

Attainable Housing in the University Area Community



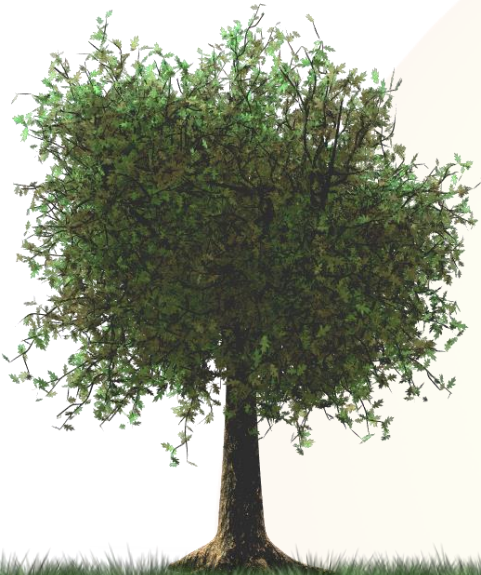
University Area CDC

**ATTAINABLE
HOUSING**

**Sarah Combs, CEO
University Area CDC**



**UNIVERSITY
AREA CDC**
Let's grow together!



What is Attainable Housing?

- Housing Affordability is spending **no more than 30%** of income on housing costs
- 12% of Americans (43 million) are considered poor and yet are employed – earning below \$12,140 per year
- In 2016 – nearly **105,000 families** spent 50% or more on housing costs
- Of these families nearly 75,000 (75%) of these families **make wages less than \$31,950.**



The Impact

One-third of all workers earn less than \$12 an hour and 42% earn less than \$15. That's \$24,960 and \$31,200 a year. Imagine raising a family on such incomes, figuring in the cost of food, rent, childcare, car payments (since a car is often a necessity simply to get to a job in a country with inadequate public transportation), and medical costs.





