will preserve and create affordable housing units, such as higher density and mixed use development, or provide the donation of County owned land to developers of new rental housing units to reduce costs and increase affordability. The County will coordinate with the City of Tampa, the City of Temple Terrace, and the City of Plant City to leverage additional dollars for projects within their boundaries.

The County will be responsible for monitoring affordability and providing regular tenant monitoring reports as required.

Anticipated Outcomes- Multi-Family Rental Development

1. Increase the number of new affordable rental housing units
2. Reduce the number of cost burdened rental housing units
3. Preserve existing affordable rental units annually with rehabilitation, capital improvements
4. Provide additional housing opportunities for residents with special needs or who are homeless
5. Provide outreach and education to landlords, tenants, developers, and management companies, to increase opportunities for partnerships and provide access to additional affordable housing

B. Private Unit Rental Subsidy (PURS)

Funds may be awarded for site acquisition, unit construction, rehabilitation/preservation, developer subsidies, and subsidy infusion into existing properties, reuse, or the re-engineering of commercial buildings converted to housing. The County's financial assistance will be secured with a mortgage and note based on the current approved policies and procedures. The terms of the financial assistance shall be outlined in each Funding Agreement as approved by the Hillsborough County Board of County Commissioners.

Income Categories to be served: Very low, low and moderate (100% AMI or below).

Maximum award: \$140,000 per unit

Loan Terms: To be determined based on the project and underwriting analysis

Eligible Units: Single Family rental, Duplex, Tri-plex, Quad, or small multi-family facilities (8-12 units)

Selection Criteria:

AHS will adhere to the County's Procurement Policies for all selection of Sponsors, Developers and Sub recipients. This process will factor in the following criteria and priorities to select the most responsive applicants:

1. Projects selected through the Hillsborough County Housing Finance Authority for 4% tax credit funding

2. Projects funded through the United States Department of Agriculture
3. Projects selected through the Florida Housing Finance Corporation for 9% tax credit funding for Special Needs
4. Projects selected through an RFP, bid or quoted process that evaluates projects and agencies based on the following criteria:
 - f. Previous experience of the organization (Private or Non-Profit)
 - g. Staffing capacity to carry out the project
 - h. Leveraged funding for the project (non-Hillsborough County funds)
 - i. Financial capacity of the organization
 - j. Set aside units for those emerging from Homelessness and other amenities/services offered or reduced rents to low-income tenants throughout the affordability period, and accepts Housing Rental Vouchers.
5. Projects selected through an Open RFA process
6. Projects selected through a Pilot Program

This strategy will be leveraged with other resources such as SHIP programs or other State and Federal funded projects. The County will be responsible for monitoring activities, and providing regular monitoring reports as required.

Anticipated Outcomes- PURS Program

1. Increase the number of new affordable rental housing units
2. Reduce the number of cost burdened rental housing units
3. Preserve existing affordable rental units annually with rehabilitation/capital improvements
4. Provide opportunities for owners of smaller rental units to improve their facilities while providing reduced rent to low income households
5. Provide outreach and education to landlords of smaller developments, to increase opportunities for partnerships and provide access to additional affordable housing options

C. Single Family Development – Ownership Housing

Funds may be awarded for new single family housing development, rehabilitation/preservation, and down payment assistance. The County’s financial assistance will be secured with a mortgage and note based on the current approved policies and procedures.

I. Single Family Development- New Construction

Funds may be awarded as a developer subsidy to Private for Profit or Non Profit developers for site acquisition, development, infrastructure, soft costs, and construction costs. Homes will be sold to eligible first time homebuyers.

Income Categories to be served: Very low, low and moderate (100% AMI or below).

Eligible Units: Single family homes, townhouses, condominiums or villas

Maximum award: \$40,000 per unit

Loan Terms for Development:

1. Funds will be awarded as a Deferred Loan secured by a recorded mortgage and note on each property in favor of Hillsborough County until sold to eligible buyer.
2. Interest Rate: 0%
3. Years in loan term: Homes must be sold within six months of Certificate of Occupancy, or per the terms of the funding agreement, mortgage and note.
4. Forgiveness: N/A
5. Repayment: If a home is not sold to qualified eligible homebuyers as determined and approved by the County within six (6) months after the final certificate of occupancy is issued, the property may be required to be conveyed to the County or another approved agency.
6. Default: If the developer does not sell the property to eligible buyers and/or fails or refuses to convey the property to the County within the specified time frame, the County shall have the right to pursue further legal action, including but not limited to foreclosure.

