University Area Rental/ Redevelopment Study

A joint study to analyze the rental housing market and redevelopment potential of properties in the University Community Plan area.

Section 1
Population
Characteristics

Section 2
Rental Housing
Market Analysis

Section 3
Redevelopment
Analysis

Hillsborough County
Florida

THE PLANNING COMMISSION

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Section 1.0 Population Characteristics[1]

Section 1.1 Population

The 2010 U.S. Census shows the population within the University Area[2] as 23,607 persons (see Table 1.1). This is a modest increase of less than 3 percent from the 2000 U.S. Census which showed 22,961 persons. Interestingly the 1990 U.S. Census reported 18,975 persons which was a 21 percent increase between 1990 and 2000. It would appear growth stalled the last decade although projections show population increasing about 27 percent to 30,000 persons by 2025. This projected growth most likely is related to potential job growth in the vicinity, namely the surrounding redevelopment potential and the growth of the University of South Florida and related businesses.

The University Area is dominated by persons between the ages of 25 to 44 (31 percent) and by persons under the age of 18 (27 percent). These two age groups represent similar characteristics when compared to the County which has 24 percent and 28 percent in each respective age group. However, the age group 65 years and over represents just 8 percent of the population while the County has 12 percent population in this age group. This again may be due to the University Area's proximity to the University of South Florida.

The "white only" and "black only" race categories make up 81 percent of the area, 41 and 40 percent respectively. The County however is comprised of 71 percent "white" only" and 17 percent "black only." The University Area also has more Hispanic ethnic persons when compared to the County, 38 and 25 percent respectively.

[1] Data discussed in this analysis from 2006-2010 does not include margin of errors (MOE) therefore results should be used with caution since they may significantly differ if MOEs were included.
[2] "University Area" is bordered by Fowler Avenue from Interstate 275 to 30th Street, 30th Street from Fowler Avenue to Bearss Avenue/Skipper Road, Bearss Avenue/Skipper Road from 30th Street to Interstate 275, and Interstate 275 from Bearss Avenue/Skipper Road to Fowler Avenue.

Table 1.1

Population & Housing Tenure Characteristics		
Population		**23,607**
	Male	11,761
	Female	11,846
Age		
	Under 18	6,273
	18 to 24	3,727
	25 to 44	7,214
	45 to 64	4,437
	65 and over	1,956
Race		
	White	9,771
	Black	9,438
	Am. Indian	190
	Asian	285
	Pacific Islander	13
	Other race	2,855
	Two of more races	1,055
Hispanic		8,930
Housing Units		**12,217**
	Occupied	9,456
	Vacant	2,761
Tenure by Householder Age		
Owner Occupied		892
	Householder 15-24	19
	Householder 25-44	251
	Householder 45-64	357
	Householder 65+	265
Renter Occupied		8,564
	Householder 15-24	1,397
	Householder 25-44	3,709
	Householder 45-64	2,607
	Householder 65+	851

Source: 2010 Census, STF1

Section 1.2 Households

Housing units in the University Area is mostly occupied (77 percent) versus vacant (23 percent). Of the occupied units, households are primarily renters (70 percent), which is substantially greater than the County with renter occupied units comprising only 39 percent of all housing units.

According to the 2006-2010 American Community Survey[1], households in the University Area are evenly split between family and non-family households. There are a relatively large percent of householders living alone (41 percent) and two-person households (23 percent). Fifty-six percent of households in the University Area have an income less than $25,000 per year. The University Area income is low when one considers that only 23.5% percent of households in the County have an annual income of below $25,000. See Table 1.2.

Table 1.2

Household & Housing Unit Characteristics			
Households	**9,572**	**Bedrooms[3]**	
Households w/one or more people under 18[1]	3,326	No bedroom	341
Households w/one or more people 60 yrs. or over[1]	1,542	1 bedroom	3,667
Family	4,781	2 or 3 bedrooms	5,209
Married Couple	1,689	4 or more bedrooms	353
with children under 18	2,690	**Year Structure Built[3]**	
Non-Family	4,791	2000 or later	680
Size[2]		1990-1999	1,181
One-person *(Householder living alone)*	3,918	1980-1989	3,162
Two-person	2,198	1960-1979	3,991
Three-person	1,762	1940-1959	386
Four+ person	1,692	1939 or earlier	172
Income		**Year Structure Built (Owner Occupied)[3]**	
Less than $25,000	5,347	2000 or later	69
$25,000-$35,000	1,423	1990-1999	88
$35,000-$50,000	1,283	1980-1989	250
$50,000-$100,000	1,331	1960-1979	425
Over $100,000	188	1940-1959	106
Units in Structure[3]		1939 or earlier	24
1 detached	882	**Year Structure Built (Renter Occupied)[3]**	
1 attached	295	2000 or later	611
2 apartments	887	1990-1999	1,093
3 or 4 apartments	1,345	1980-1989	2,912
5 to 9 apartments	1,613	1960-1979	3,565
10 or more apartments	3,758	1940-1959	280
Mobile home or other housing	793	1939 or earlier	148

Source: 2006-2010 American Community Survey

* Does not consider margin of errors

1) Based on percent of households as reported by U.S. Census Bureau

2) Based on percent, may not total due to rounding

3) Based on percent of Occupied Households as reported by U.S. Census Bureau, may not total due to rounding

Section 1.3 Housing Stock

The University Area is comprised mainly of apartments. Only 21 percent of housing units are not categorized as apartments. Of the apartment types, 39 percent are in buildings of ten or more units. This is notably different than the County with only 9 percent in this apartment grouping.

According to the 2010 U.S. Census, 47 percent of housing units were built between 1960 and 1979. Thirty-two percent were built between 1980 and 1989. This signifies an older housing stock in the University Area, perhaps ripe for redevelopment opportunities. Although the 2010 U.S. Census did not tabulate this data, the 2006-2010 American Community Survey[1] shows similar results. This seems reasonable given the limited population growth within the University Area over the last decade.

Table 1.3

Historical Data - Year Structure Built					
	1960 Census	1970 Census	1980 Census	1990 Census	2000 Census
1990-1999					623
1980-1989				4,996	1,823
1960-1979		2,755	7,650	6,328	2,965
1950-1959	1,303	324	384	216	243
1940-1949	426	89	90	21	21
1939 or earlier	475	86	70	77	102
	2,204	**3,254**	**8,194**	**11,638**	**5,777**

Source: Decennial U.S. Census for each year identified

Section 1.4 Summary

In summary, the University Area showed little growth over the last decade yet is projected to have significant growth by 2025. It has a younger population with more persons considering themselves "black only" and persons of Hispanic origin, when compared to the County. Household income is very low. There are many more housing units that are renter occupied as opposed to owner occupied, which may explain the large amount of apartment buildings. Finally the housing stock is considerably aged having been built between 1960 and 1989.

