



**Hillsborough
County** Florida

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Hillsborough
County Florida

HUD Consolidated Plan Program Years 2026-2030



Presented By:



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HCD Technical Advisor

Agenda

- Welcome and Introductions
- Meeting Intentions
- Meeting Objectives
- Description of HUD Programs
- Overview of the Consolidated Plan
- Consolidated Plan Data
- Overview of NRSAs
- Public Engagement
- Community Dialogue



Our Meeting Intentions

- To take away the purpose and importance of consolidated planning and its impact on the community.
- To share knowledge with each other about community assets and resources needed.
- To learn what contributors are important to you, and your neighbors, in advancing the social and economic vitality of the community.
- To encourage authentic community engagement that builds trust with your neighbors, community organizations, county staff, and leadership.

Objectives

- Inform the community about the U.S. Department of Housing and Urban Development (HUD) grants the county receives that requires the preparation of a Consolidated Plan.
- Provide an opportunity for residents and stakeholders to participate in the preparation of the Consolidated Plan and Neighborhood Revitalization Strategy Area Plan.
- Gather input on community assets and resources needed to provide housing stability and access to economic opportunities for residents.





HUD PROGRAMS

WHAT IS CDBG?

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- HUD program that provides funding intended for community revitalization and poverty reduction specifically for the economically disadvantaged.
- At least 70% of funds must benefit low- and moderate-income persons.
- Program goals include the provision of:
 1. Decent housing
 2. A suitable living environment
 3. Expanded economic opportunity
- Primary eligible activities for Hillsborough County include:

- Public Facilities/Infrastructure Improvements
- Supportive Services



(activities listed are not all inclusive)

WHAT IS HOME?

HOME INVESTMENT PARTNERSHIPS PROGRAM

- HUD program that exclusively creates or preserves affordable housing for low-income households.



- Primary eligible HOME activities for Hillsborough County include:
 - Homeownership Assistance
 - New Construction of Affordable Housing

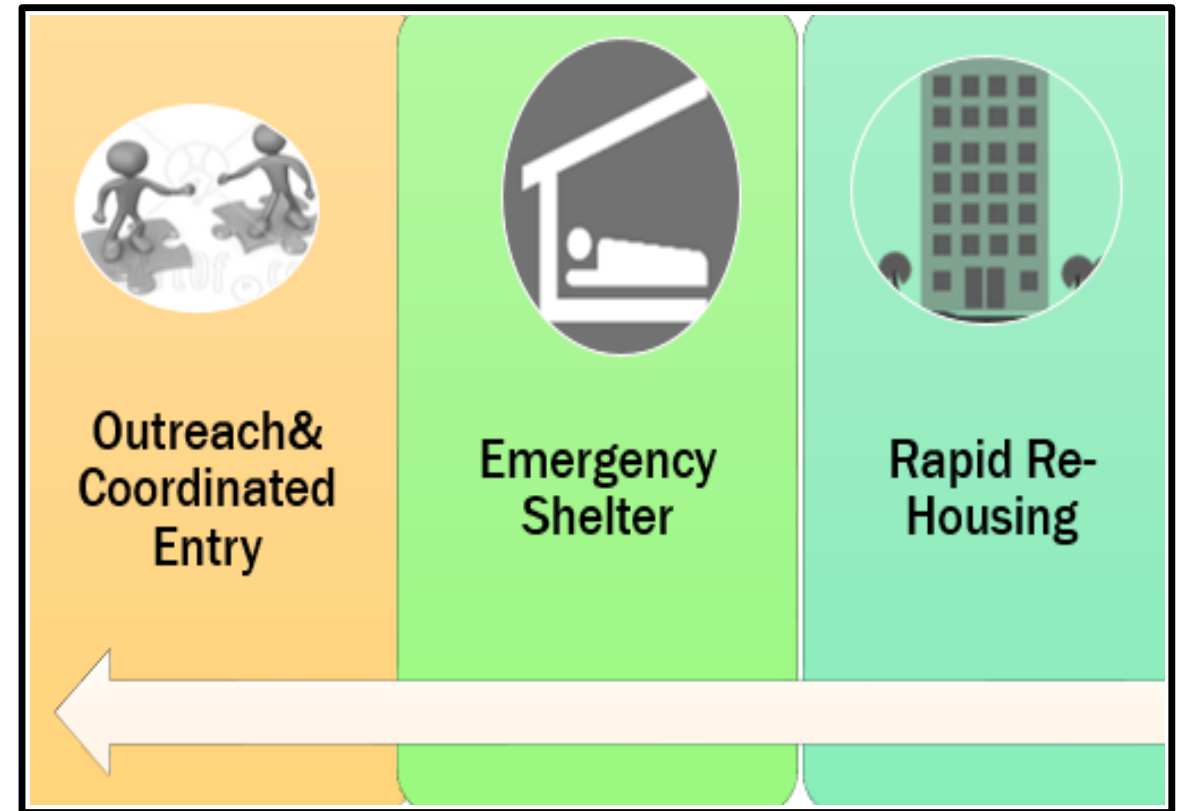
(activities listed are not all inclusive)

WHAT IS ESG?

