

**CONSOLIDATED PLAN OF THE CITY OF TAMPA
PROGRAM YEARS 2002 – 2006 (Fiscal Years 2003-2007)
FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS
INCLUDING ACTION PLAN FOR PROGRAM YEAR 2002 (FISCAL YEAR 2003)**

II. HOUSING AND HOMELESS NEEDS ASSESSMENT

A. General

1. Estimated Housing Needs for Ensuing Five Year Period

The Housing and Homeless Need Assessment section is based on information derived from the most recent U.S. Census and updated by population and housing estimates from the Hillsborough County City-County Planning Commission (HCCCPC) for the period of the plan. The housing needs inventory takes into account information on the total number of housing units, housing tenure, age of housing stock, median home value, median gross monthly rent, housing affordability issues and other housing related concerns such as, substandard housing units, subsidized housing units, group homes, mobile homes and historically significant housing. Information that relates to housing occupancy and the needs of those occupants is presented in this Chapter. Information on housing structures, much of which impacts on housing needs, is presented in Chapter III, Housing Market Analysis.

a. Population and Households by Category, Estimates and Projections

(1) Population and Household Projections

Projections of future housing characteristics were developed by the (HCCCP). Total households for future years were developed by applying the 1990 - 2000 estimated occupancy rate of 0.411136 to the projected total housing units.

The 2010 population projections in Table II-1 reveal a projected increase of 30,942 persons over 2000 population levels. The population projections also reflect an increase in total households by 12,721 up from 124,758 in 2000, to 137,479 households in 2010.

**Table II-1
City of Tampa Population Projections 2000-2010**

Year	1980	1990	2000	2005	2010
Population	271,598	280,015	303,447	313,651	334,389
Households	105,603	114,900	124,758	128,953	137,479
PPH*	2.57	2.44	2.36	2.36	2.36

* Persons Per Household

Source: U.S. Census Bureau, 1980, 1990 and 2000 Census, and University of Florida, Bureau of Economic and Business Research, Bul. No. 126, February 2000, and Hillsborough County City-County Planning Commission jurisdiction projections.

*Method: Hold PPH constant into future based upon 1990 to 2000 consistency.
Hold the ratio of households to total population constant into future.
 $0.411136 = (124,758/303,447)$*

(2) Households By Size

Table II-2 shows the projected number of households. Of the number of households, 1 person per household shows the highest increase of 2,217 between 2000 through 2005. In addition, 4 persons per household shows the second highest increase of 574 among the household size categories. The number of persons per household is expected to remain steady at a ratio of 2.36 (see Table II-1). This analysis points to the fact that as household size levels out and becomes constant, the demand for single family, owner occupied homes, apartments and condominiums will continue to increase at a steady rate in the future.

Table II-2
Projected Number of Households By Size

Household Size	1990	2000	2005	2000-2005	%Change
1 person	36,894	42,102	44,319	2,217	5.3
2 persons	37,788	38,899	39,372	473	1.2
3 persons	18,341	18,947	19,205	258	1.4
4 persons	12,565	13,914	14,488	574	4.1
5 persons	5,824	6,535	6,838	303	4.6
6+ persons	3,490	4,361	4,732	371	8.5
Total 114,902	124,758	128,953*	4,195	3.4	

Source: U.S. Census Bureau, 1990 and 2000 Census, and Hillsborough County City-County Planning Commission jurisdiction projections.

Method: Given the 2002 total household projection from previous table, calculate the by size percentage change From 1990 to 2000. Apply the 1990 to 2000 percentage change by size to the total 00-05 change.

(3) Households By Income

Changes in the future number of households (by tenure) falling within a given income interval cannot be calculated at this time because the 2000 Census data on households by income is unavailable.

a. Housing Demand and Need, Estimates and Projections

(1) Projected Total Demand for Housing

A summary of the projected housing distribution shown below reveals a 2005 housing estimate of 140,342 housing units for an annual increase of 457 units per year. The vacancy rate is held constant through the year 2005 to determine the total number of occupied and vacant units.

Table II-3
Projected Change in Housing Units, 1995-2005

	1990	1995	2000	2005
Total Units	129,681	132,500	135,776	140,342
PPH	2.16	2.16	2.36	2.36
Total Occupied	114,900	119,118	124,758	128,953
Vacant	14,781	13,382	11,018	11,389
Percent Vacant	11.4%	10.1%	8.1%	8.1%

Source: U.S. Census Bureau, 1990 and 2000 Census, and Hillsborough County City-County Planning Commission

Method: Given the 2005 total household projection from previous table.
 Hold the 2000 vacancy rate constant for 2005.
 91.9% 2000 Occupancy Rate
 140,342 2005 Total Units

(2) Projected Demand for Housing by Type

The projection of housing units by type was made using separate linear projections of trends in single-family, duplex, multi-family and mobile home unit counts during the previous 10-year period. This projection was then adjusted proportionally so that unit totals matched official Hillsborough County Planning Commission projections for total unit counts for the years 1995, 2000 through 2005. This information is summarized in the following Table. As shown, single-family units are expected to continue to be the dominant housing type representing just under 61 percent of the total housing supply. While the total number of units is expected to increase, the number of single-family units is expected to decrease in numbers by about 195 units over the next five years. Multi-family units will continue to increase to approximately 45,859 units.

