

Affordable Housing

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Objectives



Discuss affordable housing
and rental crisis



Understand the function of
the Tampa Housing Authority



Community Opportunity

Affordable Housing



Across Florida, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.



2019 GAP Report

- <https://reports.nlihc.org/gap/2019/fl>

Extremely Low Income Households and Available Rentals

	Florida	<i>Jacksonville, FL</i>	<i>Miami-Fort Lauderdale-West Palm Beach, FL</i>	<i>Orlando-Kissimmee-Sanford, FL</i>	<i>Tampa-St. Petersburg-Clearwater, FL</i>
EXTREMELY LOW INCOME RENTER HOUSEHOLDS	531,897	40,222	178,747	54,665	80,556
AFFORDABLE AND AVAILABLE RENTAL HOMES	147,154	12,395	38,938	15,483	21,972

Surplus (Deficit) of Affordable and Available Rental Units

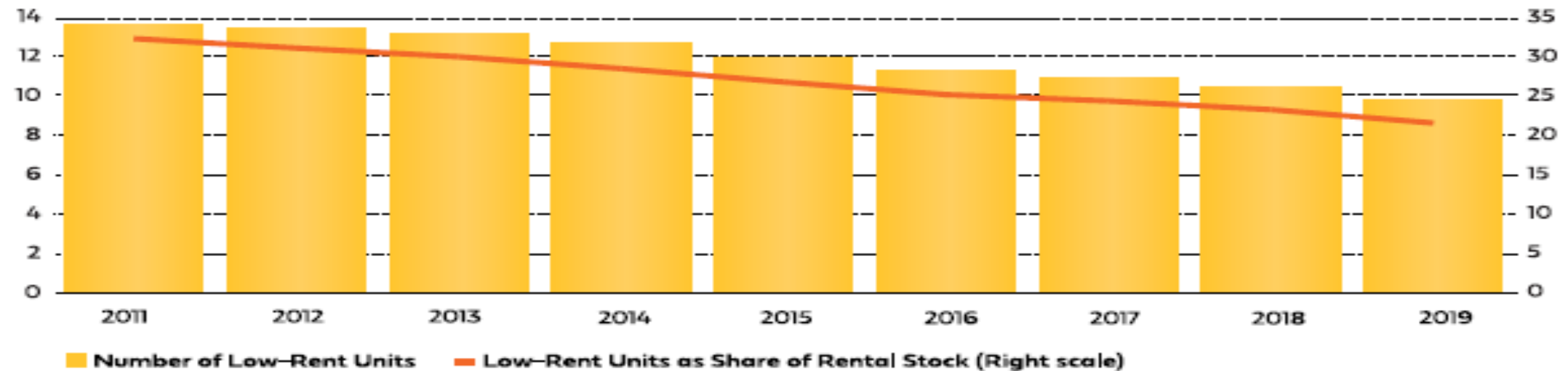
AT OR BELOW EXTREMELY LOW INCOME	-384,743	-27,827	-139,809	-39,182	-58,584
AT OR BELOW 50% AMI	-564,511	-34,691	-221,645	-70,648	-85,185

Rental Stock - Decline

The Stock of Low-Rent Units Continues to Shrink

Units Renting for Under \$600 (Millions)

Share of Rental Stock (Percent)



Notes: Low-rent units have contract rents under \$600. Rents are inflated to 2019 dollars using the CPI-U Less Shelter.

Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates. | PUMS-USA, University of Minnesota.

Market Trends

2019 -2021: 116-150
people moving to
Tampa a day

Investors buying more
single-family homes

Investors buying
homes/apt increasing
rents beyond
affordability

More renters than
buyers due to cost of
homes

People moving here
from higher wage areas
like NYC, CA, TX, renting
and working from
home

At the end of 2021, the
Florida Legislature
estimated that nearly
850 people move to
Florida every day.

Investors

The ownership of rental properties continues to shift from individuals to business entities

According to the latest Rental Housing Finance Survey, the share of rental properties owned by non-individual investors rose 8 percentage points from 2001 to 2018, to 26 percent. This trend may well have continued through the third quarter of 2021, when investor purchases of homes—many of which are ultimately converted to rentals—hit their highest level in two decades.