EMERGENCY SOLUTIONS GRANTS PROGRAM

- HUD program that provides funding to assist the homeless, or at-risk of becoming homeless, with housing stability, shelter, and supportive services.
- Primary eligible ESG activities include:
 - Street Outreach
 - Emergency Shelter
 - Homelessness Prevention
 - Rapid Re-Housing
 - HMIS Administration

(activities listed are not all inclusive)



Income Guidelines

- HUD programs are intended to benefit those that are considered low-to moderate-income (LMI) or presumed benefit populations.
- LMI means having an income that is at or below 80% of the Area Median Income (AMI).
- Certain direct benefit activities have income restrictions for participation in HUD programs including:
 - Housing Rehabilitation
 - Purchase Assistance
 - Rental Assistance

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Tampa-St. Petersburg- Clearwater, FL MSA	\$98,400	Very Low (50%) Income Limits (\$) Click for More Detail	36,500	41,700	46,950	52,150	56,350	60,500	64,700	68,850
		Extremely Low Income Limits (\$)*) Click for More Detail	21,950	25,050	28,200	32,150	37,650	43,150	48,650	54,150
		Low (80%) Income Limits (\$) Click for More Detail	58,450	66,800	75,150	83,450	90,150	96,850	103,500	110,200

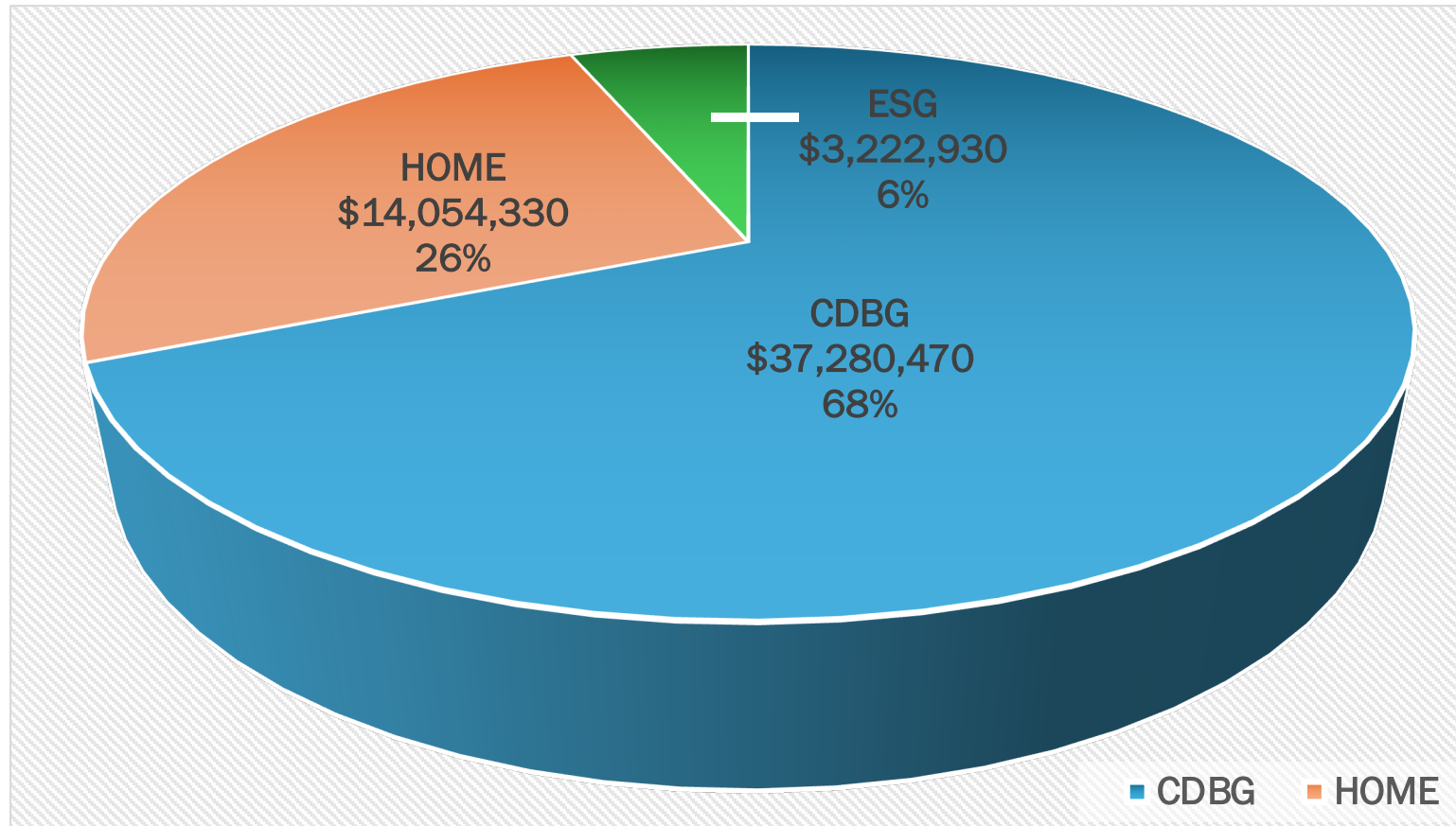
How Are Funds Allocated?