Table II-4
Projected Change in Housing Units by Type, 1995-2005

	1995	%	2000	%	2005	%
Single-Family	78,243	59.1	82,515	60.8	85,320	60.8
Duplex	7,154	5.4	5,821	4.3	6,019	4.3
Multi-Family	42,004	31.7	44,351	32.7	45,859	32.7
Mobile Home	5,099	3.8	3,041	2.2	3,144	2.2

Source: U.S. Census Bureau, 2000 Census, and Hillsborough County City-County Planning Commission.

Method: Given the 2005 total units projection from previous table.
 Hold the 2000 percentage by housing type constant for 2005.

(3) Projected Demand for Housing by Tenure

A breakdown of the projected household information reveals the anticipated shift in tenure patterns once projected to be dominated by renter occupied housing is now returning to the percentages that were prevalent in the 1990. By 2005, renter occupied housing is expected to comprise over 45% and owner occupied housing 55% of the City housing tenure.

Table II-5
Projected Households by Tenure

Year	1990	1995	2000	2005
Total Households	114,900	119,118	124,758	128,953
Owner Occupied	63,769	62,775	68,589	70,895
Renter Occupied	51,131	56,343	56,169	58,058
% Own. Occupied	55.5	52.7	55.0	55.0
% Rent. Occupied	44.5	47.3	45.0	45.0

Source: U.S. Census Bureau, 1990 and 2000 Census, and Hillsborough County City-County Planning Commission.

Method: Given the 2005 total household projection from previous table. Hold the 2000 tenure rates constant for 2005.

(4) Projected Demand for Housing by Income/Affordability Groups

The methodology used to project the demand for housing by income/affordability groups is taken from the Affordable Housing Needs Assessment User Guide (1996) prepared by the Shimberg Center for Affordable Housing. The projected demand for housing by income/affordability groups cannot be calculated at this time because the 2000 Census data on households by income is unavailable.

(5) Projected Demand for Housing by Size of Household

The information presented in Table II-6 below shows that the demand for housing is anticipated to increase for all sizes of households through the year 2005. However, the greatest increase in demand will be in six -person households.

Table II-6
Demand for Housing by Size of Household, 1990 - 2005

Size	1990	2000	2005	% Chg.(90-2005)
1 person	36,894	42,102	44,319	5.3%
2 persons	37,788	38,899	39,372	1.2%
3 persons	18,341	18,947	19,205	1.4%
4 persons	12,565	13,914	14,488	4.1%
5 persons	5,824	6,535	6,838	4.6%
6+ persons	3,490	4,361	4,732	8.5%
Total	114,902	124,758	128,953	3.4%

Source: U.S. Census Bureau, 1990 and 2000 Census, and Hillsborough County City-County Planning Commission jurisdiction projections.

Method: Given the 2002 total household projection from previous table, calculate the by size percentage change From 1990 to 2000. Apply the 1990 to 2000 percentage change by size to the total 00-05 change.

(6) Projected Total Need for Housing

The estimation of future housing supply is a function of several separate but related components. One component is the number of existing units, which are expected to remain a part of the total inventory by the target date. The complement of this number represents attrition, or the number of dwelling units, which must be replaced simply to maintain the housing inventory at its present level.

The need for replacement stems from the fact that each year viable units are lost due to fire, flood, abandonment or conversion to other uses. The average annual rate of demolitions for the past 25 years will be substituted. It will be assumed that the demolished units will come from the ranks of those categories as "terminal" in the housing condition survey.

The remaining components of the future housing supply estimate are: the net number of new units needed to accommodate the actual growth in total households and a reasonable allowance for vacancies. Work from official estimates of the (HCCCPC), net units can be estimated by controlling for the number of replacement units derived from the demolition data. Vacancy is assumed to be approximately 10.1 percent and is held constant from 1995 through the year 2005. Because this vacancy rate is built into the official housing projections and because cyclical fluctuations necessitate an average long-term vacancy rate, there is no compelling reason to alter this assumption.

Table II- 7 presents the Planning Commission's estimate of the total number of dwelling units which will be needed to accommodate Tampa's population for the period 1995- 2005. These estimates are predicated upon their official population estimates and proceeding assumptions. By subtracting the number of existing units (1995 estimates) from each of the projections shown for each year, it can be seen that by the year 2005, approximately 7,842 net new units, inclusive of vacancy allowance will be needed. This amounts to a net average increase of approximately 1,569 net units per year.

Table II- 7 also depicts the estimated loss of dwelling units over the same period. Inspection of Table II-7 reveals that the cumulative loss of units by the year 2005 is approximately 2,365 or about 473 units per year. Taken together, replacement units and net new units will require an average annual production rate about 623 units per year.

