

AFFORDABLE HOUSING INFORMATION

Affordable Housing in Hillsborough County Today

Affordable housing may be built anywhere in Hillsborough County that allows homes to be built. Affordable housing can be built by right; you do not need a special zoning. You do not need to ask the County permission to build affordable housing unless requesting County funding or a density bonus. The County by law is not permitted to require a landowner to build affordable housing. The County may incentivize and attract affordable housing through increased density, reduced fees, reduced regulations and other means. Hillsborough County is not proposing to build affordable housing in the community of Wimauma, but through this planning effort is looking for ways to continue to incentivize private home builders to do so within Downtown Wimauma.

Defining Affordable Housing

Your family may define affordable housing as the comfortable cost to rent or own a home within your budget, that budget will be different for every family.

Affordable Housing (as defined by Hillsborough County) - Housing which is available at a price or rent not exceeding 30 percent of a low-income household's gross income.

- Owner occupied housing costs include principal, interest, insurance, and property taxes.
- Rental housing costs include the contract rent.
- Low-income household is defined as a household with gross income which is at or below 80% of median income adjusted for family size, consistent with annually adjusted Department of Housing and Urban Development income guidelines. This 80% number for a family of four is around \$37,000 a year (2018) for the community of Wimauma. The use of incentives and the policy surrounding them is then geared towards the County definition of affordable housing with set income limits.

Affordable Housing Density Bonus

The County offers a density bonus to developers of affordable housing within the Urban Service Area. This bonus is the increase of one land use category when 20% of all homes built are deemed affordable by the County definition. Much of Wimauma is Residential-6. The bonus, if applied, increases the land use to Residential-9, resulting in 3 additional residential units per acre. To qualify, the development must receive a portion of its funding from the County. This allows the County the ability to track the affordability. The development must also be near transit, employment, and services. The transit requirement is especially challenging as few transit routes are found in South County. Much of downtown Wimauma located along 674 is within the Urban Service Area and may be eligible for this bonus.

The WVR-2 land use does not qualify for this bonus, because that land use category is located within the Rural Service Area, Current policy discourages increases in density within this land use category and the Rural Service Area. Services like transit and public utilities are not located in the Rural Service Area making it difficult to support the needs of affordable housing.

The Planning Commission is studying the "Affordable Housing Density Bonus" as part of the Housing Element update to the Comprehensive Plan of Unincorporated Hillsborough County. A

virtual workshop will be held with the Planning Commission on June 9th from 11-1 pm. The public is invited to listen to the conversation between the consultant, staff, and Planning Commissioners. The workshop does not afford the public with an opportunity to speak. Please visit <http://www.planhillsborough.org/calendar/> for more information.

Current and Proposed Affordable Housing Options in Wimauma

Other incentives to increase affordable housing and expand housing options in Wimauma include:

- Increased clustering of homes in the WVR-2 encouraging townhomes and small apartment developments.
- Transferring density from the WVR-2 to downtown Wimauma to encourage townhomes and small apartment developments.
- Replacing the countywide AMI requirements with AMI specific to the community of Wimauma.
- Stacking the current “Affordable Housing Density Bonus” within the Urban Service Area portion of Wimauma with the transferring of WVR-2 density.

Provide Your Input

Affordable housing and expanding housing options is an expressed goal within the Wimauma Community Plan. Do you agree or disagree with this goal?

Do you support density increases within Downtown Wimauma for the expressed purpose of providing affordable housing as defined by Hillsborough County?

Do you support the lowering of fees and regulations within Downtown Wimauma for the expressed purpose of providing affordable housing as defined by Hillsborough County?

Please provide any comments you have related to affordable housing.