74 percent of those purchases were single-family homes





Housing Costs



Zillow expects Tampa to top the list of hot housing markets in 2022 as a result of its relative affordability and high job growth, according to their 2022 forecast.



The typical home value in Tampa is \$420,510 and Zillow forecasts home values will rise 24.6% through November 2022

Rental Demand

Rental Demand Far Outpaced Growth in New Supply in 2021

Units in Professionally Managed Properties (Thousands)



Note: Data are four-quarter rolling totals for professionally managed apartments in buildings with five or more units.
Source: JCHS tabulations of RealPage data.

Rental Increases – Metropolitan areas



1. Miami, FL (35%)
2. Fort Lauderdale, FL (35%)
3. West Palm Beach, FL (35%)
4. New York, NY (34%)
5. Newark, NJ (34%)
6. Nassau County, NY (34%)
7. New Brunswick, NJ (34%)
8. Jacksonville, FL (33%)
9. Austin, TX (30%)
10. Tampa, FL (28%) – 3rd fastest growing metropolitan area

Average Rents



City	Median 1BR Rent	Median 2BR Rent	M/M Rent Growth	Y/Y Rent Growth
Tampa	\$1,460	\$1,810	-1.0%	6.3%

	1 ADULT				2 ADULTS (1 WORKING)				2 ADULTS (BOTH WORKING)		
	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children
Living Wage	\$17.71	\$34.01	\$42.23	\$55.31	\$26.37	\$32.15	\$37.26	\$40.91	\$13.18	\$18.63	\$23.73
Poverty Wage	\$6.19	\$8.38	\$10.56	\$12.74	\$8.38	\$10.56	\$12.74	\$14.92	\$4.19	\$5.28	\$6.37
Minimum Wage	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00