Section 2.0 Rental Housing Market Analysis

Section 2.1 Rental Market Averages

This rental market analysis was prepared using data provided by the Bay Area Apartment Association (BAAA) to provide meaningful information regarding average rents, occupancy and square footage for Submarket 1b of Hillsborough County,[1] which includes the University Area.[2] BAAA data was complemented by data collected from the U.S. Census Bureau, U.S. Department of Housing and Urban Development (HUD) and Florida Housing Finance Corporation to supply information regarding number of rental units, occupant tenure, fair market rent and affordability specific to the University Area. These geographies are shown in Map 1.

According to the 2010 Census, the actual number of rental units (not limited to apartments) in the University Area alone is 11,012. Based on BAAA data, approximately 9,000 (or 80 percent) of these rental units are apartments. Given the high percentage of apartments, it is not surprising that there are 71 apartment complexes in the University Area, 59 of which supply market-rate apartments.[3]

As part of the BAAA's quarterly Apartment Market Survey, the BAAA surveys approximately 76 apartment complexes in Submarket 1b,[4] which include the University Area's 59 market-rate apartment complexes. Over the past few years, an average of 67 apartment complexes have responded, representing an average response rate of 88 percent.

Although the rental market covering the University Area has fluctuated over the past five (5) years, average rents have remained generally constant with a slight decrease in occupancy. Ninety-one percent of occupied housing units within the University Area are renter-occupied, and approximately 82 percent of renter-occupied housing units are estimated to be market-rate apartments. Most apartments within the University Area are aging, with few complexes newer than 1980. The majority of renter households are one- or two-person households, signifying a continued demand for one- and two-bedroom units. Although there was a slight increase in larger units between 2009 and 2011, occupancy of these units has not kept pace.

[1] "Submarket 1b" covers the University Area and is bordered by Busch Boulevard from Interstate 275 to 56th Street, 56th Street from Busch Boulevard to Fletcher Avenue, Fletcher Avenue from 56th Street to Bruce B. Downs Boulevard, Bruce B. Downs Boulevard to Bearss Avenue, Bearss Avenue from Bruce B. Downs Boulevard to Livingston Avenue, Livingston Avenue from Bearss Avenue to Interstate 275, and Interstate 275 from Livingston Avenue to Busch Boulevard.

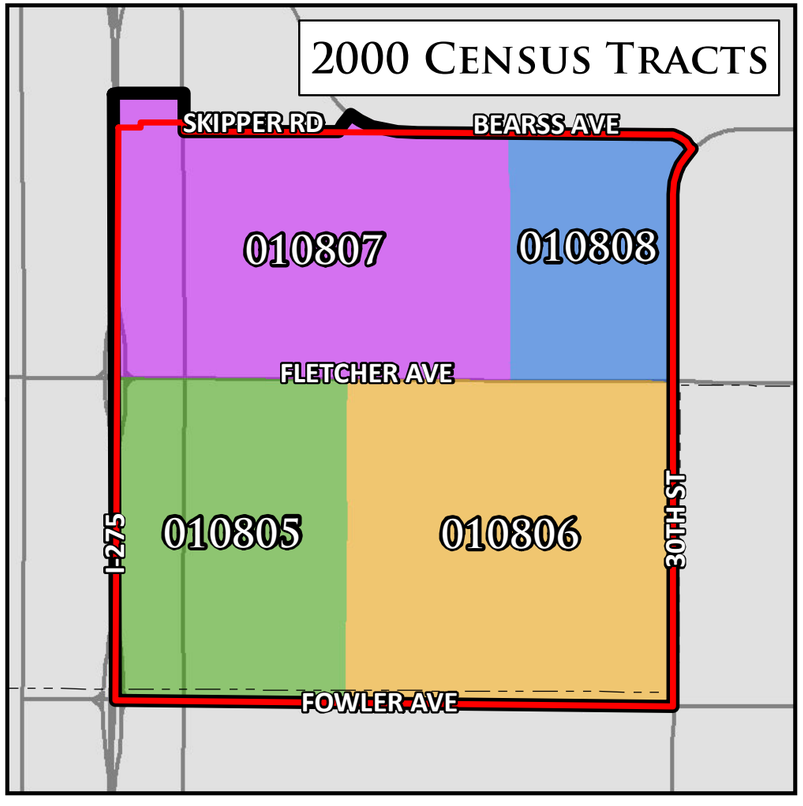
[2] "University Area" is bordered by Fowler Avenue from Interstate 275 to 30th Street, 30th Street from Fowler Avenue to Bearss Avenue/Skipper Road, Bearss Avenue/Skipper Road from 30th Street to Interstate 275, and Interstate 275 from Bearss Avenue/Skipper Road to Fowler Avenue.

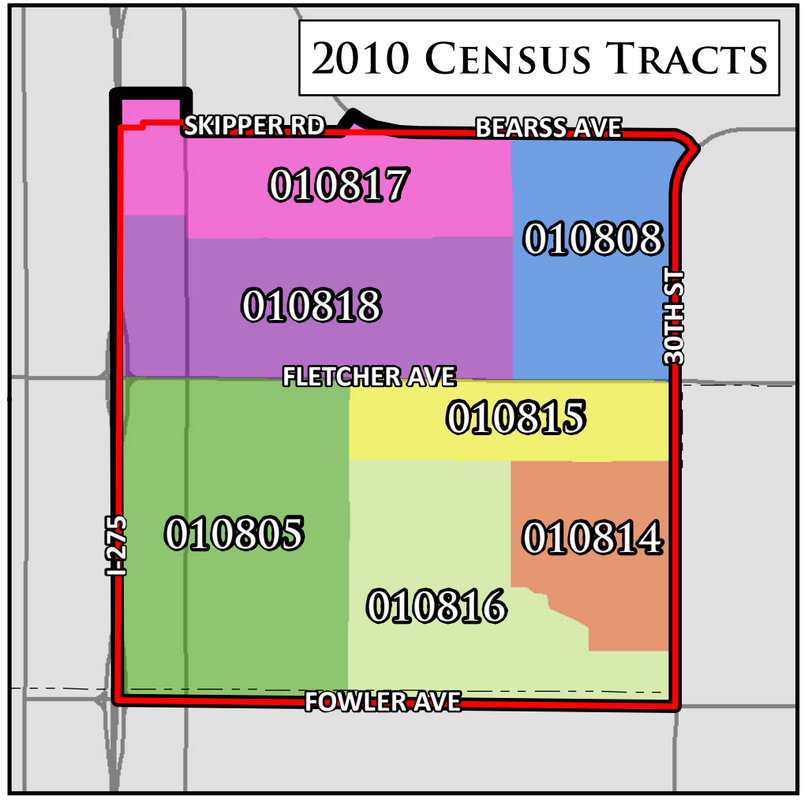
[3] The other 12 apartment complexes supply apartments for specific populations including, but not limited to, low income housing tax credit (LIHTC) units.