In addition to old age, loss of stock is also commonly attributable to fire and casualty, acquisition for right of way and public works rezoning for non-residential use, and abandonment which are not accounted for by this methodology.

Table II-7
Estimated Net New and Replacement Units, Cumulative to the Year 2005

	1995	2000	2005
Estimated Units	132,500	135,728	140,342
Existing Units '95	132,500	132,500	132,500
Net New Units	0	473	7,842
Replacement Units	473	473	4,730
Total	473	946	12,572

Source: 2000 Census of Population and Housing.
Hillsborough County City-County Planning Commission, 1995, 2000

*Method: Given the 2002 total units projection from previous table.
Hold the 25 year avg demolished units (473) constant to 2005.*

Rehabilitation and Replacement of Substandard Stock. Substandard housing is defined as any structure, which is categorized by the survey as "deteriorated, dilapidated or terminal". Because substandard units are part of the standing stock and because they do not meet minimum maintenance standards, they represent a need for reinvestment, rehabilitation or replacement depending upon the severity of condition.

In 1977, approximately 13,067 units or 11% of the total stock was judged substandard. Of this number 12,016 or 92% were classified as deteriorated; a condition considered amenable to normal repair and basic property rehabilitation. Dilapidated units, thought to be amenable only to major rehabilitation, accounted for 784 units or 6% of the substandard stock. The remaining 267 units (2%) were candidates for replacement.

In 1987, the housing condition survey showed that the proportion of substandard housing had risen to 21.7% of the current substandard inventory, 84% are deteriorated, 13.7% are dilapidated and 2.2% are terminal. Of greater significance than these proportions perhaps, is the decline in the proportion of sound units to sound requiring some repair. Formerly, 61.3% of all units were categorized as sound to only 48.6%. This represents a decrease of approximately 30.8% in 15 years. Similarly, the sound with repair category declined from 33.4% to 30.6% over the same period. This trend suggests two things: (a) this is the most cost-effective category of housing condition to treat because the repairs are minimal and (b) if left uncorrected, the incipient growth in substandardness will be astronomical.

(7) Projected Need for Housing by Type

Table II-8 presents the expected net change in the composition of the housing stock from 1995 to 2005. This is determined by subtracting the supply by type available in 1995 from the future years identified. The information in the Table represents gross housing units and have not been adjusted for demolitions (demolition data by housing type was not available). Examination of the percentage columns reveals that duplexes and mobile homes will change very little as a percentage of total stock. In stark contrast however, multifamily dwellings are expected to undergo greater demand in later years as the population ages and 1 and 2 person households increase.

**Table II-8
Projected Housing Supply by Type**

	1995	2000	2003	From 2000 Need	2005	From 2000 Need
Single Family	78,243	82,515	84,198	1,683	85,320	2,805
Duplex	7,154	5,821	5,940	119	6,069	198
Multi-Family	42,004	44,351	45,256	905	45,859	1,508
Mobile Homes	5,099	3,041	3,103	62	3,144	103
Total	132,500	135,728	138,496	2,768	140,342	4,614

Source: U.S. Census Bureau, 2000 Census, and Hillsborough County City-County Planning Commission.

*Method: Given the 2005 total units projection from previous table.
2003 calculated as linear interpolation from 2000 to 2005.*

(8) Projected Need for Housing by Tenure

Table II-9 compares the number of owner-occupied units with renter-occupied units for the period 1990-2005. The data indicates that the number of owner-occupied units is unchanged relative to the total number of housing units. The long-term estimate calls for a 5 percent change in tenure patterns, which may not be significant city-wide. However, some neighborhoods may experience greater transitions and impacts. As such, continued monitoring of tenure patterns may be warranted.

Table II-9
Projected Number of Units Distributed by Tenure

	1990	%	2000	2003	2005	%
Owner Occupied	63,769	55.5	68,589	69,973	70,895	55.0
Renter Occupied	51,131	44.5	56,169	56,169	58,058	45.0
Total Occupied	114,900		124,758	127,275	128,953	

Projected Incremental Need for Households by Tenure

	2000-2003	2003-2005
Owner Occupied	1,384	923
Renter Occupied	1,133	756
Total Occupied	2,517	1,678

Source: U.S. Census Bureau, 1990 and 2000 Census, and Hillsborough County City-County Planning Commission.

Method: Given the 2005 total household projection from previous table. Hold the 2000 tenure rates constant for 2005. 2003 calculated as linear interpolation between 2000 and 2005.

(9) Projected Need for Housing by Affordability Groups

HUD establishes income eligibility standards for various housing programs based on percentages of median income, with parameters having been established to note different income groups (less than 30%, 30-50%, 50-80% and 80-120% of median income). Estimates of the housing need by affordable groups cannot be calculated at this time because the cross tabulation of data between tenant and income groups is unavailable.

a. Land Requirements To Address Housing Needs

The data presented in this section was obtained from the Hillsborough County City-County Planning Commission and is based on GIS and property appraiser's office information on all the parcels in the City. A map that depicts vacant parcels was examined for those properties that are located in areas planned for residential development. Vacant commercial, office and industrial sites were systematically excluded on the

assumption that through adoption of the Comprehensive Plan, the City has already deemed these areas inappropriate for housing. It was further assumed that each parcel would have a maximum potential density and a probable density based upon prevailing zoning trends and known development plans.