Loan Terms Homebuyer:

1. Funds will be awarded as a Deferred Loan that may be a subordinate loan secured by a recorded mortgage and note in favor of Hillsborough County. Funds may be in the form of principal reduction, which will be determined as the amount of funds needed between the sales price (appraised value) and the first mortgage provided by a lending institution.
2. Interest Rate: 0%
3. Years in loan term: 15 years
4. Forgiveness: The loan is forgiven on a prorated basis so that the principal is forgiven annually based on the amount of loan and years of the term.
5. Repayment: N/A
6. Default: The borrower must repay the outstanding amount of the loan if they sell, transfer title, rent, if the home ceases to be the primary homestead residence, or if they fail to meet the requirements of the loan documents during the term of the loan.

Selection Criteria:

The County may utilize a competitive Request for Proposal (RFP) process for the selection of Sponsors, Developers and Sub recipients. This RFP process uses the following criteria to select the most responsive applicants:

- a) Previous experience of the organization (Private or Non-Profit)
- b) Staffing capacity to carry out the project
- c) Leveraged funding for the project
- d) Financial capacity of the organization
- e) Green Housing Construction Standards and other sustainable amenities offered

II. Owner Occupied Rehabilitation

The County, selected Administering Agencies, or Sub recipients may perform rehabilitation/preservation on single family housing units, for households who own and occupy substandard housing units. Improvements include barrier removal, special needs modifications, health and safety repairs as needed,

and the replacement of major systems such as HVAC, plumbing, roofing, and electrical.

Income Categories to be served: Very low, low and moderate (100% AMI or below).

Eligible Units: Single family homes, townhouses, condominiums or villas

Maximum award: \$65,000 per unit

Loan Terms:

1. Funds will be awarded as a Deferred Loan that may be a subordinate loan secured by a recorded mortgage and note in favor of Hillsborough County. Soft costs are included in the maximum award above and are granted to the borrower; hard costs will be included within the loan amount.
2. Interest Rate: 0%
3. Years in loan term:

Amount of Assistance	Years of Affordability
<\$15,000	5 years
\$15k-\$40,000	10 years
>\$40,000	15 years
4. Forgiveness: The loan is forgiven on a prorated basis so that the principal is forgiven annually based on the amount of assistance.
5. Repayment: N/A
6. Default: The borrower must repay the outstanding amount of the loan if they sell, transfer title, rent, if the home ceases to be the primary homestead residence, or if they fail to meet the requirements of the loan documents during the term of the loan. In the event of foreclosure by a superior mortgage holder, the County will make an effort to obtain excess proceeds through the legal process if it is determined that adequate funds may be available.

Selection Criteria:

When Administering Agencies or Sub recipients are to be utilized, they will be selected through a competitive qualification and application process per Hillsborough County Procurement Policy and procedures. This process uses the following criteria to select the most responsive applicants:

- a) Previous experience of the organization
- b) Staffing capacity to carry out the project
- c) Leveraged funding for the project (Other State or Federal funds)
- d) Financial capacity of the organization

III. Down Payment Assistance

The County, Administering Agency, or Sub recipient will provide Down Payment Assistance (DPA) to eligible first-time homebuyers with a deferred payment loan to be applied towards down payment, closing costs, if necessary, for the purchase of eligible owner occupied housing. Prospective homebuyers must qualify as a First Time Homebuyer under the HUD definition as an individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property.

Income Categories to be served: Very low, low and moderate (100% AMI or below).

Eligible Units: Single family homes, townhouses, condominiums or villas, and for the construction of new single family homes

Maximum award: \$15,000 per unit

Loan Terms:

1. Funds will be awarded as a Deferred Loan that is a subordinate loan secured by a recorded mortgage and note in favor of the administering agency or Hillsborough County.
2. Interest Rate: 0%
3. Years in loan term: The term follows the term of the first mortgage, but shall not be less than 5 years, or exceed 30 years.
4. Forgiveness: N/A
5. Repayment: The principal shall be repaid upon maturity of the first mortgage, sale, refinance, death of the borrower, or transfer of the property to an ineligible heir or devisee.
6. Default: The borrower must repay the principal amount of the loan if they sell, transfer title, rent, if the home ceases to be the primary homestead residence, or if they fail to meet the requirements of the loan documents during the term of the loan.

Selection Criteria:

The County will partner with the Hillsborough County Housing Finance Authority or an alternate vendor to administer this program and provide the selection of eligible recipients. The County will be responsible for monitoring this activity and providing reports as required.