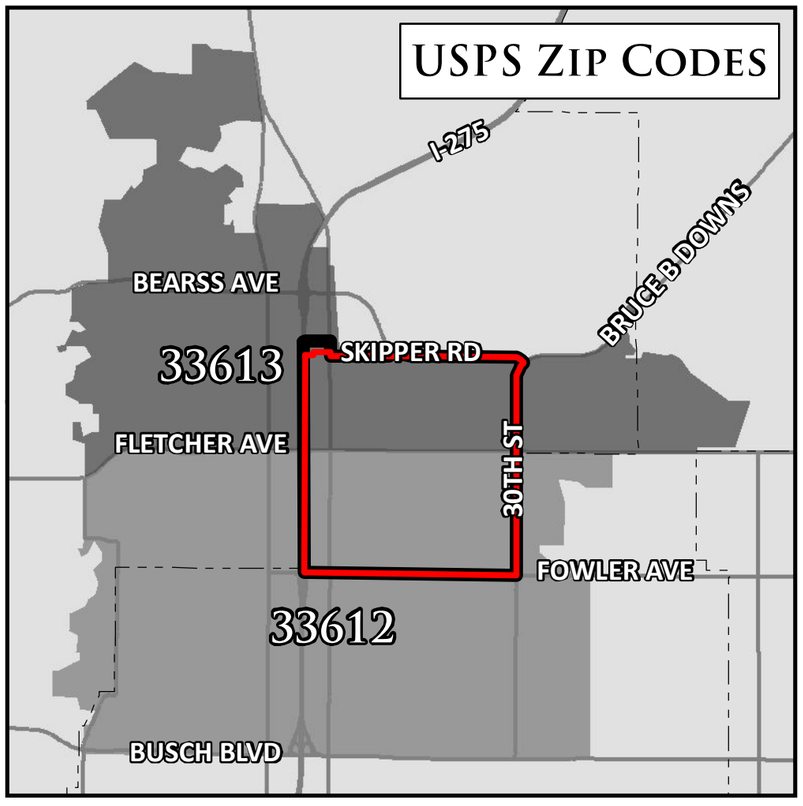
[4] The total number of rental units provided by the apartment complexes surveyed in Submarket 1b is approximately 14,000, although the number of complexes responding to the survey varies annually. Based on the average number of responding complexes, more than 70 percent of the rental units provided by the surveyed complexes are represented by the BAAA data.

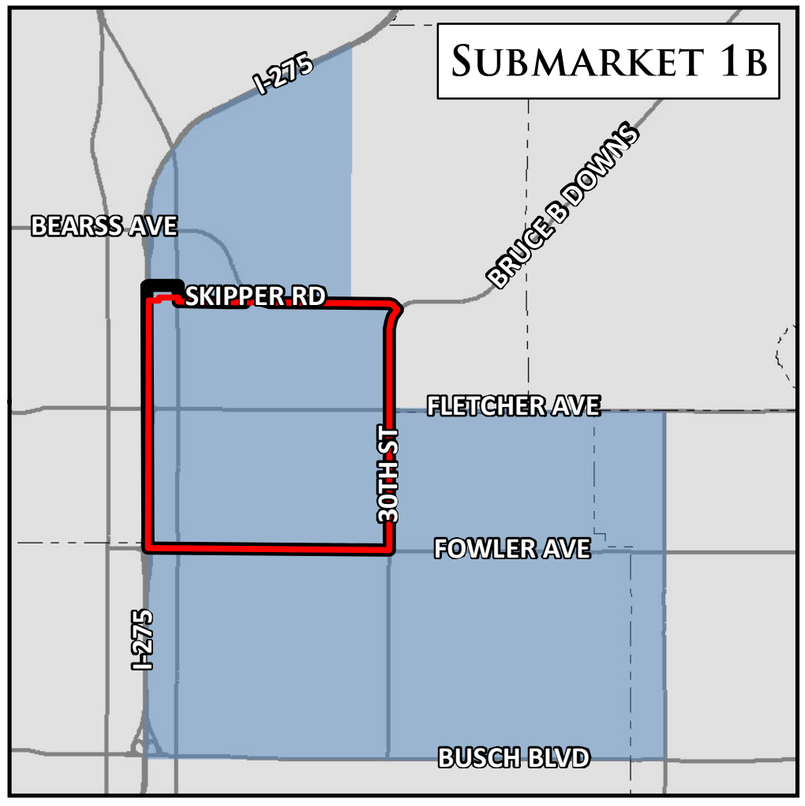
University Area Rental/ Redevelopment Study

Map 1
University Area Geographies









- University Area
- NSP3 Target Area
- Incorporated, City of Tampa
- Major Roads

Prepared: February 2012

Sources: Hillsborough County GIS Data (Roads, NSP Target Areas); Hillsborough County City-County Planning Commission GIS Data (Jurisdictions, University Area); U.S. Census TIGER/Line Shapefiles and HUD Data (Census Tracts); Bay Area Apartment Association (Submarkets); Florida Geographic Data Library (FGDL Zip Codes), as of February 2012.

Hillsborough County Florida

The Planning Commission

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Section 2.1.1 Fair Market Rent

Criteria for rental housing programs that rely on the private market, whether certificate- or voucher-based programs, typically reference Fair Market Rent (FMR). FMRs often set limits on which units can be rented or on the level of subsidy provided to a particular household. When considering the rental market of the University Area, it is important to also determine what rents and types of units are considered affordable. The HUD definition of FMR is the "40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market." FMRs for the past three (3) years provided by HUD for Hillsborough County are shown in Table 2.1, as are the current FMRs for 2012. It is important to note that although FMRs rose by an average of 1.28 percent from 2009 to 2011, the current 2012 FMRs are 3.34 percent lower than the preceding year.