Table II-4 provided a summary of the projected housing growth by type and indicated a need for additional 2,460 single-family units and 1,143 multi-family units. Based on existing land use patterns and densities, there is a need for approximately 460 acres to accommodate the additional 3,603 housing units (see Table II- 13 below) by the year 2002.

**Table II-10
Amount of Land Required to Address Future Housing Needs**

Housing Type	Number of Units (1995)	Total Acreage	Density du/acre	2002 Housing Need	Additional Acreage Required
Single-Family	82,515	17,695	4.12	-195	399
Multi-Family	44,351	1,507	18.4	1,508	77
Mobile Homes	3,041	197	12.01	0	0
Totals	140,342	19,399	---	1,313	476

Overall, there are 896 acres of vacant, developable land in the City of Tampa, far exceeding the 476 acres needed to accommodate the projected housing need. Much of this land is located in the New Tampa area where a large proportion of new development is anticipated to occur. Within the City of Tampa, there are more than 100 individual parcels of land suitable for housing development. These parcels range in size from 1.86 acres in census tract 30 (Tampa Heights) to well over 1,000 acres in census tract 102.01 (Hunter's Green).

Areas that contain the greatest acreage include Hunter's Green, Tampa Palms, Cross Creek, Heritage Isles, East Tampa, and Harbour Island. Three of these areas are Developments of Regional Impact and each contains over 100 acres of available land. There are also hundreds of vacant lots distributed throughout the City that can also be used for individual housing units. Areas with lesser acreage but a wider selection of parcels from which to choose include Temple Heights, Seminole Heights, Carver City, Lincoln Gardens, West Tampa, College Hill, Belmont Heights and the Interbay areas.

Based upon maps provided by the Planning Commission, it has been determined that of the 896 vacant acres, approximately 501.76 acres are adversely affected by deficiencies in at least one source of public infrastructure. As a percentage of total vacant residential acreage, drainage accounts for 5.2%, sanitary sewer 6.2%, water 3.3%, public utilities 0.56% and right-of-way. While these deficiencies do not preclude the development of housing, the cost of correcting these problems acts as an inhibitor. This would be particularly true in those neighborhoods where the market is most sensitive to price. However, considering the availability and distribution of vacant land and parcels in the City, the deficiencies are not expected to have a major impact on the provision of housing which includes the provision of affordable housing.

b. Projected Housing Needs to be Met by the Private Sector

Housing is primarily a private sector activity. Though the public sector can place controls upon and influence the location and production of housing through zoning regulations, building codes, and the placement of required infrastructure, the financing and development of housing must be considered a function of the private sector market. For this reason, the future location, type, and affordability of housing is to be determined by the private sector.

The figures on the projected needs for housing presented in Table II-7, reflect a need for approximately 1,257 units to be built each year through 2005. The average number of new units built each year in the last 25 years was 1,981, Over the six-year period from 1996-2001; the average number of new units built was 2,687. This production rate exceeds the projected number of housing units needed. In the past 25 year period, the production rate fell below 1,128 units only 10 times. Over the six-year period from 1996-2001, the production rate fell below 2,687 only three times. In general, it can be concluded that the existing rate of housing production is sufficient to meet anticipated demands.

The City will continue to work with the private sector housing industry to maintain the annual, unit production rate, and to develop the types of housing needed by the year 2005.

2. Consultation with Other Entities

During the preparation of this plan, the City of Tampa consulted with other public, private and non-profits agencies that provide assisted housing, health services and social services. Particular care was taken to consult with those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families and homeless persons.

These consultations and subject matters included public, private and non-profit agencies.

a. Consultation with Hillsborough County Social Service Agencies

The City of Tampa, through cooperation with Hillsborough County and other local service agencies, assists in providing a network of services to address the needs of the homeless and numerous at-risk populations. This network, formally known as the Continuum of Care, is largely comprised of the member agencies of the Homeless Coalition of Hillsborough County (HCHC). At present, there are approximately 80 agencies on the member roster.

Incorporated on June 6, 2000, the HCHC is lead by an executive committee and functions through nine (9) standing committees that are responsible for a wide variety of topics including health care, emergency shelter needs, long-range planning, and implementing new Homeless Management Information System.

The City's consultations with member agencies of the Coalition, and others, includes the following topics. General recommendations are included, where offered.

Prevention Services

Prevention is designed to prevent families/individuals from eviction or other loss of housing and is accomplished through referral, basic needs, and financial assistance.

Referral: A means of clearly communicating information on the availability of help to those in crisis should be a first priority. A central clearinghouse or database of information on the services of the continuum of care should be available in a highly accessible manner. Elements of the referral system could include, but not be limited to, a twenty-four hour toll free phone number and public posting of the number throughout the community, especially in areas considered high risk. The clearinghouse should collect and regularly distribute information about social services most needed in the community.