Anticipated Outcomes- Single Family Housing

1. Increase the number of new affordable single family housing units (available to those earning 100% AMI or below) by 10% annually
2. Preserve existing housing with rehabilitation
3. Provide increased education opportunities to new and existing home owners
4. Increase partnerships with for profit and Not for Profit developers, financial institutions, and owners of land available for affordable ownership housing

This strategy will be leveraged with other resources such other State and Federal dollars. The County will be responsible for monitoring affordability and providing regular monitoring reports as required.

D. Housing for Persons with Special Needs

Funds may be awarded for site acquisition, unit construction, rehabilitation/preservation, developer subsidies, and Tenant Based Rental Assistance for any housing development that benefits Special Needs residents of Hillsborough County. When applicable, the County's financial assistance will be secured with a mortgage and note based on the current approved policies and procedures. The terms of the financial assistance shall be outlined in each Funding Agreement as approved by the Hillsborough County Board of County Commissioners.

"Special Needs" may be defined to include, but is not limited to: the developmentally disabled, Disabled according to Social Security Administration requirements, Veterans, Frail Elderly, Victims of Domestic Violence, Homeless, or those suffering from Substance Abuse and/or Mental Illness.

Income Categories to be served: Extremely Low, Very low, low and moderate (100% AMI or below).

Maximum award: \$140,000 per unit

Loan Terms: To be determined based on the project and underwriting analysis

Eligible Units: Single Family, Multi-Family rental facilities, Group Homes, public facilities

Selection Criteria:

The County will partner with other Governmental Agencies, Sponsors, Developers, and Private Owners to complete the process for the selection of the most responsive applicants based on the following criteria:

- a) Previous experience of the organization (Private or Non-Profit)
- b) Staffing capacity to carry out the project
- c) Leveraged funding for the project (Other State or Federal funds)
- d) Financial capacity of the organization
- e) Rental housing must offer reduced rents to income eligible tenants throughout the affordability period or accept housing assistance vouchers.

This strategy will be leveraged with other resources such Tax Credit programs or other State and Federal funded projects. The County will be responsible for monitoring activities and providing regular monitoring reports as required.

Anticipated Outcomes- Special Needs Housing

- 1. Increase the number of new affordable rental housing units
- 2. Reduce the number of cost burdened rental housing units. Provide opportunities for public facilities to improve their facilities while providing services to income eligible households with special needs
- 3. Provide outreach and education to increase opportunities for partnerships and provide access to additional affordable housing options for those with special needs

E. Land Banking

Funds may be awarded for land acquisition, for later use by Sponsors, Developers or Sub recipients, to construct affordable housing, public facilities, and infrastructure projects that are directly connected to affordable housing development. The Land Bank may include infill properties escheated to the County through the Tax Collector, previously purchased land, foreclosed properties, and other County owned parcels. The County's financial assistance will be in the form of land, secured with a mortgage and note based on the current approved policies and procedures and land values. The terms of the financial assistance shall be outlined in each Funding Agreement as approved by the Hillsborough County Board of County Commissioners.

Income Categories to be served: Very low, low and moderate (100% AMI or below).

Maximum award: To be determined by approved policies and procedures

Loan Terms: To be determined based on the project and underwriting analysis

Eligible Units: Single Family, Multi-Family rental facilities, Group Homes, public facilities

Selection Criteria:

The County will make the inventory list of properties available to bid through a competitive Request for Proposal (RFP) process for the selection of the most responsive applicants using the following criteria:

- a) Previous experience of the organization
- b) Staffing capacity to carry out the project
- c) Leveraged funding for the project (Other State or Federal funds)
- d) Financial capacity of the organization
- e) Project's response to priority needs and beneficiaries

Anticipated Outcomes- Land Banking

1. Increase the number of new affordable rental housing units
2. Reduce the number of cost burden rental housing units
3. Provide increased affordable opportunities for new home owners
4. Increase partnerships with for profit and not for profit developers, financial institutions, and owners of land available for affordable ownership housing

This strategy will be leveraged with other resources such other State and Federal dollars. The County will be responsible for monitoring activities and providing regular monitoring reports as required.

F. Corridor Redevelopment Land Acquisition

Properties will be acquired and repurposed through an RFP process to address affordable housing inventory but may include mixed uses if deemed supportive of the residents of the project and surrounding primary market. However, mixed-uses are secondary in nature to the residential project.