University Area CDC
**ATTAINABLE
HOUSING**







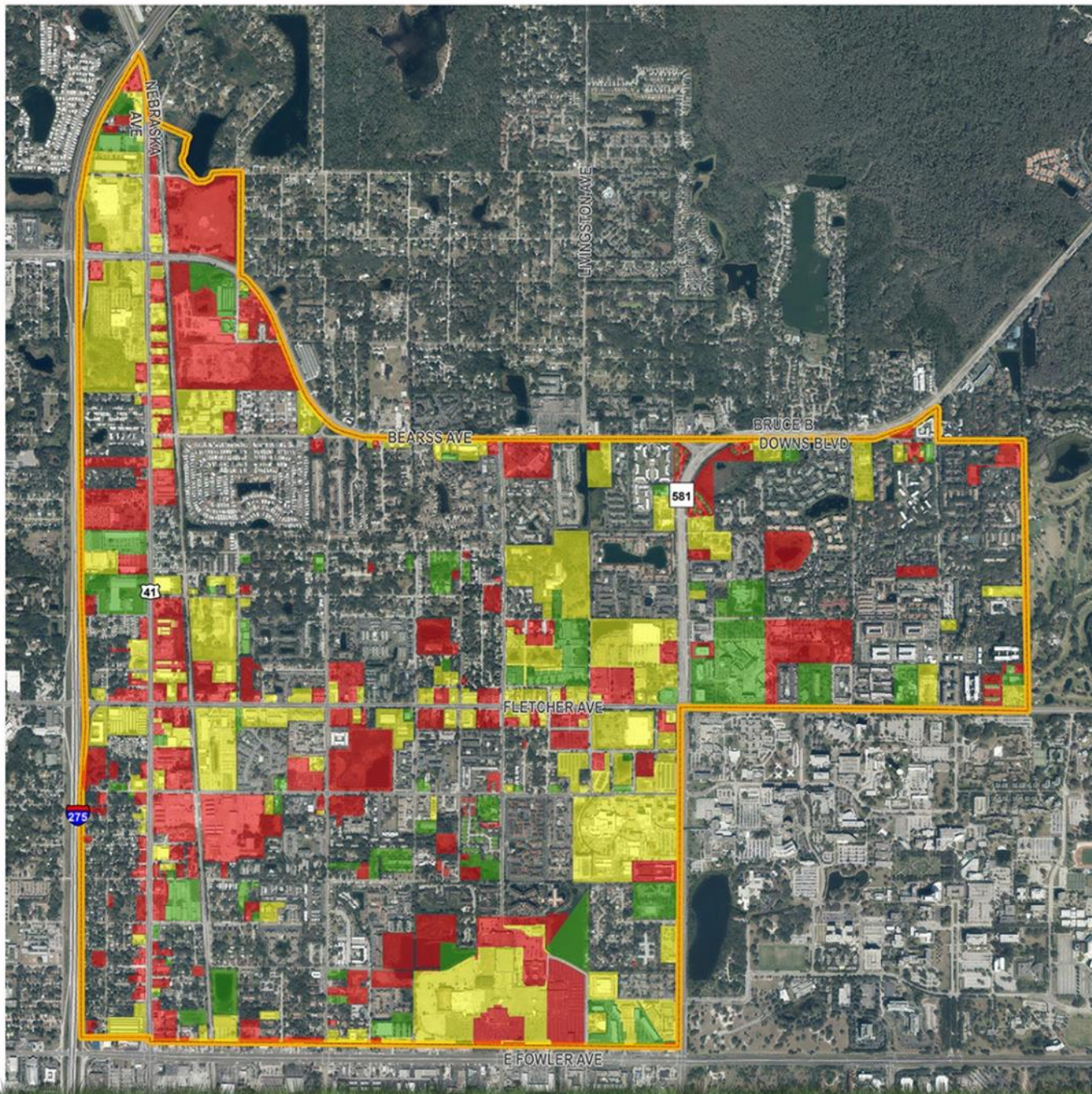
INNOVATION REDEVELOPMENT AREA

Economic Development Department

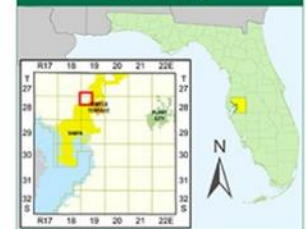


Legend

-  Innovation Redevelopment Area
- Land Share of Total Just Value**
-  Less than 25%
-  Between 25% and 50%
-  Greater than 50%



Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

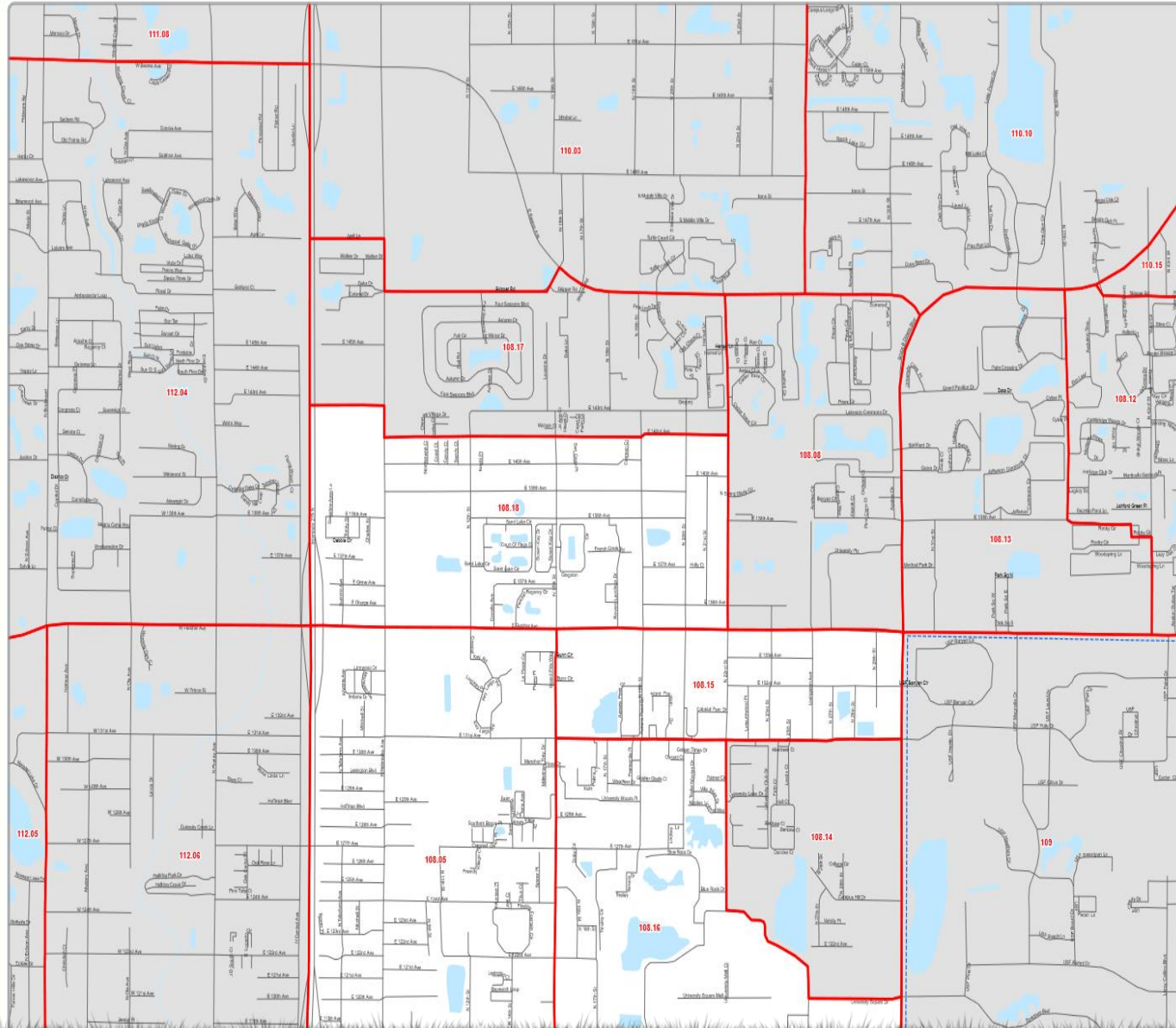
Users of this map are hereby notified that the aforementioned public property information sources should be consulted for verification of the information contained on this map.