Basic Needs: This is the provision of the basic necessities such as food, baby items, hygiene materials, clothing, and other important furnishings that alleviate a family/individual from having to choose between paying the rent and surviving (that is, eating, changing diapers, etc.).

Financial Assistance: Financial aid is the provision of assistance to avert eviction, termination of utility service, or any other pressing financial obligation, that if unmet, would cause an individual or family to eventually lose their housing.

Emergency Services

Emergency services are the day-to-day services needed to address immediate needs of the homeless and at-risk populations. As administrator of the Emergency Shelter Grant (ESG), the City consults closely with the Agency for Community Treatment Services, Alpha House of Tampa, Metropolitan Ministries and the Salvation Army regarding emergency services, as these agencies are the primary recipients of the ESG funds.

Meals: Three nutritionally balanced meals should be available to the homeless and other at-risk populations at multiple sites in the community.

Showers/Restroom Facilities: Several locations for upkeep of personal hygiene are necessary throughout the community.

Clothing/Laundry: It is important to provide climate-appropriate clothing and suitable attire for finding employment and going to work. A convenient means of clothes laundry at minimal cost should be provided.

Outreach: Outreach workers seek out the at-risk populations and assist them in getting social services.

Assessment Services: Conveniently located day centers or assistance centers need to be established where the homeless can access multiple services. Direct assessment services should be offered for health, mental health, drug and alcohol problems, with referral into the appropriate system of care. Other social services commonly

needed are case-management, legal guidance, employment assistance, personal identification, transportation, and mailing address.

Overnight Shelter: Free emergency overnight shelter must be available every night of the year. The supervised shelter should provide a sense of security for residents and their possessions.

As mentioned above the City is the administrator of the Emergency Shelter Grant. These annual funds are pooled under a single RFP with the funds made available to Hillsborough County. The Executive Committee of the HCHC reviews, scores and makes funding recommendations regarding the use of funds.

Temporary Shelter

Short-term service-enhanced shelter requires a commitment on the part of the family/individual and in return provides regular accommodations beyond one night. Enhanced services include intensive case management, regular counseling, educational and life skills training for families, and children's services, such as child care and children's activities. This commitment often involves a written agreement from the individual/family to develop a plan for acquiring more stable housing.

Transitional Housing

Transitional, or residential housing, often follows emergency shelter and includes support services that enable clients to achieve self-sufficiency and move into permanent housing. Transitional housing allows residents to stay from six months to two years while working on a contracted case management plan to reach goals of personal and economic stability. Transitional residents will be expected to be more self-governing of themselves and more responsible for their housing than is required in temporary shelter.

Support services associated with transitional housing include, but are not limited to, counseling/mental health services, health care, social skills training, financial planning and management skills training, legal services, parenting skills training, substance abuse treatment, child care, education, vocational training, and employment assistance. With the broader nature of transitional housing, new skills to empower the homeless can be taught and reinforced and social networks can be built. These factors promote long term family/individual stability and are designed to prevent homelessness from recurring.

Permanent Housing

Social service providers recognize that housing is not the complete answer to helping the at-risk populations. It is, however, the ultimate goal of the continuum of services to assist the at-risk family/individual to move from emergency services, shelters, and transitional housing into permanent housing. Permanent housing includes single-family housing (including subsidized), single room occupancy housing (SRO) designed to accommodate a single individual, or specialty housing (such as Adult Congregate Living Facilities or boarding homes) which accommodates families/individuals who do not readily fit into conventional housing. There should be a sufficient inventory of the various housing types (as well as supportive services) available to persons in need.

a. Consultation with Hillsborough County Affordable Housing Management

Consultation was conducted on May 20, 2002. Subjects included respective housing plans, goals and objectives along with avoidance of duplication in services.

b. Consultation with County Community Improvement Department

Consultation was made with supervisors and staff of the County Community Improvement Department on March 20, 2002. Subjects included Consolidated Planning with emphasis on design of financial instruments to overcome affordability barriers.

c. Consultation with Affordable Housing Non-Profit Organization

Weekly meetings were held with representatives of the following organizations over the last three years leading up to plan submission:

- A. COACH Foundation, Inc.
- B. Housing by St. Laurence, Inc.
- C. Beulah Baptist Church
- D. Tampa Hillsborough Action Plan, Inc.
- E. East Tampa Business and Civic Association, Inc.
- F. Tampa United Methodist Centers, Inc.
- G. Zigfield Foundation
- H. Tampa Hillsborough Urban League
- I. CDC of Tampa, Inc.

d. Consultation with HUD Area Coordinator and Staff

Meetings regarding Home Ownership Opportunities and Housing Partnerships were held on February 8; March 8; April 22 and May 14, 2002

e. Consultations with HOPWA Non-Profit Agencies & Housing Authorities

The City of Tampa is the administrator of the Housing Opportunities for Persons with AIDS (HOPWA) grant for the Tampa Eligible Metropolitan Statistical Area. Each year, Hernando, Hillsborough, Pasco and Pinellas Counties are allocated a pro-rata share of the funds. Through an RFP process the funds are then awarded to nonprofit agencies and governmental housing authorities to provide housing and supportive services to persons with HIV/AIDS and their families. The City traditionally consults with the following agencies in determining and meeting needs:

Family Enrichment Center
Boley Centers for Behavioral Health
Hillsborough County
City of Clearwater & St. Petersburg
Gulf Coast Jewish Family Services
Pasco/Hernando Housing Authorities
Agency for Community Treatment Services
Harbor Behavioral Health Care Institute
Operation PAR

Red Ribbon Homestead
Tampa Bay AIDS Network
Tampa-Hillsborough Action Plan
Tampa Housing Authority
Catholic Charities Housing
Francis House
Ryan White CARE Council

f. Consultations with the Executive Director and Board of Directors, Florida Housing Coalition

The topics included the role of State Housing Programs in the City's future housing plans.

B. Categories of Households Affected

As mentioned in Section II. Housing and Homeless Needs Assessment, Section 4 Projected Demand for Housing By Income Groups, the projected demand for housing by income/affordability groups cannot be calculated at this time because the 2000 Census data on households by income is unavailable. The Census data does provide enough information to calculate an estimated number of housing units but does not provide enough data to calculate the description of need as prescribed in Table II-14.

C. Homeless Needs

The Hillsborough County Coalition for the Homeless is the lead entity for the Continuum of Care planning process in Tampa-Hillsborough County. As such, the Coalition is the primary organization responsible for assessing needs and planning services for the area's homeless. The Coalition is a private not-for-profit organization that was incorporated June 6, 2000. It is comprised of homeless individuals and representatives of homeless advocacy groups, health care organizations, state and local government, the faith community, homeless service providers, social service agencies, law enforcement, housing authority, and private businesses. The Coalition was initiated in 1986 as a result of a State task force on homelessness convened by then-Governor Bob Graham.

The mission of the Hillsborough County Coalition for the Homeless is to bring together various entities and individuals in a concentrated effort to break the cycle of homelessness. Towards this end, the Coalition seeks to prevent individuals and families from becoming homeless and to ensure that a continuum of services is available in the community to help homeless persons become self-sufficient. Functions performed by the Coalition include:

- Facilitating the discussion of local and statewide issues related to homelessness and coordinating service delivery through monthly public meetings.
- Representing the community on the State Homeless Coalition.
- Coordinating a survey of the homeless and an inventory of resources annually to determine gaps and plan for needed services.
- Serving as the lead agency in recommending Emergency Shelter Grants funds.
- Educating the public through the development and distribution of resource directories and street survival

guides, and community education such as that provided to law enforcement through the Crisis Response and Intervention Training and other presentations.

- Coordinating public feedings by the faith community of the homeless and hungry.
- Monitoring and evaluating homeless initiatives to assess their impact, determine the adequacy of services available through such initiatives, and identify additional unmet needs of homeless persons.
- Exploring new approaches for emergency shelter care and permanent housing for the homeless.

The Coalition’s activities are managed by an executive committee comprised of the organization’s president, vice-president, past president, secretary, treasurer, and the chairs of its five standing committees. In addition to five standing committees (Services, Long Range Planning, Membership, Housing, and Health Care), there currently are four ad hoc committees (Faith-Based Community, HMIS Project, Emergency Shelter Needs, and VA/Homeless and Physically Disabled Collaborative). (1)

According to the March 2001 homeless census there are 5,744 homeless persons in Tampa-Hillsborough County.

Hillsborough County Homeless Coalition March 2001 Homeless Survey

Measure	Demographic	Single Male	Single Female	Family Unit (Children with adult over 18, or two adults)		Totals	%
				Male	Female		
Age	0-17	48	50	536	708	1,342	23.36%
	18-59	1,275	615	1,099	1,329	4,318	75.17%
	60+	65	19	0	0	84	1.46%
Total		1,388	684	1,635	2,037	5,744	100%
Ethnicity	Caucasian	646	380	364	445	1,835	40.76%
	African-American	596	223	468	481	1,768	39.27%
	Hispanic	120	72	268	389	849	18.86%
	American Indian	3	4	2	0	9	0.20%
	Asian American	4	1	8	8	21	0.47%
	Other	5	2	7	6	20	0.44%
Total		1,374	682	1,117	1,329	4,502	100.00%
Employment	Veteran	263	22	3	0	288	14%
	Employed	733	262	11	24	1,030	57%
	Farmworker	72	7	0	0	79	5%
Length of Homlessness	< than 30 days	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
	< than 1 year	635	333	27	82	1,077	60%
	> than 1 year	517	201	0	5	723	40%
Total		1,152	534	27	87	1,800	100%
Residence	Out-of state	180	73	0	0	253	23%
Presenting Problems	Addictions	681	334	2	6	1,023	42%
	Mental Illness (ML)	360	184	1	3	548	22%
	Addictions & ML	250	117	1	2	370	15%
	HIV/AIDS	85	103	13	43	244	10%
	Physical Disability	112	39	0	3	154	6%
	Health Care Problems	60	40	1	9	110	4%
Total		1,548	817	18	66	2,449	100%