Emphasis will be placed on identifying blighted and underutilized properties that are located on primary transit/retail corridors, which are sufficient in size to allow for critical mass development or adaptive reuse of existing buildings.

Income Categories to be served: Low and Moderate (100% AMI or below).

Maximum award: To be determined by approved policies and procedures

Loan Terms: To be determined on a project basis.

Eligible Units: Site acquisition to be utilized for Multifamily Development

Selection Criteria:

Under designated criteria and funding source (to be determined), the County will award project(s) as they become available.

Anticipated Outcomes- Corridor Redevelopment

1. Creates a pipeline of sites dedicated to, and appropriate for, future delivery of affordable housing inventory
2. Places the County in the position of guiding future affordable housing in locations and sites that are more consistent with County policies for land use, infrastructure and affordable housing needs

3. Allows the County to introduce a land under-writing component to the deal structuring process, a component not typically available currently
4. Utilizes affordable housing projects as a catalyst for re-use and repurposing blighted sites and blighted corridors while creating a new consumer demand component for the area

G. Mixed Income Affordable Housing Revenue Enhancement Grant

This grant program is intended to add a new affordable housing strategy by enabling a mechanism to achieve mixed income housing within multi-family rental projects. Affordable housing research universally endorses the benefits of addressing affordable housing needs through mixed-income projects. Although inclusionary zoning has been debated as a mechanism to achieve this objective, the goal with this strategy is to provide developer/owner incentives to voluntarily commit a portion of units subject to affordable housing criteria. In essence, this strategy utilizes market rate multi-family housing projects as one more means of addressing our affordable housing needs.

Under this program a grant will be awarded to one or more multi-family project(s) that allocates a minimum of **20%** (of the total units) to tenants with a determined income up to **100% AMI** level. The funding provides for a recovery of a portion of the incremental increase in ad-valorem taxes on real property, as a result of the project being developed.

Income Categories to be served: Low and moderate (100% AMI or below)

Maximum award: To be determined by approved policies and procedures

Funding Terms: To be determined based on the project and unit set aside (examples below)

- 10 year annual grant for “up-to” the equivalent of 50% of the incremental new county property taxes generated by the project if meeting a designated AMI criteria and a minimum unit allocation (as approved by the BOCC)
- 20 year annual grant for “up-to” the equivalent of 50% of the incremental new county property taxes generated by the project if meeting a designated AMI criteria and a minimum unit allocation as established, if the project is located in an Opportunity Zone, and the project has demonstrated OZ based investment/funding

Eligible Units: Multi-Family Rental

Selection Criteria:

Under designated criteria and funding source (to be determined), the County will award a project(s) as they become available.

Anticipated Outcomes- Revenue Enhancement Grants

1. Increased Affordable Housing units which are produced as a result of the mixed income multi-family project being developed.
2. The grant is structured to be paid annually at the end of each performance period, after each project is measured for compliance, thus the public is protected for non-performance. Once determined that the compliance objectives of both number of units

allocated and tenant AMI are met, the annual grant is paid. If those performance objectives are not met the grant is not paid. (Actual grant terms to be determined in the detailed program description as approved by the BOCC, as the BOCC may allow partial performance payments with a coinciding pro-rata reduction in the annual grant amount.)

3. By creating this separate fund, our traditional affordable housing project initiatives are not diminished, nor are the core dedicated funds (Federal, State and Hillsborough County Affordable Housing Fund) utilized in any manner on this program objective. This program is meant to address specifically the mixed-income affordable housing objective by providing incentives to market rate for-profit developers and assets owners to bind their project to a minimum affordable housing criteria.

H. Administration

Up to five percent (5%) of local funds may be utilized for salaries and benefits, general administration costs, indirect costs, and other approved administrative costs to be able to maintain staffing levels sufficient to support the increased level of services provided. Staffing includes positions for Planning and Reporting, Contract Management, Compliance and Monitoring, and Fiscal Tracking and Administration.

Anticipated Outcomes

- Additional Outreach and Educational opportunities, forums, and public meetings to reach citizens, representatives from non-profit organizations, elected officials, and other public agencies
- Increased cooperation with other County Agencies to support affordable housing, infrastructure and public parks.
- Develop new policies to protect and encourage the funding of new initiatives
- Increased Advocacy for additional local funding sources

III. Evaluation and Performance Measures

The County evaluates its performance and is in compliance with all funding rules and regulations, and closely tracks the timely commitment and expenditures of funds. AHS continues to deliver housing and community development services in an efficient and productive manner, and will monitor all activities for compliance with local, state and federal policies and procedures.