Table 2.1
Fair Market Rent (FMR) for Hillsborough County, Florida

Fair Market Rent By Unit Type*						
Unit Type	2009	2010	2011	Change 2009-2011	2012	Change 2011-2012
Efficiency	$705	$714	$714	1.28%	$690	-3.36%
One-Bedroom	$782	$793	$792	1.28%	$766	-3.28%
Two-Bedroom	$946	$959	$958	1.27%	$926	-3.34%
Three-Bedroom	$1,199	$1,215	$1,214	1.25%	$1,173	-3.38%
Four-Bedroom	$1,447	$1,467	$1,466	1.31%	$1,417	-3.34%

*Hillsborough County, Florida

Source: U.S. Department of Housing & Urban Development (HUD), 2012

http://www.huduser.org/portal/datasets/fmr/fmrs/docsys.html&data=fmr12

Section 2.1.2 Average Rents

Overall, average rents have increased 10 percent since 2007 and stayed relatively constant since 2009. As shown in Table 2.2, average monthly rent for all types of apartments increased from $754 in the third quarter of 2007 to $830 in the third quarter of 2011. The most dramatic increase in the past five (5) years occurred from 2007 to 2008, when the average rent increased $113 or 15 percent. This increase was followed by a subsequent decrease of four percent or $39 from 2008 to 2009 resulting in an average rent of $828. Average rent fell another two percent or $19 by third quarter 2010; however, by third quarter 2011 the average rent bounced back to $830, on par with 2009's average rent. In contrast, the average square footage of all apartment units has increased two percent over the last five years and actually decreased two percent over the last three years.

Table 2.2
Rental Market Averages

Averages (By Year)					
	2007	2008	2009	2010	2011
Units* (#)	10,377	9,481	10,986	10,128	8,602
Vacant (#)	772	931	1,010	1,178	1,074
Vacancy (%)	7.44	9.82	9.19	11.63	12.49
Occupancy (%)	92.56	90.18	90.81	88.37	87.51
Avg. Size (Sq. Ft.)	885	943	929	983	906
Avg. Rent ($)	754	867	828	809	830

*Number of available units responding to the BAAA's quarterly market survey only. Does not reflect units that did not respond to the survey or did not receive a survey.

Source: Bay Area Apartment Market Surveys for Submarket 1b "University" provided by Bay Area Apartment Association, 2012

Third Quarter Reports 2007-2008 and 2010-2011; First Quarter Report 2009 (Third Quarter Report 2009 Unavailable)

As shown in Table 2.3(a), average rents have increased for two-bedroom and three-bedroom units since 2007, with average three-bedroom/two-bath unit rent prices increasing the most (13 percent). In contrast, average rent prices for smaller and larger units, such as efficiencies and four-bedroom/two-bath units have decreased. For example, average rent prices for efficiencies have steadily declined since 2008, falling from $502 to $340.

More recently, there was a decrease in average rent prices for most units between the first quarter of 2009 and third quarter of 2011. With the exception of two-bedroom/one-bath units, average rents for other unit types fell by an average of 11 percent during this time.

When compared to 2011 FMR, the reported average rents for 2011 were significantly lower for all types of apartments in Submarket 1b. For example, FMR for a one-bedroom unit was $792 in 2011, while the BAAA reported average rent for a one-bedroom unit in Submarket 1b at $592 – a $200 difference.

Table 2.3(a)
Average Rent by Rental Unit Type

Type of Rental Unit	Average* Rent ($)					Change 2007-2011	Change 2009-2011
	2007	2008	2009	2010	2011		
Efficiency	496	502	499	461	340	-31%	-32%
1BR/1BA	595	642	621	602	592	-1%	-5%
2BR/1BA	670	709	684	676	685	2%	0%
2BR/1.5BA	717	921	832	738	765	7%	-8%
2BR/2BA	793	864	835	786	815	3%	-2%
3BR/2BA	854	1,095	1,078	976	961	13%	-11%
4BR/2BA	1,117	1,147	1,122	1,142	1,064	-5%	-5%
All Units**	754	867	828	809	830	10%	0%

*Average of highest and lowest rents reported for that type of rental unit only.

**All units may include other types of units not covered in the categories above.

Source: Bay Area Apartment Market Surveys for Submarket 1b "University" provided by Bay Area Apartment Association, 2012

Third Quarter Reports 2007-2008 and 2010-2011; First Quarter Report 2009 (Third Quarter Report 2009 Unavailable)

Using data collected from FloridaHousingSearch.org (sponsored by the Florida Housing Finance Corporation), sample rents by type of unit for specific apartment complexes within the University Area were compared with the BAAA data for Submarket 1b. See Table 2.3(b). Based on these few samples, average rents in the University Area appear comparable to those within the larger geography. For example, sample rent for a one-bedroom unit in the University Area averaged $589, while the BAAA reported average rent for a one-bedroom unit in Submarket 1b at $592 – only a $3 difference.

Table 2.3(b)
Sample Rents by Zip Code

Type of Rental Unit	Sample Rents ($) by Zip Code							Avg. of Samples
	33612				33613			
	University Square	Spanish Trace	Key Vista	La Vista Oaks	Sterling Lakes	Live Oak Landings	JK Apts.	
1BR/1BA	599	NA	NA	588	595	575	NA	589
2BR/1BA	779	726	588	675	713	700	500	669
2BR/2BA	NA	726	NA	NA	725	NA	NA	726

Source: FloridaHousingSearch.org, sponsored by the Florida Housing Finance Corporation, accessed March 2012.

Chart 2.1
Average Rent, Five-Year Trend

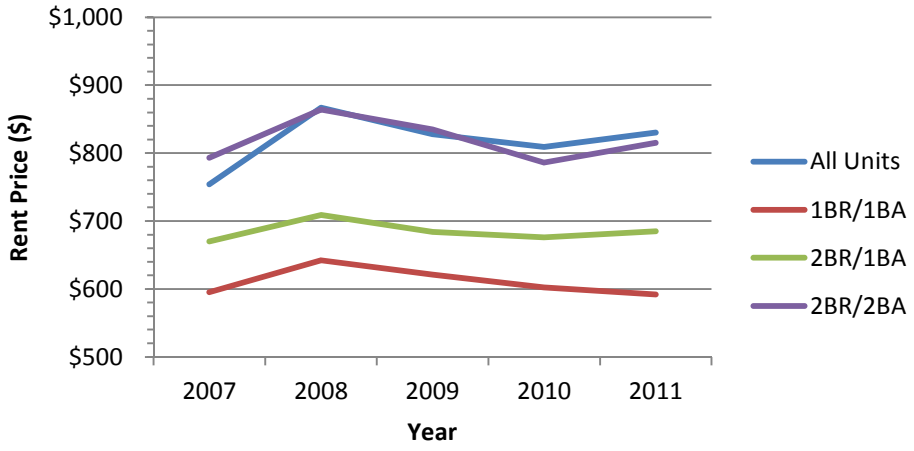
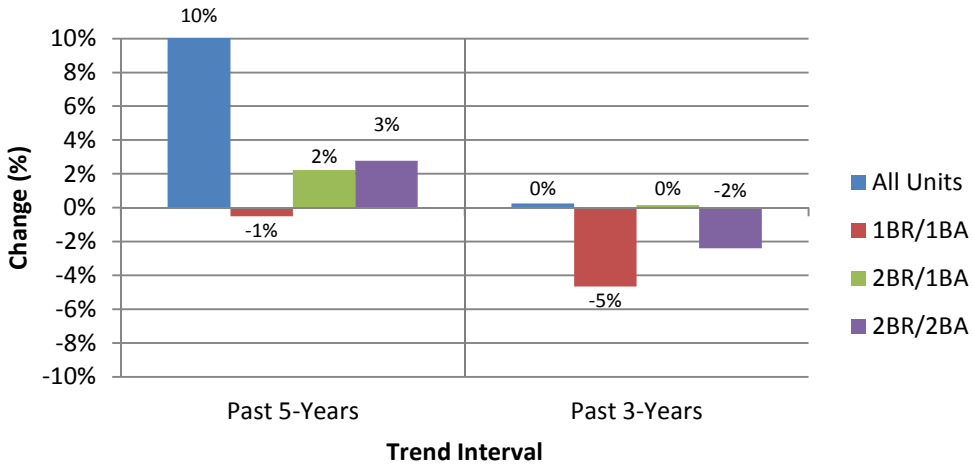