Living Wage Calculator

Cost Burdened

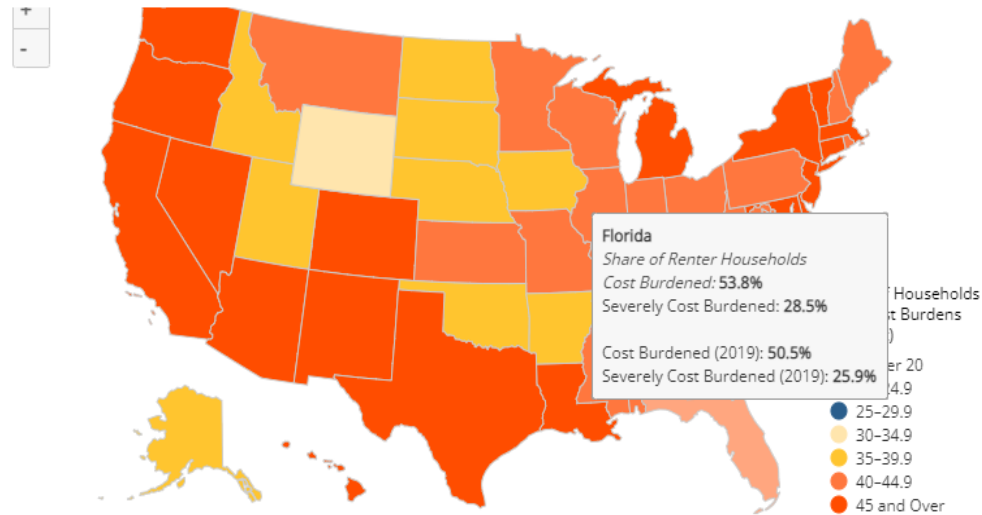


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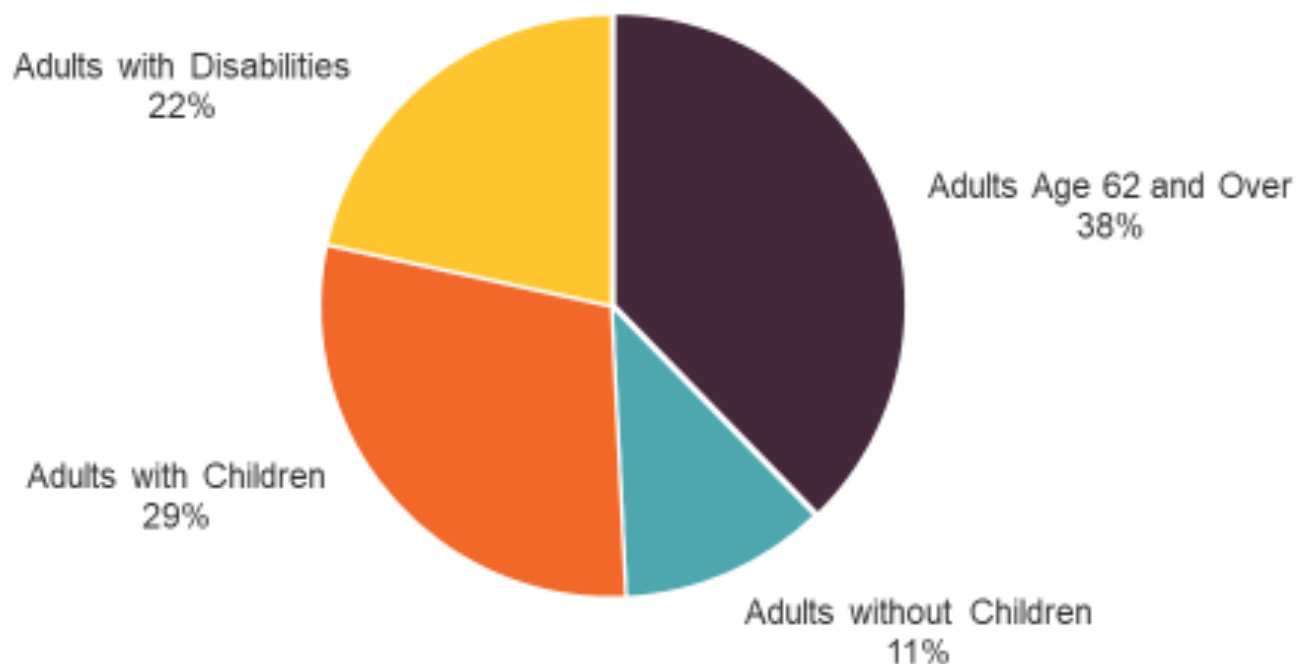


Notes: Cost-burdened (severely cost-burdened) households pay more than 30% (more than 50%) of income for housing. Households with zero or negative income are assumed to have severe burdens, while households paying no cash rent are assumed to be without burdens. Monthly housing costs include the contract rent and utilities for renter households. For homeowners, monthly housing costs include any mortgage payments, property taxes, insurance, utilities, and condominium or mobile home fees. Metro data for 2020 are unavailable due to pandemic-related disruptions in data collection.
Source: [Harvard Joint Center for Housing Studies](https://jchs.harvard.edu) tabulations of US Census Bureau, American Community Survey Experimental 1-Year Estimates.

[Back to The State of the Nation's Housing 2022](#)

Housing Assistance Provides Crucial Support for the Nation's Most Vulnerable Households

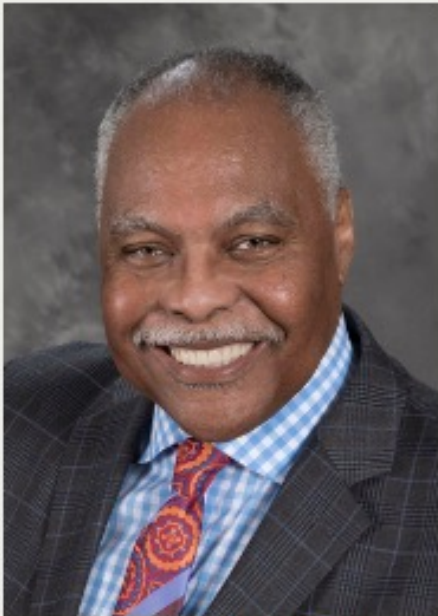
Share of Assisted Households



Notes: Households with a disability are headed by a person who has a disability or has a spouse with a disability. Household shares include those assisted by housing choice vouchers, public housing, project-based Section 8, Section 202, and Section 811.

Source: JCHS tabulations of HUD, 2020 Public Use Microdata Sample.

Executive Team



Jerome D. Ryans
President
Chief Executive Officer



Leroy Moore
Sr. Vice President
Chief Operating Officer



Susi Begazo-McGourty
Sr. Vice President
Chief Financial Officer

Tampa
Housing
Authority's
Leadership

What We Do!