- HUD provides annual grants on a formula basis to Entitlement Communities to carry out housing and community development activities and determines the amount of the grantee's annual funding allocation by a statutory formula including:
 - *The extent of poverty*
 - *Population*
 - *Housing overcrowding*
 - *Age of housing*
 - *Population growth lag in relationship to other metropolitan areas*



Anticipated HUD Resources 2026-2030

Five-Year Estimates



- Funds for Admin are capped at:
 - 20% for CDBG
 - 10% for HOME
 - 7.5% for ESG
- Funds for CDBG public service activities are capped at 15% of the CDBG annual allocation.

*Estimated funding amounts are based on FY 26/27 HUD funding levels. Funding amounts are subject to an approved federal budget and are subject to change. Opportunities and projects will be affected by the final funding available to the county. Funds have not been approved or committed by HUD.



THE CONSOLIDATED PLAN



CONSOLIDATED PLAN



What is the Consolidated Plan?



Application for HUD Community Planning and Development (CPD) funding.



Required every 5 years.



Identifies community assets and priority needs.



Collaborative process (residents, stakeholders, organizations, housing and homeless partners, the county).



Ties HUD funding to affordable housing and community revitalization strategies.

County Programs Covered in the Consolidated Plan

- Hillsborough County receives annual HUD funding from the following grant programs:
 - *Community Development Block Grant (CDBG)*
 - *HOME Investments Partnership Program (HOME)*
 - *Emergency Solutions Grant (ESG)*
- Funds can be used for housing, homeless, community revitalization, supportive service, and economic development efforts.
- Funds must be used to primarily benefit:
 - Low-and moderate-income individuals and households.
 - Income is at or below 80% of the Area Median Income (AMI).
 - Qualifying homeless populations

Key Consolidated Plan Components

- **Housing Needs Assessment:** Provides data to effectively identify the unmet housing and community development needs of vulnerable populations.
- **Market Analysis:** Provides a picture of the community's housing market and economic environment.
- **Strategic Plan:** Prioritizes housing and community development needs and identifies evidence-based solutions.



