Attainable Housing in the University Area Community

Sarah Combs, CEO
University Area Area CDC
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 in Hillsborough County 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

• Severely cost burdened families must choose between rent, groceries and medical care.

• Chasing affordable rent causes children to struggles in school, health complications, parents get less time with their children and workers commute long distances.

• These families are often a car repair, illness or job loss away from eviction or foreclosure.
University Area CDC
ATTAINABLE HOUSING
Service Area Boundaries

Primary:
Bears to the North
Bruce B Downs to the East
Fowler to the South
275 to the West

Secondary:
Hillsborough County
West Central Florida (9 counties)
Service Area Boundaries

**Primary:**
- Bears to the North
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**Secondary:**
- Hillsborough County
- West Central Florida (9 counties)
Real Estate Arm
Land Banking Program
UNIVERSITY AREA HARVEST HOPE PARK

OUTDOOR FITNESS STATION
SPORTS FIELD
ORGANIC COMMUNITY GARDEN
PLAYGROUND
E 13TH AVENUE
N. 20TH STREET
POND
BUTTERFLY GARDEN

HARVEST HOPE CENTER
Land Banking Program

20 properties acquired with 1 pending
Why Land Banking?
Will help the UACDC manage vacant properties
Habitat for Humanity
Sound & Secure Housing

Charitable Foundation
Sound & Secure 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

University Area CDC
ATTAINABLE HOUSING
Sound & Secure Housing

- Seed Funding – TD Bank Charitable Foundation

*Partnerships
- CTV Capital
- Solita’s House
- Partners Coalition
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
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
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
**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 20%, the number of responses is indicated with "(n=)".

**Survey Findings Analysis**

**What is your gender? (n=273)**

- Male: 34%
- Female: 66%

**How walkable is your neighborhood?**

**Survey Findings Analysis**

**Survey Findings Analysis**

**How is your general health? (n=273)**

- Good: 37%
- Fair: 58%
- Poor: 5%

**Does anything affect your ability to walk? (n=264)**

- Yes: 63%
- No: 37%

**Do you rent or own your home? (n=273)**

- Rent: 37%
- Own: 63%
- Other: 0%

**No access to sidewalks**
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 are determined to help residents attain better jobs, better health and better futures. The hope and positive change in our community – we’re making it happen.

UNIVERSITY AREA COMMUNITY

The University Area Community (UAC) is a dense, diverse, multi-family neighborhood located on the northern edge of downtown Tampa, in the Healthy Neighborhoods Zone Finalist. The neighborhood is blighted and is surrounded by numerous businesses and is home to the approximately 10,500 residents in the neighborhood. Fifty percent of the population is non-Hispanic (39 percent) and Black (33 percent) according to the 2010 Census.

Formerly known as “suitcase city” by Tampa residents, the population (89 percent of the homes are owned) is 74 percent of the population are children and 39 percent of the residents below the 2015 federal poverty level. Poverty levels are high: 60 percent of adults have a high school degree or less, and 46 percent report speaking English “not well” (UAC, 2015). Six percent of children are underweight and an infant from this neighborhood is twice as likely to die as a child in other areas in Florida (Smith, 2014). In sum, social conditions in the neighborhood are linked to existing brownfields, have not improved and need to be improved. This is due to the lack of economic opportunity and job creation in the area and help to address concerns.

OUR HOLISTIC APPROACH TO COMMUNITY DEVELOPMENT

The University Area CDC’s Neighborhood Transformation Strategy development model that effectively supports the community’s needs.

Our holistic approach is one that engages the citizens in the process of creating, implementation and maintenance of the neighborhood. The University Area CDC is working to address and partner with the community and provide opportunities to the community. Our holistic approach is to work one block at a time, by empowering residents, to improve the social conditions of their community.

NOVEMBER 2018
UNIVERSITY AREA NEIGHBORHOOD TRANSFORMATION STRATEGY