General Service Needs Identified

1 Tampa-Hillsborough System of Care for the Homeless, 2001 Continuum of Care, Exhibit A.

In addition to basic shelter needs, some additional service needs of the homeless sub-populations are outlined below:

Families with Children (sheltered and unsheltered)

- Childcare
- After school care
- After school tutoring
- Transportation
- Education/Job placement assistance

The Elderly

- Assistance with medications
- Transportation/Mobility
- Meals
- Attendant/Respite care
- Personal hygiene
- Job/Volunteer placement assistance

The Disabled

- Medical equipment and aids
- IDEA and ADA education
- Assistance with medications
- Transportation/Mobility
- Meals
- Attendant/Respite care
- Personal hygiene
- Job/Volunteer placement assistance

Mental Illness

- Intensive case management
- Residential treatment
- Assistance with medications
- Transportation/Mobility
- Meals
- Attendant/Respite care
- Personal hygiene
- Job/Volunteer placement assistance

Addictions

- Detox services
- Residential treatment
- Intensive case management
- Assistance with medications
- Transportation/Mobility
- Meals
- Job force re-entry placement
- Attendant/Respite care
- Personal hygiene

Race and Ethnicity

As illustrated in the census above, the Hillsborough County homeless population is about 41% Caucasian, 40% African American, 18% Hispanic and 1% represents other people groups. This diversity presents the need for services to be provided in a context that is racially and culturally sensitive and appropriate.Race and Ethnicity

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D. Other Special Needs

1. Supportive Housing Needs for Persons Who Have Housing

This section identifies estimates, to the extent practicable, the special needs population and presenting problems.

The Elderly

The Hillsborough County elderly population is a diverse and fast growing segment of the total population. According to Hillsborough County Aging Services (2):

1. There are 168,311 seniors age 60-and-over in Hillsborough County. The elderly represent 17.9% of the total population.
2. Minorities comprise 18.81 % of the 60-and-older population.
3. 26,040 of the 60-and-over population are below the poverty level.
4. 27,819 of the 60-and-over population is deficient in two or more activities of daily living.
5. Hillsborough County has more citizens aged 60-and-over than seven states in the U.S.
6. The elderly population is projected to increase at a faster rate in Hillsborough County than in any other state or the nation.

Other Sub-populations (Refer to Other Special Needs in the Strategic Plan for identified needs of these populations.)

Presenting Problem	Estimated # of Persons(3)
Addictions	1,023
Mental Illness	548
Addictions and Mental Illness	370
HIV/AIDS	244
Physical Disability	154
Health Care Problems	110

2 Hillsborough County Aging Services home web page, June 2002.

3 A reliable, point in time survey of the non-homeless with the special needs is not available in Hillsborough County. Therefore, population estimates and needs of this population are largely derived from homeless census data.

2. HIV/AIDS Population and Housing

The City of Tampa has been serving as HOPWA grant administrator for the Tampa Metropolitan Statistical Area (MSA), which includes Hernando, Hillsborough, Pasco and Pinellas Counties since fiscal year 1992. To present, the City has received and awarded nearly 14 million dollars to local nonprofit service providers and governmental housing agencies to provide housing and supportive services to persons with AIDS and their families. Initially, funding consideration was given to the projects involving the acquisition and rehabilitation of existing housing structures. While this remains an important aspect of the program, funding has been utilized of late to expand project and tenant-based rental assistance and supportive service initiatives.

On the national level, there are several trends worth noting. (1) 70% of new HIV infections each year occur among men, (2) men who have sex with men represent the largest proportion of new infections, followed by men and women infected through heterosexual contact and injection drug use, (3) more than half of new HIV infections occur among blacks, though they represent only 13% of the U.S. population. Hispanics, who comprise about 12% of the population are also disproportionately affected, and (4) more people are living with AIDS in the U.S. than ever before (4).

Florida is one of the most significantly HIV/AIDS impacted states in the nation. Florida ranks third behind New York and California in total adult and adolescent cases and second behind New York in pediatric cases. The chart below provides an overview of the AIDS epidemic in Florida.

HIV/AIDS in Florida as of December 31, 2001

Florida Department of Health

Adult Male Exposure	Cases	%
Male/male sex	34,075	52%
Intravenous drug use	9,174	14%
male/male sex/IV drug use	3,859	6%
Heterosexual sex	6,628	10%
Transfusion/Transplant	545	1%
Hemophilia/Coagulation disorder	258	< 1%
Other or Unknown	10,683	16%
Adult Female Exposure	Cases	%
Intravenous drug use	4,664	25%
Heterosexual sex	8,737	46%
Transfusion/Transplant	424	2%
Hemophilia/Coagulation disorder	14	< 1%
Other of unknown	4,989	26%
Pediatric Exposure	Cases	%
Mother w/ HIV or at risk	1,356	96%
Transplant/Transfusion	28	2%
Hemophilia/Coagulation disorder	16	1%
Other or unknown	17	1%

As of December 2001, there have been more cases of AIDS reported in the Tampa Metropolitan Statistical Area (MSA) than in the State of Arizona.(5) Such staggering case numbers present quite a challenge to service providers in their efforts to provide safe and decent housing. Although the reported numbers of new cases is declining, HIV/AIDS patients are also living longer lives, resulting in a lower turnover in the available AIDS housing stock. This is one of the factors leading to efforts to encourage tenant-based rental assistance programs. The data below reflects the recent HIV/AIDS population characteristics within the MSA.