Consolidated Planning Process



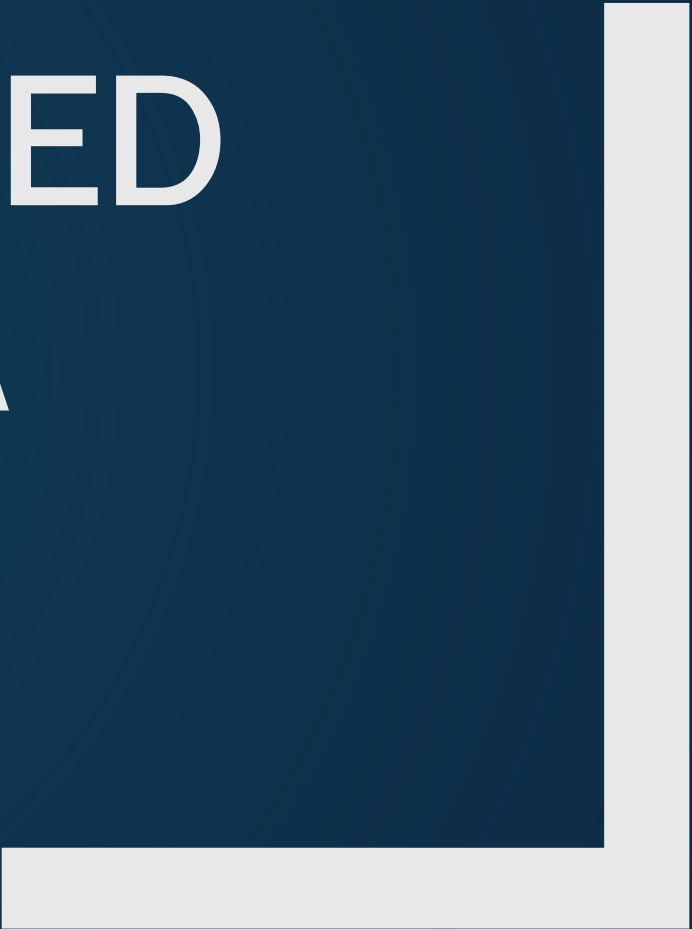
Annual Action Plan

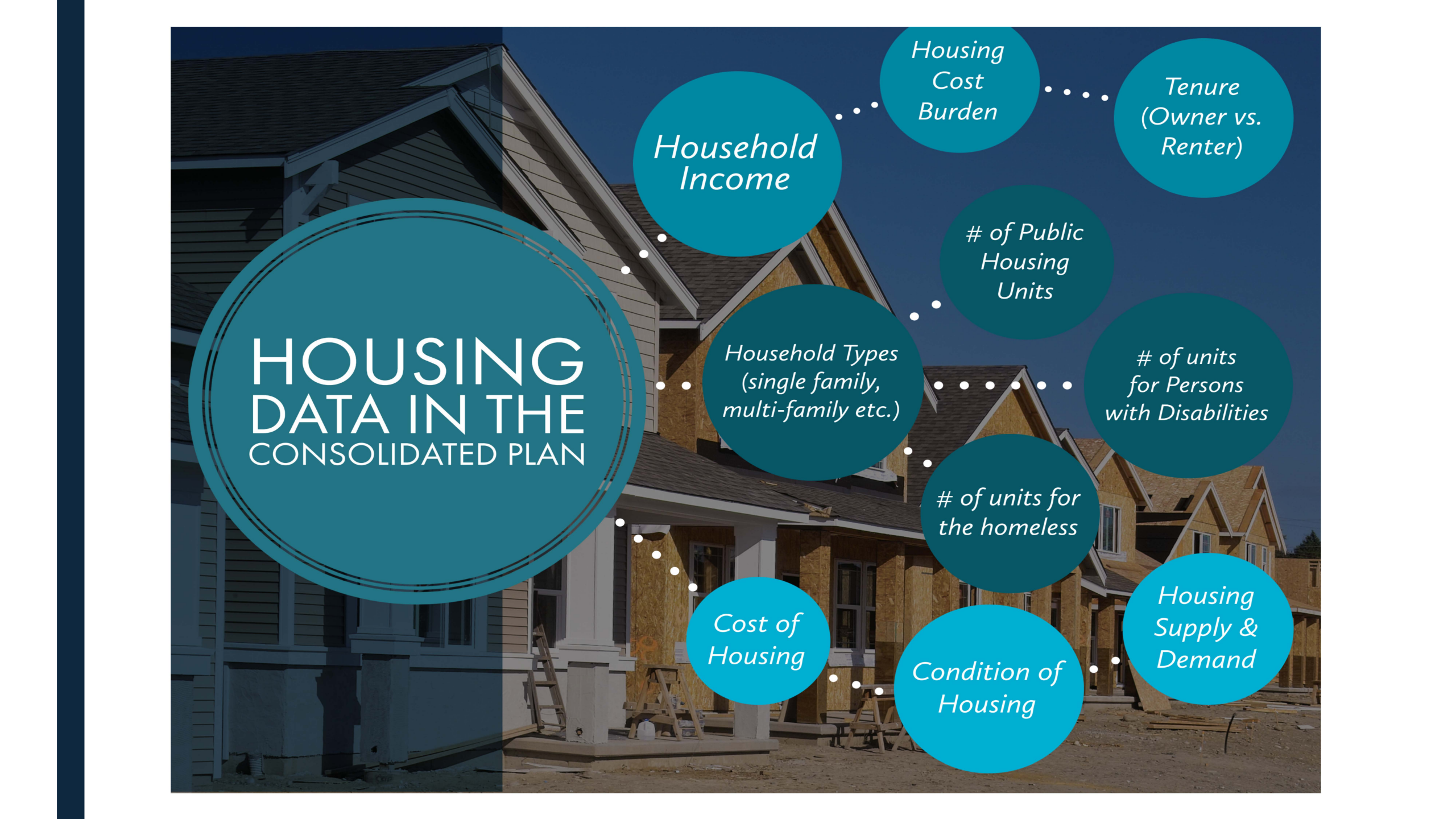
- Application for HUD CPD funding
- Required every year
- Describes the actions, activities, and resources to be used each year to address the priority needs and specific goals identified in the Five-Year Consolidated Plan
- Ties HUD funding to affordable housing and community revitalization strategies for one program year