The Housing Authority of the City of Tampa provides more than 14,000 affordable units/vouchers to the Hillsborough Community

- RAD- Former PH Units
- Housing Choice Vouchers
- Mixed Use Properties –Encore, West River
- Affordable Units- Meridian River, River Pines, Meridian River



Central Park Village – Public Housing (1950)

- 483 units of relocation
- Built back 662 units
- Slotted for another 900 multifamily- mixed income units
- Job Training Center
- Perry Harvey Park
- Urban Farm
- St. James Church-First African American Cultural Museum

<https://www.thafl.com/docs/department/realEstate/EncoreFactSheet.pdf>

Encore



[The Ella at Encore](#)



[The Reed at Encore](#)



[The Tempo at Encore](#)



[The Trio at Encore](#)

West River Development

- North Boulevard relocation of over 450 families
- Building back 1500 affordable units
- Grocery Store
- Market Rate units
- Work Force Units
- Townhomes





[Renaissance at West River](#)



[Mary McLeod Bethune Apartments](#)



[Villas at West River](#)



[Boulevard at West River Town](#)

Robles Park – Future Redevelopment

- Robles Park – 400 families
 - Zion cemetery – 32 units
- 1012 unit build back

<https://www.thafl.com/docs/departments/realEstate/RPVMasterPlanFinal621.pdf>





Rental Assistance Programs

- 11,000 + units/vouchers
 - 814 HUDVASH
 - 485 Family Unification Vouchers
 - 450 Non-Elderly Disabled Vouchers
 - 222 Mainstream Vouchers
 - 54 Permanent Supportive Housing
 - 75 HOPWA vouchers
 - 2 Project Based Contracts – 26 units for chronically homeless
 - 73 Subsidized ALF
- Emergency Housing Vouchers 222- American Rescue Plan March 2021
- Approximately \$108 million in Housing Assistance payments per year
- Fair Share vouchers awarded 2022

Waitlist

Waitlist for the Housing Choice Voucher program opened October 2021 for one week:

18,941 applicants

17,851 from Florida

RAD/Project Based Waitlist

15,000 families





FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2022 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tampa-St. Petersburg- Clearwater, FL MSA	\$82,100	Very Low (50%) Income Limits (\$) Click for More Detail	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,250
		Extremely Low Income Limits (\$)* Click for More Detail	17,300	19,750	23,030	27,750	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$) Click for More Detail	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750