691 E Kennedy Blvd
Tampa, FL 33602





Opportunity Zone



HILLSBOROUGH COUNTY, FLORIDA
UNIVERSITY AREA
 CENSUS TRACTS
 108.05, 108.15, 108.16, 108.18



LEGEND

-  CENSUS TRACTS
-  ROADS
-  CITY LIMITS
-  WATER FEATURES

LOCATOR MAP AND REFERENCE INFORMATION

Real Estate Arm



Land Banking Program





Growing Our Community, One Block at a Time.

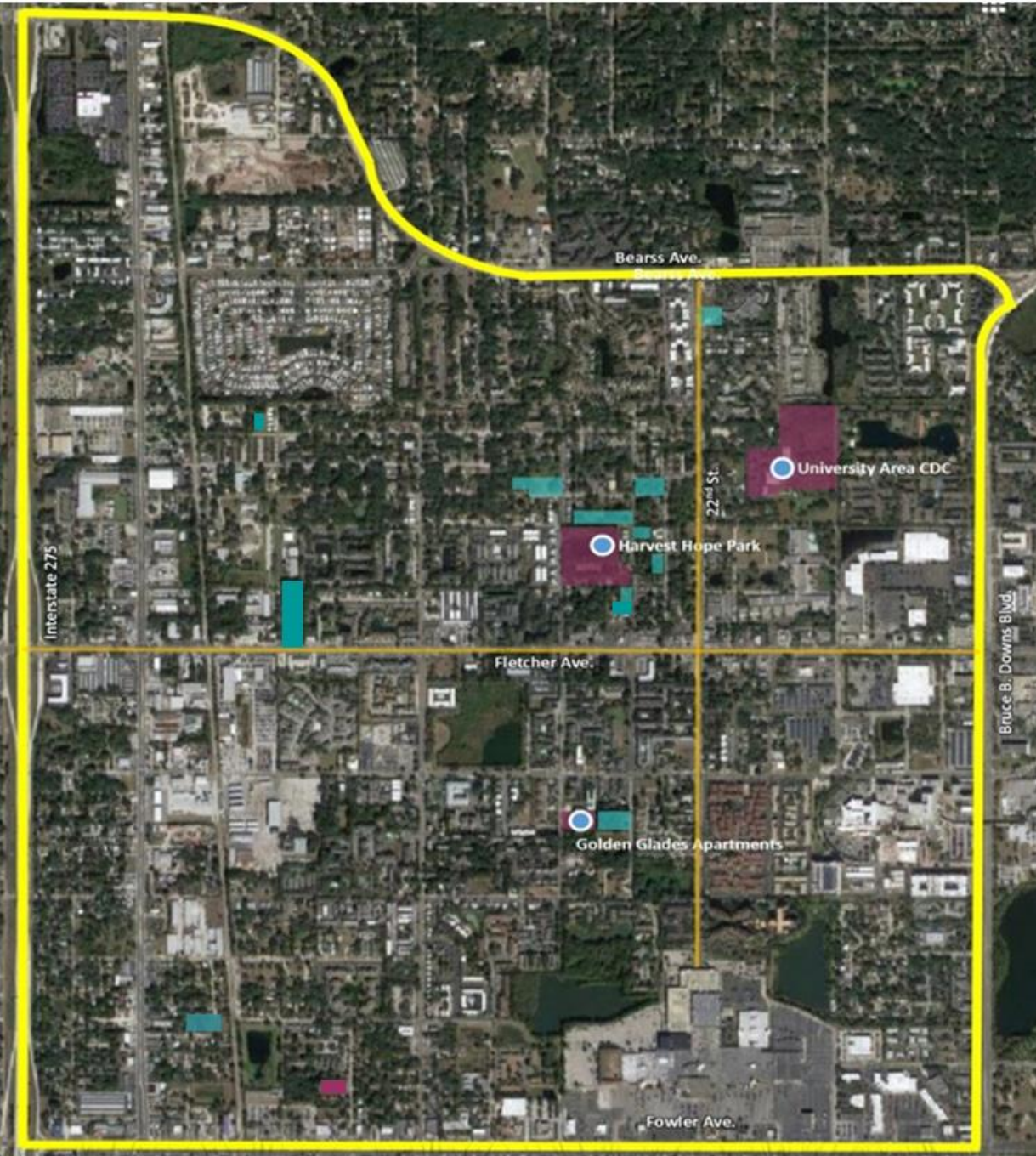
14013 North 22nd Street, Tampa FL 33613 · (813) 558-5212 · www.uacdc.org