CONSOLIDATED PLAN DATA





HOUSING DATA IN THE CONSOLIDATED PLAN

*Household
Income*

*Housing
Cost
Burden*

*Tenure
(Owner vs.
Renter)*

*# of Public
Housing
Units*

*Household Types
(single family,
multi-family etc.)*

*# of units
for Persons
with Disabilities*

*# of units for
the homeless*

*Cost of
Housing*

*Condition of
Housing*

*Housing
Supply &
Demand*

Data Demonstrating Housing Needs

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	71,655	39,335	48,290	5,465
White	13,520	3,995	4,485	575
Black / African American	8,945	5,870	6,965	1,680
Asian	1,145	270	290	120
American Indian, Alaska Native	105	0	35	55
Pacific Islander	0	15	0	0
Hispanic	47,265	28,910	36,350	2,980

Example Source: Miami Consolidated Plan – 2017 HUD CHAS

 Housing Cost Burden

Housing Affordability 

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	11,395	No Data
50% HAMFI	25,920	4,200
80% HAMFI	71,330	11,915
100% HAMFI	No Data	17,615
Total	108,645	33,730

Example Source: Miami Consolidated Plan – 2017 HUD CHAS

Data provided is used as an example and is not specific to Hillsborough County.

Data Demonstrating Housing Needs (Cont.)

Types of Housing

Property Type	Number	%
1-unit detached structure	47,761	25.7%
1-unit, attached structure	16,961	9.1%
2-4 units	14,436	7.7%
5-9 units	12,491	6.7%
10 or more units	93,029	50%
Mobile Home, other type	1,459	0.8%
Total	186,137	100%

Example Source: ACS 2022 Five-Year Estimates

Condition of Housing

Condition of Units				
With one selected Condition	20,942	37.3%	74,009	57%
With two selected Conditions	777	1.4%	5,982	4.6%
With three selected Conditions	8	.1%	398	.3%
With four selected Conditions	0	0%	24	.1%
No selected Conditions	34,342	61.2%	49,655	38%
Total	56,069	100%	130,068	100%

Example Source: ACS 2022 Five-Year Estimates

Age of Housing

Year Unit Built				
2000 or later	13,122	23.4%	41,208	31.7%
1980-1999	6,950	12.4%	18,415	14.2%
1940-1979	28,969	51.6%	61,847	47.5%
Before 1940	7,028	12.6%	8,598	6.6%
Total	56,069	100%	130,068	100%

Example Source: ACS 2022 Five-Year Estimates

Vacant Housing

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			28,683
Abandoned Vacant Units	439	293	732
REO Properties	12	2	14
Abandoned REO Properties	187	20	207

Example Source: ACS 2022 Five-Year Estimates, Tables B25004 (Vacant Units) and ACS 2022 One-Year Estimates B25131 (Abandoned Vacant Units). RealtyTrac Listing Data (REO Properties – Bank Owned and Abandoned REO Properties - Auction Homes). Units not suitable for rehabilitation calculated as 40% of total abandoned vacant units and 10% of REO properties and abandoned REO properties.

Affordable Housing Data

Data provided is used as an example and is not specific to Hillsborough County.

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/ vouchers in use	-	1,298	6,421	19,932	1,239	18,693	-	-	-