Priorities/Preferences

The County prioritizes its allocation of funds to meet the needs of the community. Preference for funding may be provided to projects that include the following amenities:

- Serve households emerging from homelessness or with incomes below 50% AMI
- Are located near transportation hubs or bus stops
- Are located near, or have child care centers incorporated into the projects
- Provide Energy Star appliances and utilize sustainable green building practices
- Are located near areas with employment opportunities

Pilot Programs-Open RFA

The County is always seeking opportunities to develop new types of affordable housing, and innovative ways to increase affordability and livability throughout Hillsborough County. To accomplish these types of projects in a timely manner, the County will consider an on-going (up to four times per year) Open Request for Application process as long as funds are available, based on the following minimum criteria:

- Minimum of 30% of the units in the development are reserved for 30% AMI or below, for funding at up to \$120,000 per unit
- Minimum of 30% of the units in the development are reserved for 50% AMI or below for funding at up to \$80,000 per unit
- Minimum of 50% of the total project costs must be from other non- County awarded funds
- Project site must be owned or under site control by the applicant at the time of application
- Projects pre-approved through the Housing Finance Authority of Hillsborough County will receive priority review for funding

All proposals will be evaluated and scored for eligibility, developer capacity, location of project, set aside units, readiness to proceed, leveraging, and other established criteria to determine funding.

Partnering Agencies

Hillsborough County strives to partner with local and regional agencies to bring together new ideas, programs and resources to be able to serve the citizens in each community. The agencies listed below are a sample of organizations Hillsborough County Affordable Housing partners with to accomplish the goals and objectives of this plan utilizing local, state and federal public funding.

Government and Quasi-Governmental Agencies

City of Tampa

Temple Terrace

Plant City

Tampa Housing Authority

Housing Finance Authority of Hillsborough County

Internal County Agencies/Departments

Parks and Recreation

Public Works

Economic Development

Development Services

Social Services

Homeless Services

External Agencies

Tampa Hillsborough Homeless Initiatives (THHI)

Local Lending Institutions/Mortgage Brokers

Housing Developers

Community Land Trust Agencies

Florida Housing Finance Corporation

Neighborhood Lending Partners

Leverage Funding Sources

The Hillsborough County Affordable Housing office seeks to leverage funding from a variety of public and private sources. Below are the most common sources of leveraging for Hillsborough County funded housing and community development projects.

CDBG- Community Development Block Grants- Hillsborough County is an entitlement grantee under the U.S. Department of Housing and Urban Development and receives approximately \$7 million annually through a formula allocation based on population and the percent of low income households. Funds are provided separately to the City of Tampa directly from HUD. CDBG dollars may be used for Infrastructure, Public Facilities, Public Services, Housing Acquisition and Rehabilitation, Economic/Job Development, and Administration. Funds must serve those earning at or below 80% Area Median Income.

HOME- Home Investment Partnership- Hillsborough County is an entitlement grantee under the U.S. Department of Housing and Urban Development and receives approximately \$2 million annually through a formula allocation based on population and the percent of Low income households. Funds are provided separately to the City of Tampa directly from HUD.

HESG-Emergency Solutions- Hillsborough County is an entitlement grantee under the U.S. Department of Housing and Urban Development and receives approximately \$500,000 annually through a formula allocation based on population and the percent of low income households. Funds are provided separately to the City of Tampa directly from HUD.

SHIP-State Housing Initiatives Program- Hillsborough County is an entitlement grantee under the State allocation through the Florida Housing Finance Corporation and receives approximately \$2-6 million annually through a formula allocation based on the population, and are generated from Document Stamp tax revenue. Funds are provided separately to the City of Tampa. SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.

LIHTC-Low Income Housing Tax Credits- The State funded Housing Credit (HC) program provides for-profit and nonprofit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for the acquisition and substantial rehabilitation, substantial rehabilitation, or new construction of low and very low income rental housing units. Eligible development types and corresponding credit rates include: new construction- nine percent (9%); substantial rehabilitation- nine percent (9%); acquisition- four percent (4%); and federally subsidized- four

percent (4%). A Housing Credit allocation to a development can be used for 10 consecutive years once the development is placed in service.

Other Non-Federal/State – Any local, state or non-federal sources of funds are considered leveraging for affordable housing programs. This may include support services, cash, real estate or land donations, and other local program or in kind donations.

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