Land Banking Program

**20 properties
acquired with
2 pending**



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OUTDOOR
FITNESS
STATION

POND

SPORTS FIELD

ORGANIC
COMMUNITY
GARDEN

PLAYGROUND

BUTTERFLY
GARDEN

E 13TH AVENUE

N. 20TH STREET

HARVEST HOPE CENTER



UNIVERSITY AREA HARVEST HOPE PARK



Why Land Banking



Will help the
UACDC manage
vacant properties



Habitat for Humanity





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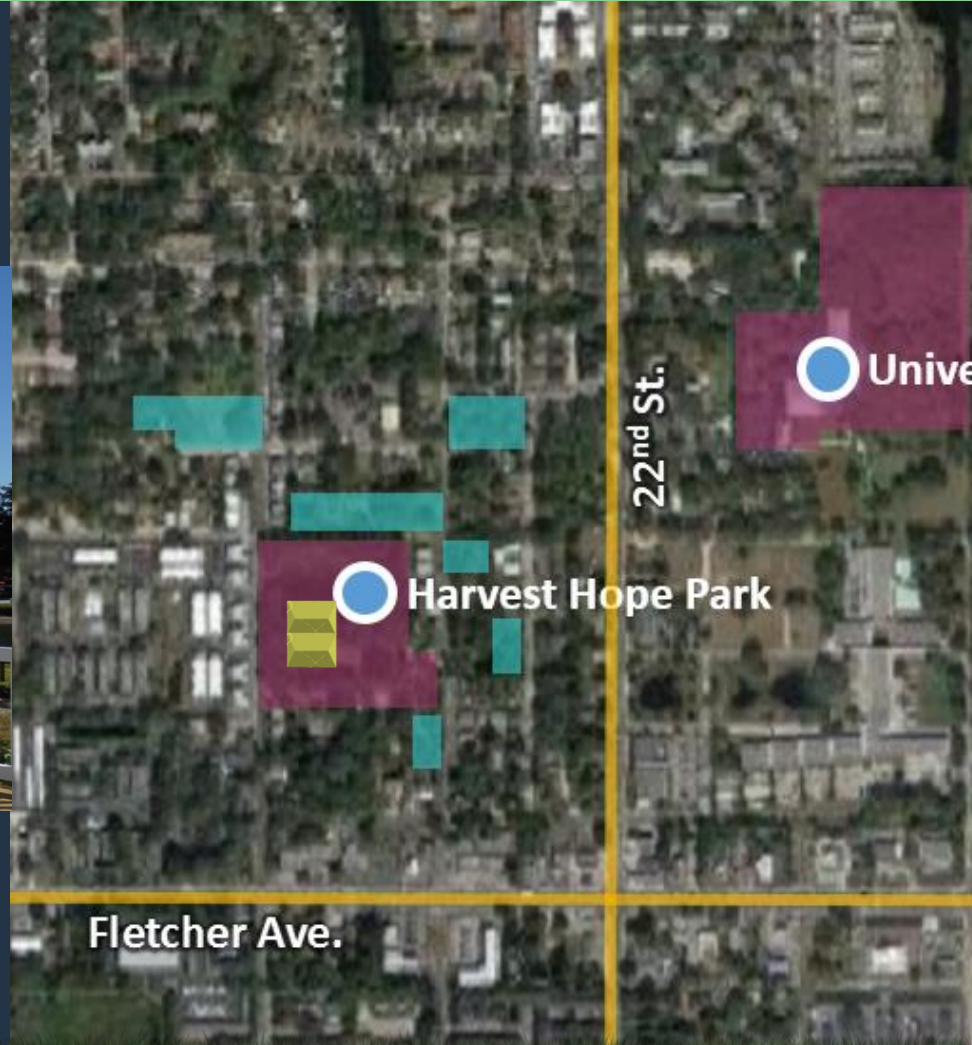
**Habitat
for Humanity®**
of Hillsborough County
Florida, Inc.



Sound & Secure Housing



Charitable Foundation



Sound & Secure Housing



University Area CDC

**ATTAINABLE
HOUSING**

- Less than 10% home ownership
- Create an affordable housing option for residents
- Cheaper to own than rent
- Single Mothers
- Lease to Own
- Homeownership Classes

Sound & Secure Housing



University Area CDC

**ATTAINABLE
HOUSING**

- Seed Funding – TD Bank Charitable Foundation
- *Partnerships
 - CTV Capital
 - Solita's House
 - Partners Coalition



Charitable Foundation



SOLITA'S HOUSE
Providing the Keys to Homeownership



Sound & Secure Housing

- Modular homes are placed on a permanent foundations (Not delivered on wheels). Designed, built & inspected to Florida Building Code (FBC)
- Built to be energy efficient, which means thousands of dollars of savings to owner over the life of the home.
- Typically greater resale value than manufactured homes according to HUD



Sound & Secure Housing





RIBBON CUTTING

Please join us for the ribbon cutting of our new Sound & Safe Housing.