Public Housing Totals in Use

Example Source: Miami-Dade PHA Plan

Homeless Data

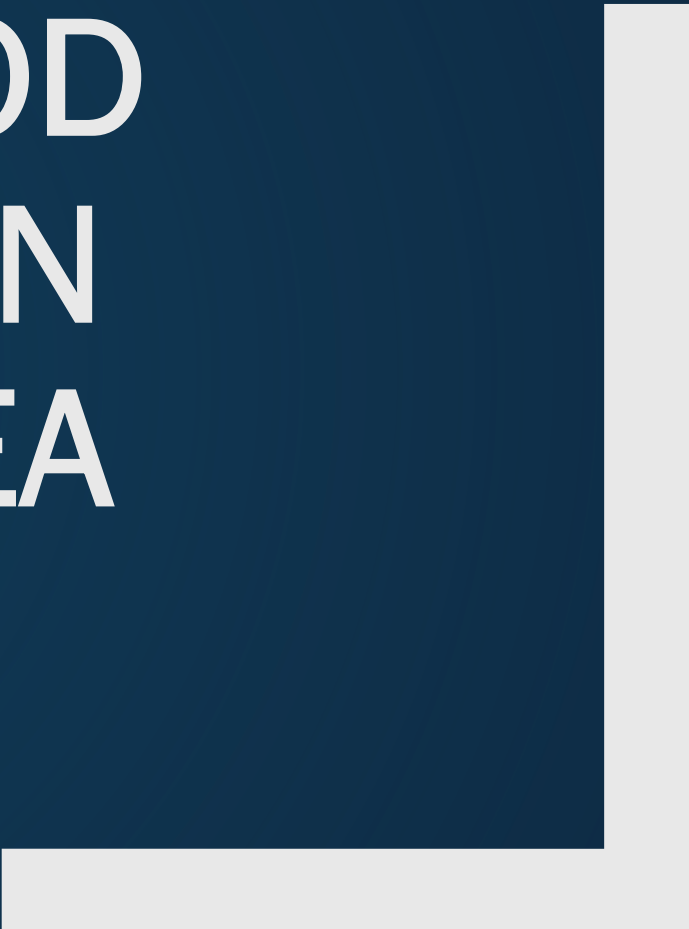
Homeless Facilities and Available Beds

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,164	0	144	1,668	0
Households with Only Adults	1,207	0	322	3,229	0
Chronically Homeless Households	0	0	0	3,451	0
Veterans	0	0	90	1,349	0
Unaccompanied Youth	58	0	12	0	0

Example Source: HUD 2023 Housing Inventory Count



NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)



What is a NRSA?

- Neighborhood Revitalization Strategy Area:
 - *A HUD-approved tool under CDBG that gives local governments more flexibility to use federal funds for integrated neighborhood revitalization strategies in areas with concentrated poverty and housing needs.*
- A very low-income geographic target area
 - *Must be contiguous*
 - *Primarily residential*
 - *At least 51% low and moderate-income*

NRSAs

What?

- HUD-approved plan for a targeted area with a high % of low/moderate-income residents
- Requires submission of an NRSA plan to HUD for approval

Why?

- Greater flexibility in meeting national objectives
- Allows aggregation of activities for impact measurement
- Designed for concentrated, place-based revitalization efforts

How?