Chart 2.2
Average Rent, Trend Comparison



Section 2.1.3 Number of Units & Composition by Unit Type

According to the U.S. Census Bureau, seven (7) census tracts corresponded to the University Area in 2010, versus four (4) census tracts in 2000. These census tracts are shown in Map 1. Table 2.4, below, shows the number of rental units reported by tract during the decennial Census in 2010. There were 11,012 rental units reported within the University Area. Approximately 78 percent of these rental units were occupied, while approximately 22 percent were vacant.

Table 2.4
Number of Rental Units

Number of Rental Units in University Area		
Census Tract	**Renter-Occupied**	**Vacant**
10805	1,512	375
10808	1,327	322
10814	1,087	366
10815	662	250
10816	1,458	316
10817	937	322
10818	1,581	497
SUBTOTAL	**8,564**	**2,448**
	TOTAL	**11,012**

Source: 2010 Decennial U.S. Census Data, Summary File 1

Based on supplemental data provided the BAAA that inventories apartments by postal zip code, apartments within the University Area were identified based on address. Out of the 96 apartments inventoried in zip codes 33612 and 33613, approximately 59 were located in the University Area. This represents 78 percent of the average number of apartment complexes surveyed by the BAAA in Submarket 1b, a large share of that submarket. The 59 apartment complexes within the University Area are estimated to supply approximately 7,067 market-rate apartments, or approximately 64 percent of the total rental units in the University Area. Another 12 apartment complexes provide approximately 2,000 rental units for specific populations, including, but not limited to, low income housing tax credit (LIHTC) units.

The majority of the 7,067 apartments within the University Area were built prior to 1980, with an average year built of 1976 and a median year built of 1974. Properties located in zip code 33612, south of Fletcher Avenue tend to be older, with 68 percent of apartments built prior to 1980. In contrast, less than half of apartments located in zip code 33613, north of Fletcher Avenue, were built prior to 1980. The most recently constructed apartment complex is Carlisle Lakes, built in 1999. Of the approximate 2,000 apartments for specific populations, the most recently constructed were Spanish Trace in 2008, a HUD-funded project, and Sterling North Campus in 2012, student housing.

In terms of the rental market covering the University Area, the number of apartments responding to the BAAA's survey since 2007 has averaged 9,915 or 71 percent of the total estimated number of apartments in Submarket 1b. One-and two-bedroom apartments comprise by far the greatest percentage of unit types in the rental market. In 2011, over 70 percent of responding available units were one- or two-bedroom type. Thirty-nine percent were one-bedroom and 34 percent were two-bedroom. In comparison, larger units, such as three-bedroom and four-bedroom units represented only eight (8) percent of responding units that year. This emphasis on one-and two-bedroom units indicates there are only a limited number of rental opportunities for larger families in the rental market covering the University Area.

Although the percentage of efficiencies and three-bedroom units has increased somewhat over the past three (3) years (see Chart 2.3), occupancy of efficiencies and three-bedroom units has not kept pace (see Chart 2.4), signifying that either higher rent per square footage or other factors are discouraging rental of these units.

Table 2.5
Number of Apartments by Rental Unit Type

Type of Rental Unit	Responding* Rental Units (#)					Change 2007-2011	Change 2009-2011
	2007	2008	2009	2010	2011		
Efficiency	147	113	113	62	275	87%	143%
1BR/1BA	4,402	3,637	4,597	4,020	3,363	-24%	-27%
2BR/1BA	1,515	1,229	1,490	1,317	1,061	-30%	-29%
2BR/1.5BA	331	274	317	340	236	-29%	-26%
2BR/2BA	1,814	2,134	2,192	2,208	1,608	-11%	-27%
3BR/2BA	363	450	466	666	627	73%	35%
4BR/2BA	73	73	73	127	128	75%	75%
All Units	10,377	9,481	10,986	10,128	8,602	-17%	-22%

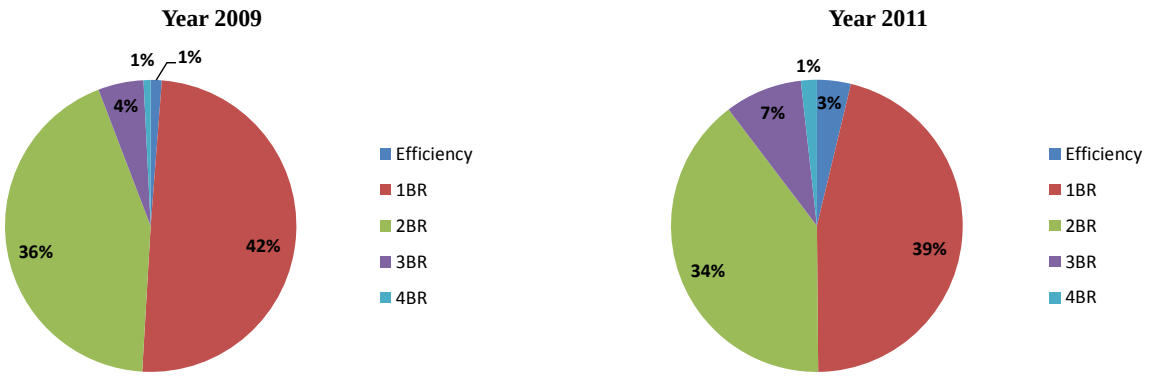
*Number of available units responding to the BAAA's quarterly market survey only. Does not reflect units that did not respond to the survey or did not receive a survey.