THURSDAY | SEPTEMBER 12, 2019
9:30 - 10:30 AM

921 E 122ND STREET, TAMPA FL 33613

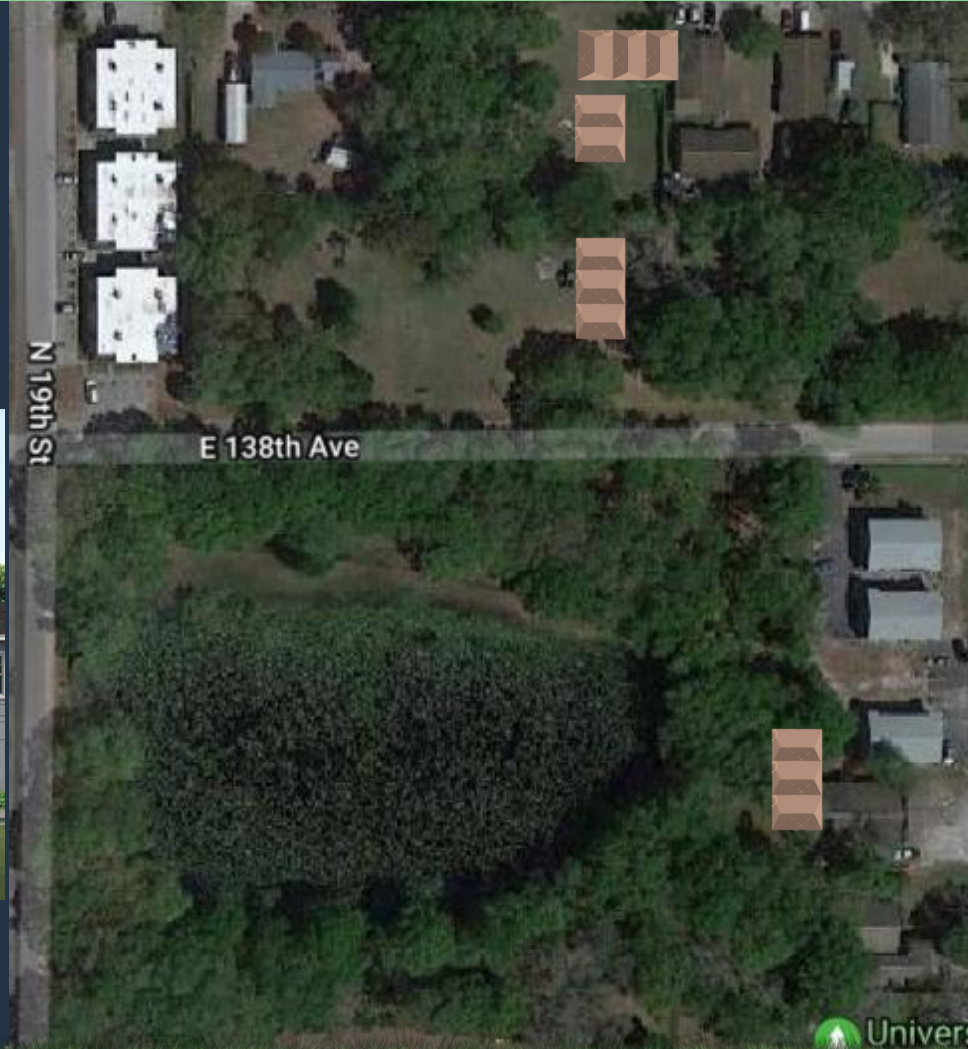
Sound & Safe Housing is an integrated family and neighborhood strengthening strategy that provides lease-to-purchase homes in Tampa's disadvantaged University Area community, in partnership with our STEPS for Success® program for single-parent families in need of a safe home environment.

We will also celebrate the completion of 15 additional Dreamboxes, funded by TD Charitable Foundation, and install one in front of the new homes.