- Supports mixed-use and integrated housing/economic development

NRSA Advantages: Key Flexibilities

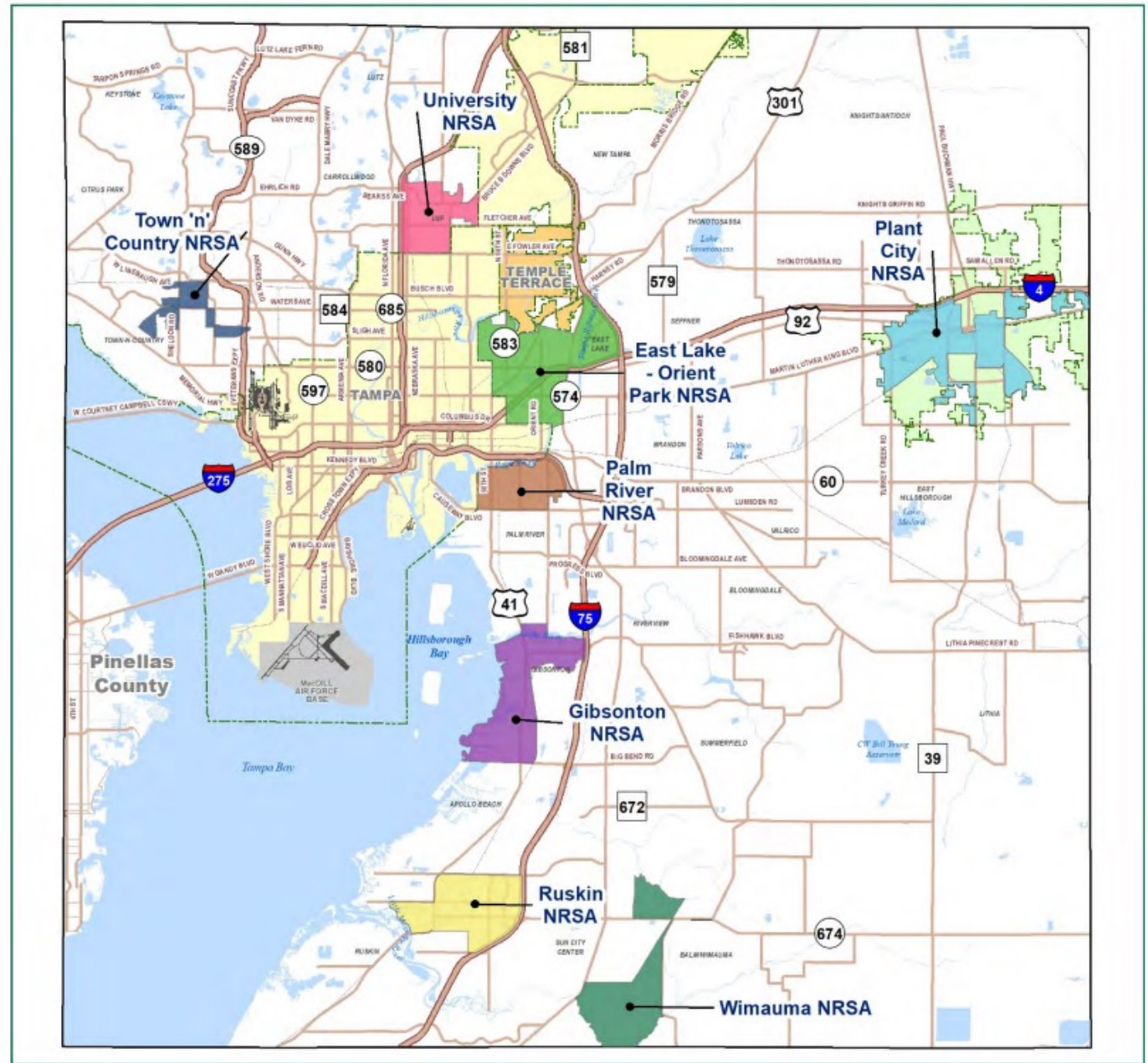
- Aggregation of housing units
 - *Outside a NRSA, 100% of single-family homes must be occupied by LMI households*
 - *Within an NRSA, only 51% have to be occupied by LMI households*
- 15% Public Service Cap Exemption
- Job creation/retention can qualify as LMA benefit
- Exempt economic development project from the aggregate public benefit standards

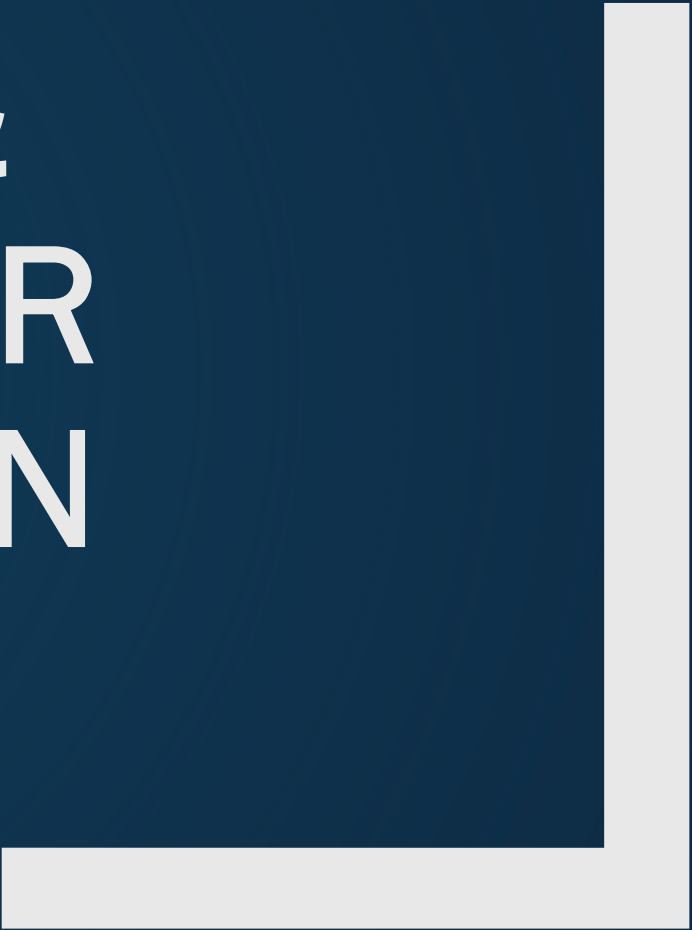
NRSA's

- East Lake – Orient Park
- Gibsonton
- Palm River
- Plant City
- Ruskin
- Town “n” Country
- University Area
- Wimauma