**All units may include other types of units not covered in the categories above.

Source: Bay Area Apartment Market Surveys for Submarket 1b "University" provided by Bay Area Apartment Association, 2012

Third Quarter Reports 2007-2008 and 2010-2011; First Quarter Report 2009 (Third Quarter Report 2009 Unavailable)

Chart 2.3
Composition of Apartments by Rental Unit Type



Section 2.1.4 Occupancy

As shown in Table 2.6, 91 percent of occupied housing units within the University Area are rented, according to the 2010 U.S. Census. The 2010 American Community Survey (ACS) *3-Year Estimates* show a similar percentage, although ACS estimates the total number of housing units at 9,572 and the total number of renter-occupied units at 8,610. Vacant or unoccupied units comprise another 2,448 units, resulting in a total of 11,012 rental units within the University Area. Based on supplemental data provided by the BAAA that inventories apartments by postal zip code, it is estimated that 64 percent, or 7,067, of these units are apartments.

The majority of rented units are occupied by one- or two-person households and three- or four-person households occupy another 27 percent of rented units, indicating that most renters are singles, couples, or smaller families with few children. Most rented units are occupied by householders 45 years of age or younger. Only 10 percent of rented units are occupied by householders 65 years of age or older.

Table 2.6
Characteristics of Renter Households

Characteristics of University Area Renter Households		
	Number	**Percentage**
Occupied housing units (all)	9,456	100%
Renter occupied units	8,564	91%
Size of Renter Households		
1-person household	3,195	37%
2-person household	2,088	24%
3-person household	1,336	16%
4-person household	997	12%
5-person household	555	6%
6-person household	247	3%
7-or-more-person household	146	2%
Age of Renter Householders		
15 to 24 years	1,397	16%
25 to 34 years	2,169	25%
35 to 44 years	1,540	18%
45 to 54 years	1,613	19%
55 to 64 years	994	12%
65 years and over	851	10%

Source: 2010 Decennial U.S. Census Data, Summary File 1, *Housing Characteristics by Census Tract.*

In terms of the rental market covering the University Area, the number of vacant apartments in the past three (3) years increased in all categories but the two-bedroom/two-bath unit type. Smaller unit types such as efficiencies and one-bedrooms and larger unit types such as three- and four-bedrooms comprised a larger share of reported vacancies in 2011 than they had in 2009.

Over the past five (5) years, the number of responding apartments peaked in 2009; however, the percentage of apartments reported as vacant subsequently increased. The number of responding rental units rose 16 percent from third quarter 2008 to first quarter 2009 while the number of rental units reported as vacant rose only eight percent during that time. By third quarter 2010, the number of rental units reported as vacant had risen 17 percent.

Occupancy in the past three (3) years decreased in all categories; however, occupancy of the two-bedroom/two-bath unit type showed the least amount of change over both the five-year and three-year intervals (<1% change). Occupancy of all rental units, which was 93 percent in 2007, dropped to 90 percent in 2008. This percentage has continued to drop through the third quarter of 2011. This trend indicates that during 2007, either rental housing was more "in demand" than at present or that supply has caught up with this demand.

Table 2.7
Number of Vacant Apartments by Rental Unit Type

Type of Rental Unit	Responding* Vacant Units (#)					Change 2007-2011	Change 2009-2011
	2007	2008	2009	2010	2011		
Efficiency	4	11	8	4	49	1125%	513%
1BR/1BA	272	292	425	574	497	83%	17%
2BR/1BA	96	143	137	146	167	74%	22%
2BR/1.5BA	20	28	53	135	41	105%	-23%
2BR/2BA	203	243	220	177	173	-15%	-21%
3BR/2BA	47	57	38	43	93	98%	145%
4BR/2BA	9	12	1	11	20	122%	1900%
All Units**	772	931	1,010	1,178	1,074	39%	6%

*Number of available units responding to the BAAA's quarterly market survey only. Does not reflect units that did not respond to the survey or did not receive a survey.

**All units may include other types of units not covered in the categories above.

Source: Bay Area Apartment Market Surveys for Submarket 1b "University" provided by Bay Area Apartment Association, 2012

Third Quarter Reports 2007-2008 and 2010-2011; First Quarter Report 2009 (Third Quarter Report 2009 Unavailable)