TO ATTEND, PLEASE RESPOND TO RSVP@UACDC.ORG



University Area Townhomes on 20th & 21st Streets





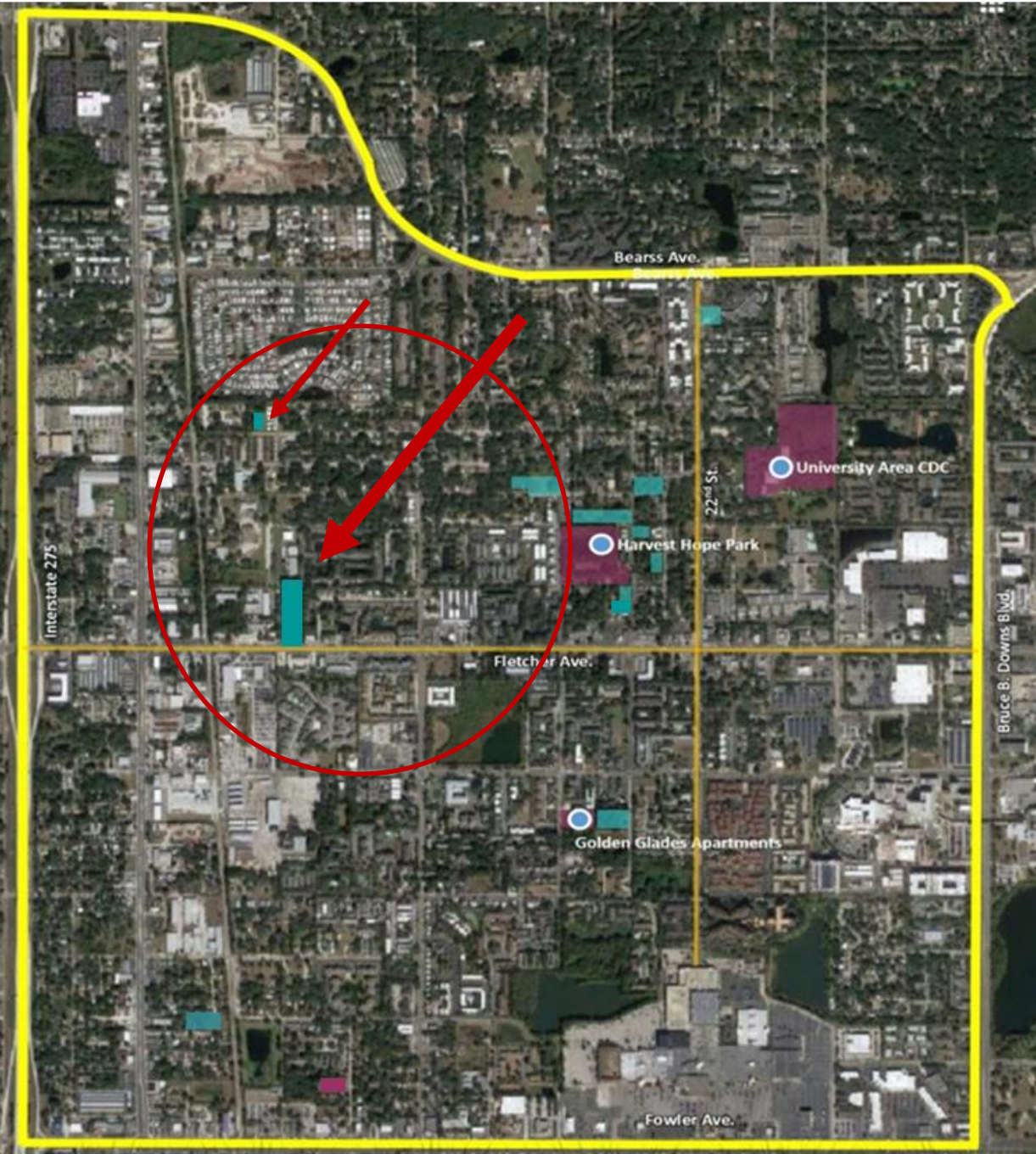
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Golden Oaks Multi-Family Units



Uptown Sky

- JV with Blue Sky Communities
- 9% Low Income Housing Tax Credit Project
- 25 Million Dollar Development
- 2,000 sq ft of programming space






BLUE SKY
COMMUNITIES
CELEBRATING
6 YEARS


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WALKABILITY

in the University Area Community

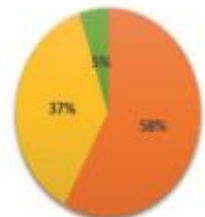
Respondents information

The most important part of our questionnaire was to gain insights on the walkability barriers that the residents in the University Area of Hillsborough County face in their daily life. To better understand these difficulties, we familiarized ourselves with the residents by learning about their walkability needs, daily routines, and how that affects their mobility around the University Area boundaries. The general health of different individuals is important since it can impact their ability to walk. Providing the right conditions in the streets that will enable both healthy and unhealthy individuals to walk without problems is one of the goals for this study.

Please note: where responses are less than 25%, the number of responses is indicated with "(n=)".

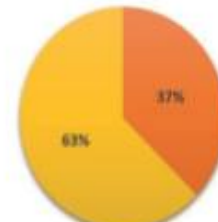


How is your general health? (n=278)



■ Good ■ Fair ■ Poor

Does anything affect your ability to walk? (n=260)



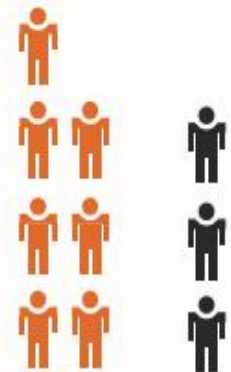
■ Yes ■ No

Do you rent or own your home? (n=269)



■ Rent ■ Own ■ Other

What is your gender? (n=278)



66%
Female

34%
Male



No access to sidewalks



Survey Findings Analysis
in partnership with:



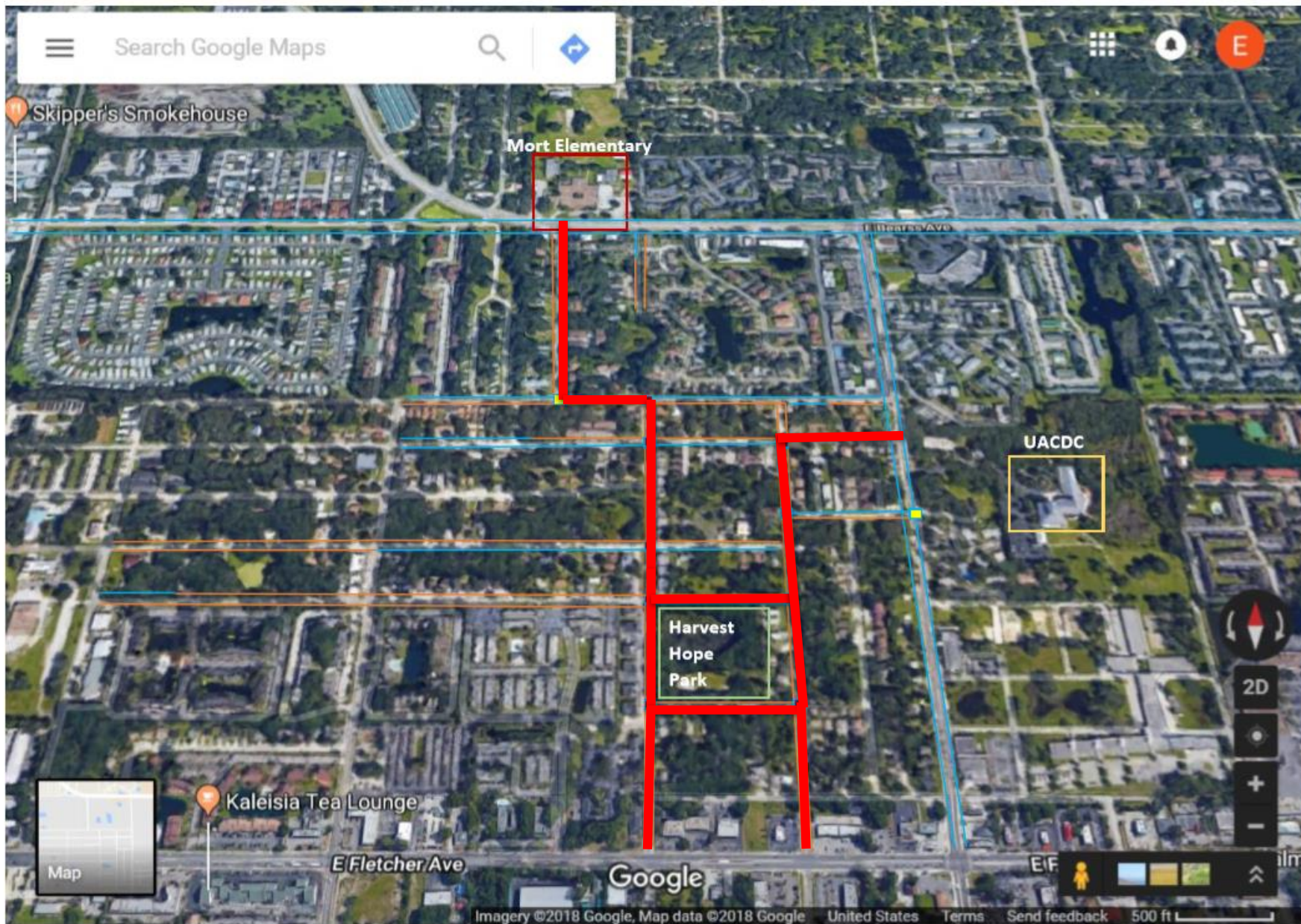
DECEMBER
2016

Existing Sidewalk

No Sidewalk Present

Existing Crosswalk

No Crosswalk Present



UNIVERSITY AREA CDC

The University Area Community Development Corporation Inc. (University Area CDC) is a 501(c) (3) public/private partnership whose mission is children and family development, crime prevention, and commerce growth. Its primary focus is the redevelopment and sustainability of the at-risk areas surrounding the Tampa campus of the University of South Florida. For over 20 years, the UACDC has championed positive change in the economic, educational and social levels of the community through youth programs, adult education, affordable housing, workforce, resource assistance and community engagement.

We promise to be a beacon of hope and champions of University Area residents, we attain better jobs, better health and better positive change in our community – we're t

UNIVERSITY AREA COMMUNITY

The University Area Community (UAC) neighborhood located on the northern edge Zone Finalist. The neighborhood is blighted and is surrounded by numerous businesses the approximately 10,500 residents in th Hispanic (39 percent) and Black (33 perc Census).

Formerly known as "suitcase city" by Tampa the population (89 percent of the homes ar as "one of the most economically depress income has remained steady at roughly \$: residents below the 2015 federal poverty le free/reduced lunch (the primary elementa residents struggle with lack of education employment (the unemployment rate is a percent report speaking English "not well", an infant from this neighborhood is twice a area in Florida; Smith 2014). In sum, social integrated with existing brownfields, have h of the UAC.

OUR HOLISTIC APPROACH TO COMMUNITY

The University Area CDC's Neighborhood development model that effectively support Our holistic approach is one that engages a process of creation, implementation and n Area CDC is working to address and partne community and provide opportunities to the one block at time, by empowering residents social conditions of their community.

Our strategic direction is outlined in the following ten initiatives.