Income guidelines

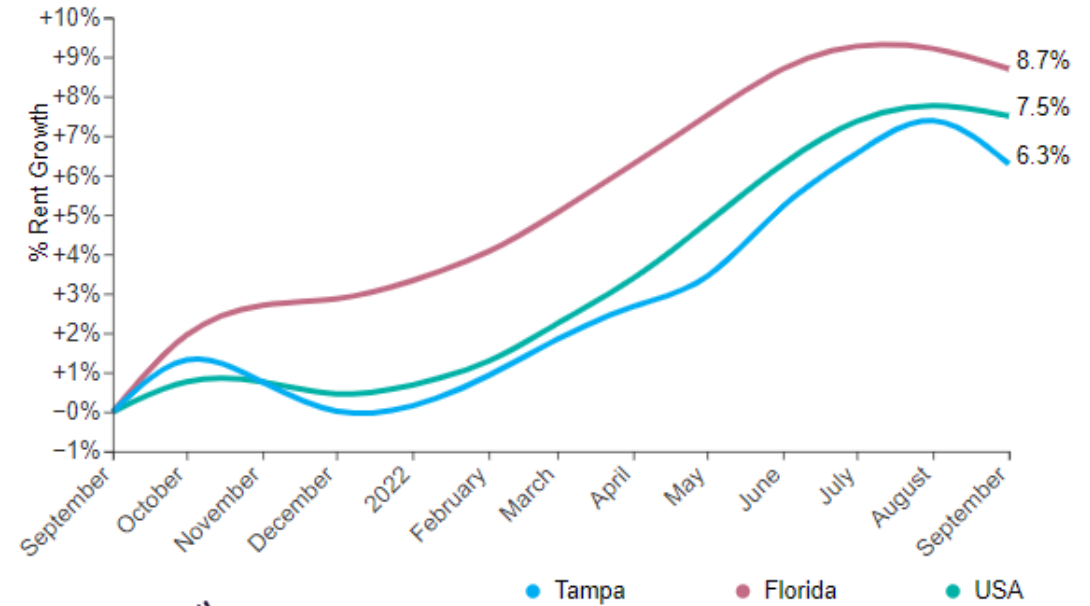


Rents decline

October 2022 Tampa Rent Report

Welcome to the October 2022 Tampa Rent Report. Tampa rents declined over the past month. In this report, we' trends in the Tampa rental market, including comparisons to cities throughout the state and nation.

Tampa Rent Growth Over Past 12 Months



Apartment  List

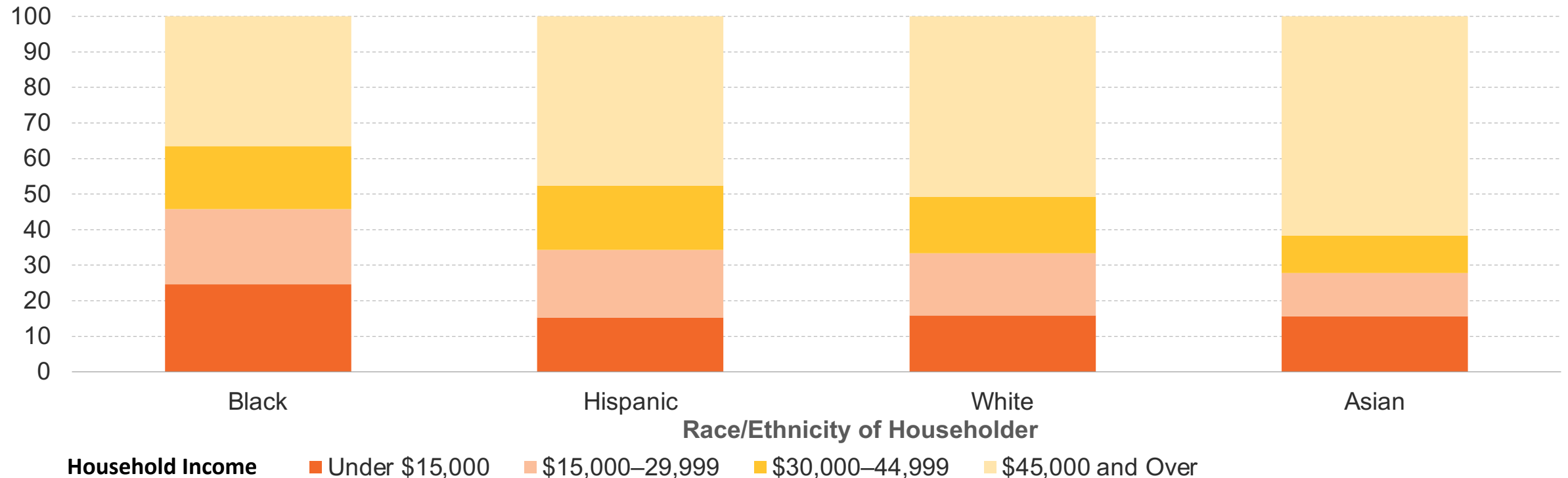
Tampa rents decline sharply over the past month

Tampa rents have declined 1.0% over the past month, but are up sharply by 6.3% in comparison to the same time last year. Currently, median rents in Tampa stand at \$1,464 for a one-bedroom apartment and \$1,806 for a two-bedroom. Tampa's over-year rent growth lags the state average of 8.7%, as well as the national average of 7.5%.

<https://www.apartmentlist.com/rent-report/fl/tampa>

Disproportionately Large Shares of Black Renter Households Are in the Lowest Income Groups

Share of Renter Households (Percent)



Notes: Black, white, and Asian householders are non-Hispanic. Hispanic householders may be of any race(s). Multiracial or householders of another race are not shown.

Source: JCHS tabulations of US Census Bureau, 2019 American Community Survey 1-Year Estimates.