***Note: Not all Census Tracts and Blocks Groups in the Census Designated Place is included in the NRSA**

Neighborhood Revitalization Strategy Areas (NRSA) Hillsborough County





RESIDENT & STAKEHOLDER PARTICIPATION

Public Participation

- HUD-provided consolidated plan data resources are available to the public at:

- <https://www.hudexchange.info/news/cdbg-consolidated-plan-data-resources/>



- Broad outreach:
 - Public meetings with residents, housing and homeless partners, public service providers, public housing residents, community organizations, businesses, and other stakeholders.
 - Agency direct consultation
 - Public comment period
 - Public hearing

Focused Participation

- The county must make efforts to encourage participation in the development of the Consolidated Plan from the following populations:
 - Low- and moderate-income individuals and households
 - Residents in underserved areas
 - Minoritized populations
 - Limited English-speaking individuals and households
 - Individuals with disabilities
 - Public housing residents



Agency Consultation

- Health, social service, and housing agencies providing services to:
 - *Children*
 - *Elderly*
 - *Persons with Disabilities*
 - *Persons with HIV/AIDS and their Families*
 - *Homeless Persons*
 - *Public Housing Residents*
 - *Low- and Moderate-Income Persons*

- *Continuum of Care*
- *Businesses and civic leaders*
- *Developers*
- *Nonprofit Organizations*
- *Philanthropic Organizations*
- *Community-Based and Regionally-Based Organizations*
- *Faith-Based Organizations*
- *Adjacent jurisdictions*

Community Dialogue



Join the Conversation!

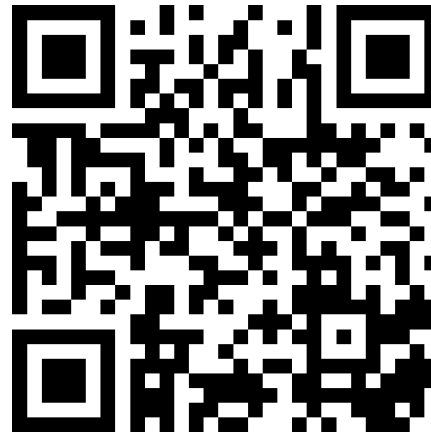
1. On your computer, smart phone, or tablet type **slido.com** into your browser.

2. Join as participant with this number:

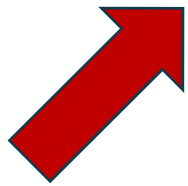
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-OR-

3. Scan the QR code from your smart phone.



Scan Me





Please sign in by providing your: 1) Name 2) Email 3) Organization (if applicable).



ASSET MAPPING



Asset Mapping Goals

- Identify neighborhood/community assets to determine gaps
- Connect assets to HUD-eligible investments
- Prioritize funding categories
- Create defensible community-driven recommendations
- Definition: Community Asset
 - *Any resource, skill, talent, or institution – including people, physical spaces, programs, and organizations – that enhances the quality of life and can be mobilized to address local needs.*



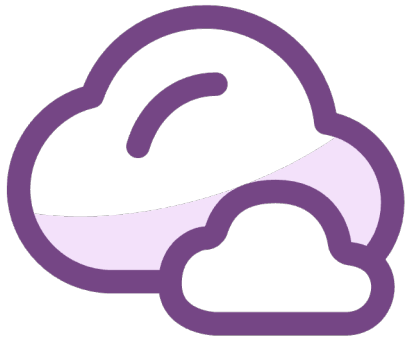
What physical spaces or properties exist in your neighborhood that could support affordable housing?



What programs or social services are offered in your neighborhood or community that can reduce poverty and promote upward mobility for vulnerable residents?



What critical infrastructure systems are in place in your neighborhood or community to support mobility, connectivity, and safety?



What employment, job-readiness, or business development programs or services are offered in your neighborhood or community that can increase economic opportunity for residents?



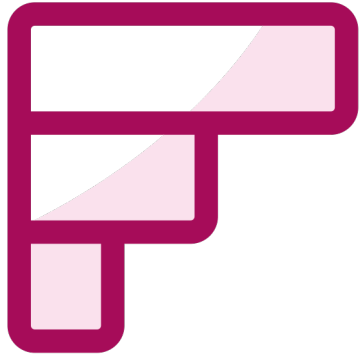
PRIORITY SETTING



What three issues most affect quality of life for Hillsborough County residents?



What groups or individuals in the community are most underserved or overlooked?



Should HUD funding focus on:

- Preserving existing housing
- Building new housing
- Supporting businesses
- Infrastructure improvements
- Services for vulnerable residents



Thank
you!

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