Chart 2.4
Composition of Vacant Apartments by Rental Unit Type

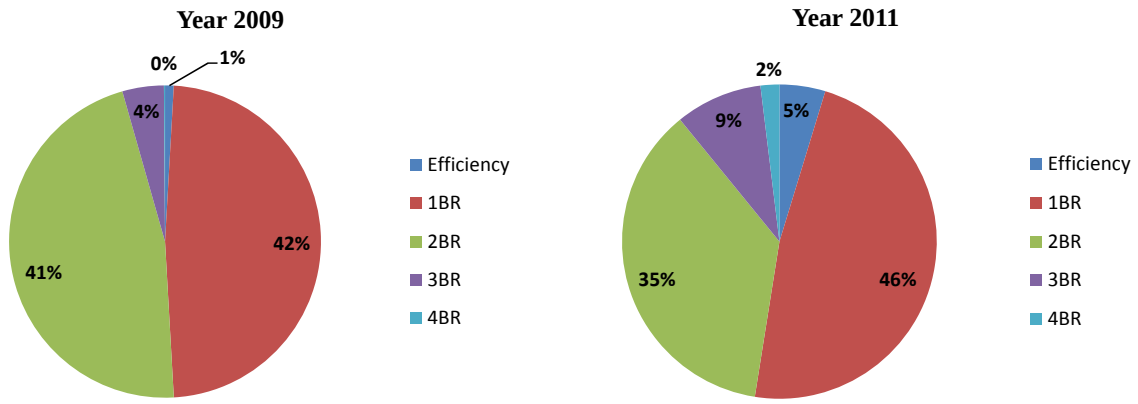


Table 2.8
Occupancy by Rental Unit Type

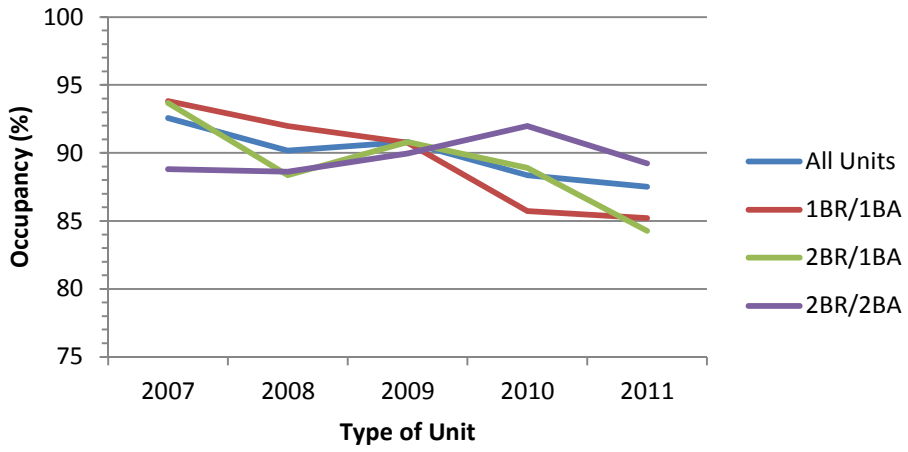
Type of Rental Unit	Occupancy (%)					Change 2007-2011	Change 2009-2011
	2007	2008	2009	2010	2011		
Efficiency	97.3	90.3	92.9	93.6	82.2	-15.5%	-11.6%
1BR/1BA	93.8	92.0	90.8	85.7	85.2	-9.2%	-6.1%
2BR/1BA	93.7	88.4	90.8	88.9	84.3	-10.0%	-7.2%
2BR/1.5BA	94.0	89.8	83.3	60.3	82.6	-12.1%	-0.8%
2BR/2BA	88.8	88.6	90.0	92.0	89.2	0.5%	-0.8%
3BR/2BA	87.1	87.3	91.9	93.5	85.2	-2.2%	-7.3%
4BR/2BA	87.7	83.6	98.6	91.3	84.4	-3.8%	-14.4%
All Units*	92.6	90.2	90.8	88.4	87.5	-5.5%	-3.6%

*All units may include other types of units not covered in the categories above.

Source: Bay Area Apartment Market Surveys for Submarket 1b "University" provided by Bay Area Apartment Association, 2012

Third Quarter Reports 2007-2008 and 2010-2011; First Quarter Report 2009 (Third Quarter Report 2009 Unavailable)

Chart 2.5
Occupancy by Rental Unit Type



Section 2.1.5 Average Square Footage

Average square footage of all rental units remained relatively constant between 2009 and 2011, with only a two-percent decrease since 2009. The five-year trend is similarly constant, as most rental unit types reported larger square footage in 2008 and 2010, but smaller square footage in 2009 and 2011 equating to a two percent change (see Chart 2.7). Of the most commonly reported unit types (one- and two-bedroom units); two-bedroom/one-bath unit types had the most consistent square footage over the three- and five-year trend interval.

Table 2.9
Average Square Footage by Rental Unit Type

Type of Rental Unit	Average* Size of Units (Sq. Ft.)					Change 2007-2011	Change 2009-2011
	2007	2008	2009	2010	2011		
Efficiency	423	389	389	534	404	-4%	4%
1BR/1BA	661	677	675	686	648	-2%	-4%
2BR/1BA	865	870	865	894	863	0%	0%
2BR/1.5BA	946	1,077	1,088	1,015	997	5%	-8%
2BR/2BA	1,008	1,023	1,027	1,042	996	-1%	-3%
3BR/2BA	1,195	1,274	1,261	1,249	1,191	0%	-6%
4BR/2BA	1,215	1,215	1,215	1,288	1,175	-3%	-3%
All Units**	885	943	929	983	906	2%	-2%

*Average of largest and smallest units reported for that type of rental unit only. **All units may include other types of units not covered in the categories above.

Source: Bay Area Apartment Market Surveys for Submarket 1b "University" provided by Bay Area Apartment Association, 2012

Third Quarter Reports 2007-2008 and 2010-2011; First Quarter Report 2009 (Third Quarter Report 2009 Unavailable)

Chart 2.6
Average Square Footage, Five-Year Trend

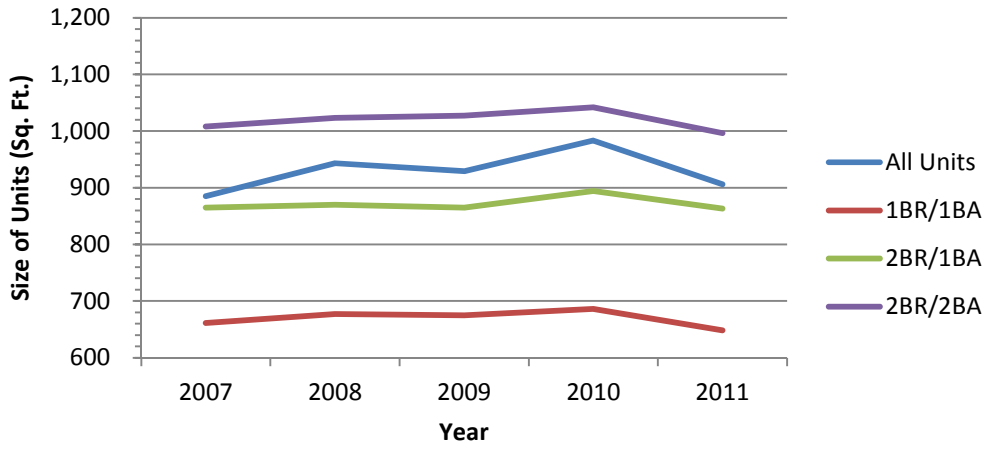
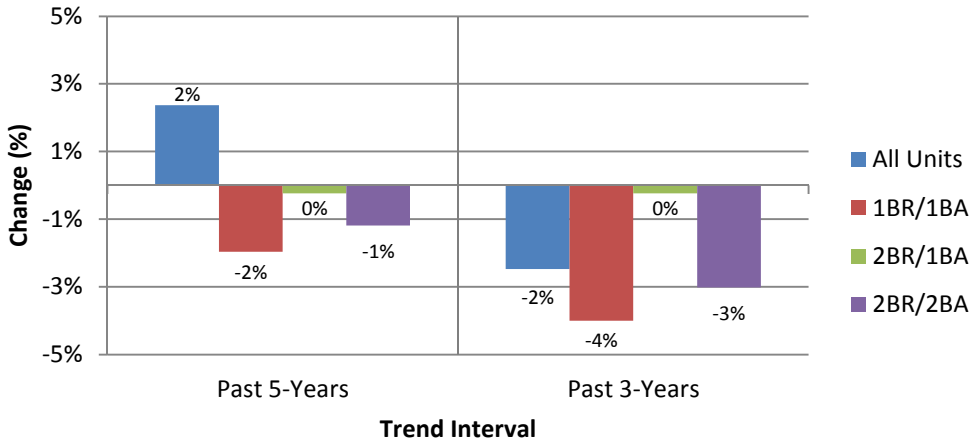


Chart 2.7
Average Square Footage, Trend Comparison



Section 2.2 Foreclosure Trends

The following is an analysis of foreclosure trends within the University Area since 2008, which was the start of the Neighborhood Stabilization Program (NSP).