Demographics

According to the most recent ACS, the racial composition of Tampa:

- White: 65.41%
- Black or African American: 23.62%
- Asian: 4.31%
- Two or more races: 3.86%
- Other race: 2.46%
- Native American: 0.28%
- Native Hawaiian or Pacific Islander: 0.07%

Disparate Impact

68% of voucher holders are people of color

88% of families on waitlist are people of color

30-50% of Median Area Income

Renter Disparity

According to a new analysis from real estate website Zillow: The analysis says that Black renters in Tampa Bay typically spend 37.7% of their income on rent, compared to 35.6% for Latinx households and 33.1% for White households.

<https://www.cltampa.com/news/people-of-color-are-more-rent-burdened-in-tampa-bay-than-others-new-study-says-12443006>

Barriers

“Not Accepting Section 8”

Increasing rent amounts

Expanded background checks

Application fees

Vouchers expiring

Transportation





BENEFITS

Income
decreases

Yearly
inspection

Mediation

Damage
claim



Increased Opportunities

Hillsborough County HOPE Affordable Housing Trust Fund will continue to provide 10+ Million annually for affordable housing

The new Florida law (**HB1339**) was passed during the 2020 legislative session and took effect July 2021. It gave local governments the authority to establish criteria that would allow developers to apply to build affordable housing in zoning districts where they previously could not.

President Biden's Build Back Better Act is to allocate an additional 300,000 Choice vouchers

Mayor Castor has a goal of creating 10,000 additional units by 2027. The administration have been prioritizing certain funding to ensure the goal is achieved.

Project Based Opportunities

Tax Credit Opportunities

Hillsborough County

Provide \$16.2 million for the Corporation to Develop Communities of Tampa to buy and renovate a 96-unit apartment complex on E. Busch Boulevard. The apartments will be rented at below-market rates to lower-income families.

Purchase 3.67 acres at the intersection of 127th and N. Florida avenues for a future affordable housing project. The county will use its existing [affordable housing trust fund](#) to cover the \$1.9 million cost. The county estimated the property can accommodate at least 100 housing units. The land had been the home of Faith Lutheran Community Church of Tampa.

Back a \$200 million financing plan for single-family mortgage bonds from the Hillsborough County Housing Finance Authority. It is expected to aid 1,000 first-time homebuyers and provide annual tax credits of up to \$2,000 to match a portion of the mortgage interest paid by the buyers.

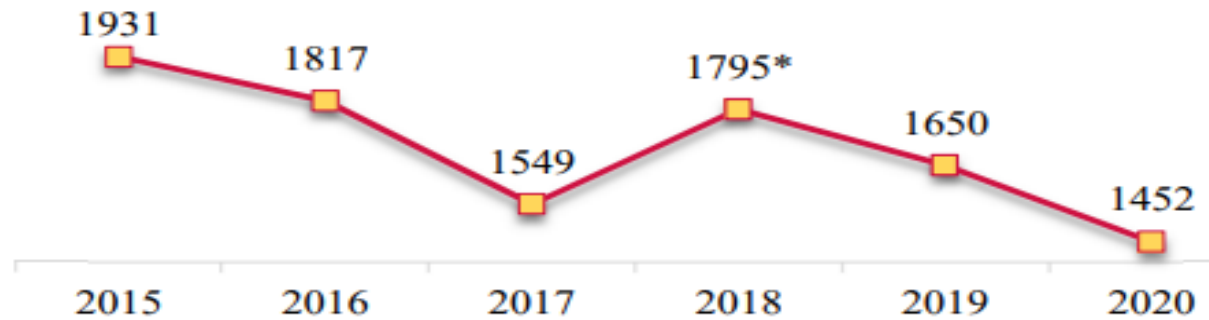
Impact

TAMPA/HILLSBOROUGH COUNTY COC 2020 HOMELESS POINT-IN-TIME COUNT



The Continuum of Care conducts a thorough count of the homeless population in order to measure the extent of homelessness. The 2020 Annual Point-in-Time Count took place on February 20th; volunteers canvassed the county surveying those experiencing homelessness to better capture their characteristics and experiences.

Total Homelessness



*The increase in people experiencing homelessness between 2017-2018 is a result of 2017 hurricane season; 9.75% (187) reported being displaced by a hurricane. Twenty percent (184) of the emergency shelter beds were occupied by hurricane evacuees.

Sheltered v. Unsheltered