Cumulative AIDS cases within Tampa Metropolitan Statistical Area						
County	1996	1997	1998	1999	2000	Total
Hernando	13	15	20	12	14	74
Hillsborough	423	325	272	257	237	1514
Pasco	32	28	43	31	34	168
Pinellas	257	219	201	216	189	1082
Yearly Totals	725	587	536	516	474	2838

As reported by the Florida Department of Health

The Ryan White Care Council (covering Hardee, Hernando, Highlands, Hillsborough, Manatee, Pasco, Pinellas and Polk Counties) conducts an annual needs assessment to assist in the provision of services. Below is data from the *FY2001 Ryan White Needs Assessment: Demographics and Epidemiology* regarding the four-county Tampa MSA.

a. Cumulative Living AIDS and Cumulative Reported HIV Cases

1. Ethnicity & Gender

- Overall, in AIDS and HIV cases, white males ranked highest (52% and 33%) followed by black males (20% and 24%) and black females (11% and 22%).
- Among males, whites account for the highest number of reported living AIDS cases (66%) and cumulative HIV cases (52%). Blacks rank second (25% and 38%) followed by Hispanics (9% and 8%).
- Among females, blacks account for 51% of reported living AIDS cases and 61% of cumulative HIV cases. Whites account for 35% of reported living AIDS cases and 29% of cumulative HIV cases followed by Hispanics (14% and 10%)

2. Mode of Transmission

- Overall, men having sex with men (MSM), accounts for the highest percentage of reported living with AIDS and HIV cases (48% and 30%) followed by heterosexual transmission (19% and 20%) and intravenous drug users (IDUs) (15% and 12%).
- In terms of male AIDS and HIV cases, MSMs account for the highest total number of AIDS and HIV cases (60% and 46%). IDUs had the second largest population of AIDS cases (13%) and third largest if HIV cases (9%). Heterosexual transmission ranked third in terms of AIDS cases (10%) and second in terms of HIV cases (10%).

- In terms of female AIDS and HIV cases, heterosexual transmission ranked highest (54% and 37%) followed by IDUs (23% and 17%).

3. Age at Diagnosis and Gender

- Among males and females, AIDS and HIV diagnoses occurred most in the 30-39 year old category.
- For males, 47% of all reported living with AIDS diagnoses and 43% of all HIV diagnoses were made in the 30-39 year old category followed by the 40-49 year old category (26% and 25%) and the 25-29 year old category (13% and 13%).
- For females, 43% of all reported living with AIDS diagnoses and 35% of all HIV diagnoses are in the 30-39 year old category followed by the 40-49 year old category (21% and 19%) and the 25-29 year old category (16% and 18%).

E. Lead Based Paint Hazards

According to the U.S. Environmental Protection Agency (EPA), childhood lead poisoning remains a major environmental health problem in the U.S.(6) People can get lead in their bodies if they:

1. Inhale lead dust.
2. Put their hands or other objects covered with lead dust in their mouths.
3. Eat paint chips or soil that contains lead.

Lead is even more dangerous to children than to adults because:

1. Children's brains and nervous systems are more sensitive to the damaging effects of lead.
2. Children's growing bodies absorb more lead.
3. Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

If not detected early, children with high levels of lead in their bodies can suffer from

1. Damage to the brain and nervous system
2. Behavior and learning problems
3. Slowed growth
4. Hearing problems
5. Headaches

Adults can suffer from:

1. Difficulties during pregnancy
2. Other reproductive problems (men and women)
3. High blood pressure
4. Digestive problems
5. Nerve disorders

6 *Protect Your family from Lead in Your Home*, EPA, September 2001.

- 6. Memory and concentration problems
- 7. Muscle and joint pain

An estimate of the number of housing units containing lead-based paint hazards that are occupied by very low-income and other low-income households is as follows:

Renter Households

Year Built	#Low Income	Lead Based Factor	Estimated #Units
Pre 1940	813	.9	732
1940-59	2,797	.8	2,238
1960-79	23,784	.62	14,746
Total Renter	27,934		17,716

Owner Occupied Households

Year Built	#Low Income	Lead Based Factor	Estimated #Units
Pre 1940	1,524	.9	1,372
1940-59	8,225	.8	6,580
1960-79	28,776	.62	17,841
Total Owner	38,525		25,793

Total Households = 65,919

Potential Hazard = 43,508