1. HARVEST HOPE PARK

In 2015, the University Area CDC conducted a needs-based assessment, the assessment concluded that the primary needs identified by residents were environmental and human health. Community members specifically wish to have access to a recreational park in the neighborhood, especially one in which they can develop a community garden and gain access to healthy foods, due to being located in a food desert. A neighborhood park would also allow residents the opportunity to engage with one another to form social bonds as well as provide a safe place for all university area children as

establishing a catalyst site in the center of the University Area at strategy of improving a community from the inside out.

ed in the heart of the community where it sits on 7 acres of community residents. The park is currently home to a 33 ope teaching kitchen and classroom, one acre pond, newly mmunity art installations. Additional construction include e sports field for community use through our Get Moving , lightning and fencing.

as high potential to spur redevelopment in surrounding ant lots, which in turn will play a key role in surrounding s, local schools, and other commercial and service-oriented mpact job creation in the area and help to address concerns many ways, area residents view Harvest Hope Park as a n of hope for community change. A critical component to ts feel a sense of ownership over the park, either through

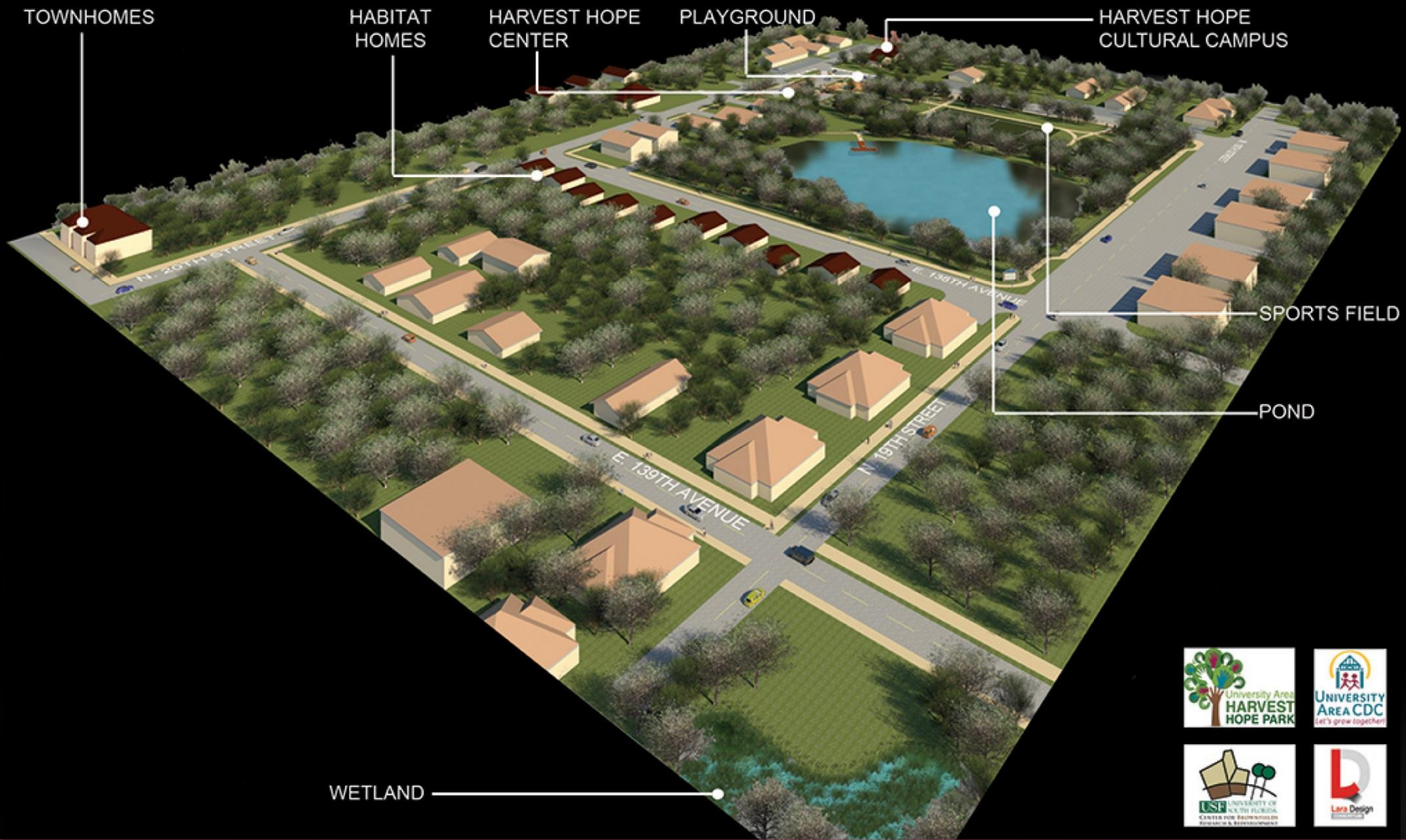
st Hope Park.



Neighborhood
TRANSFORMATION STRATEGY
A holistic approach to Community Development & Engagement



NOVEMBER 2018



UNIVERSITY AREA NEIGHBORHOOD TRANSFORMATION STRATEGY



Sarah Combs
Executive Director & CEO

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www.uacdc.org