Over the last few years, foreclosures have become a serious statewide and national problem. Regulators, lending institutions, households, and communities have all felt the negative impact of foreclosed homes. Federal, State, and local agencies are working to prevent homeowners from facing the financial burden and personal disaster of foreclosure, with additional help on the horizon.

A large portion of the foreclosures come from borrowers who have subprime adjustable rate mortgage (ARM) loans. After the fixed-rate period of the loan ends, the rate often adjusts to a significantly higher rate, often leaving the borrowers unable to keep pace with the higher mortgage payment. Borrowers are not solely responsible for high foreclosure rates, as some lenders are practicing predatory lending tactics. Predatory mortgage lenders often prey on low- to moderate-income households who cannot afford home ownership under normal terms. When rates increase beyond the household's means, lenders strip borrowers of home equity and threaten families with foreclosure, ultimately destabilizing communities.

Finally, another variable affecting the housing market is that, since the housing bubble burst, many home owners have found their finances underwater. They are paying on homes that are worth much less than the mortgages against them. Many have chosen to walk away from these debts. Called a "walkaway" or a "strategic default", deliberately defaulting on a mortgage is becoming more common as the real-estate market continues to struggle.

Although there are indications that the foreclosure trend is falling, over the past three (3) years, the foreclosure problem has remained high within the University Area, which is coterminous with Hillsborough County's NSP1 Target Area. Continued efforts by local governments in cooperation with the private sector can help to mitigate the effects of foreclosures in the University Area.

The number of homes in the Pre-Foreclosure stage has remained constant over the past six (6) months in addition to the number of Sherriff's Auctions. An increase of average sale price of these foreclosed homes over the last six (6) months shows positive trends within the zip codes corresponding to the University Area. Increased sale prices can help homeowners who are "underwater" on their mortgages by increasing housing values in the area.

The overall number of foreclosures has decreased since 2008. In 2008 there were 111 foreclosures according to NSP1 data for the University Area, which is coterminous with Hillsborough County's NSP1 Target Area and U.S. Census Tracts 10805, 10806, 10807, 10808.[5] In contrast, RealtyTrac showed only 57 foreclosures in January of 2012 for the 33612 and 33613 zip codes combined. This data indicates a recent downward trend in the number of foreclosures in the surrounding area; however, foreclosures are still recognized as a problem in the University Area.

Section 2.2.1 Neighborhood Stabilization Program (NSP)

NSP1 - 2008

On July 30, 2008, President George W. Bush signed into law the Housing and Economic Recovery Act of 2008 to address the nation's severe housing crisis. Title III of the Act appropriated $3.92 billion of grant funds under the Neighborhood Stabilization Program (NSP1) for states and local governments to purchase and redevelop abandoned or foreclosed properties.

The Housing and Economic Recovery Act of 2008 directed the U.S. Department of Housing and Urban Development (HUD) to target funding to areas with the greatest need based on the extent of foreclosures, sub-prime mortgages, and mortgage delinquencies and defaults.

Data provided through the NSP1 program shows a picture of the severity of foreclosures within the University Area in 2008. As can be seen in Table 2.10, the foreclosure rate for the University Area in June of 2008 ranged from 12.7 percent to 16.4 percent throughout the four (4) census tracts. Foreclosure rate is defined by the number of foreclosures in the area divided by the estimated number of mortgages in the area.

[5] NSP1 data identifies the total number of mortgages that have gone into foreclosure over an 18 month period through June 2008 and does not make the distinction between types of units or households.

Table 2.10
Number of Foreclosures and Foreclosure Rate (2008)

Census Tract	Number of Foreclosures	Foreclosure Rate
10805	38	13.60%
10806	14	12.70%
10807	40	12.60%
10808	19	16.40%
TOTAL	**111**	**13.50%**

Source: HUD June 2008 NSP1 Data

Census Tract 10808 recorded the highest foreclosure rate in 2008 at 16.4 percent. The total number of foreclosures was highest within Census Tract 10807 with 40 foreclosures.

Overall, the foreclosure rate for the entire University Area was 13.5 percent in June of 2008 with the number of foreclosures totaling 111.

NSP3 - 2010

On July 21, 2010, President Barack Obama signed into law the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010, which provided an additional $1 billion in funding for the Neighborhood Stabilization Program 3 (NSP3). The Act provided HUD grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities and areas hit the hardest.

According to data provided though the NSP3 program in June of 2010, the foreclosure crisis continued within the University Area. The rate of foreclosure ranged from 16 percent to 20.7 percent within the subject census tracts. There were 92 foreclosure starts between July 2009 and June 2010 with 49 completed foreclosures within that same time period.

Section 2.2.2 RealtyTrac Data

August 2011 – January 2012

More current data was obtained through RealtyTrac for the second half of 2011 and January of 2012. In contrast with data provided through HUD, RealtyTrac provides data by zip code. Although zip code boundaries do not align identically with the University Area, they do provide a localized picture of the foreclosure market covering the University Area. Similar to HUD data, RealtyTrac does not make the distinction between types of units or households.

According to information obtained from RealtyTrac, there are 408 homes that have been in some stage of foreclosure between August of 2011 and January of 2012 (Pre-Foreclosure, Sherriff's Auction, or Real Estate Owned). These numbers refer to both zip codes covering the University Area (33612 and 33613).
The stages of foreclosure are commonly defined as:

Pre-Foreclosure:	The status of a property which is in the early stages of being repossessed due to the property owner's inability to pay an outstanding mortgage obligation.
Sherriff's Auction:	Sheriff's sales are generally the last step in the foreclosure process after the homeowner has exhausted all his/her options to avoid defaulting on a mortgage. Once the borrower has defaulted, the lender will file suit in court to recover its loan loss, and if the court awards a judgment, the property will be scheduled to be sold at a public auction.
Real Estate Owned (REO):	Property owned by a lender - usually a bank - after an unsuccessful sale at a foreclosure auction.

Table 2.11 provides detail on the properties in each stage of foreclosure from August of 2011 to January of 2012 within the zip codes covering the University Area:

Table 2.11
Foreclosure Properties by Stage (2011/2012)
(Zip Codes 33612 and 33613)

Stage	Number of Properties						
	11-Aug	11-Sep	11-Oct	11-Nov	11-Dec	12-Jan	TOTAL
Pre-Foreclosure	35	39	41	28	30	34	207
Sherriff's Auction	11	20	15	12	17	11	86
REO	14	18	29	22	20	12	115
TOTAL	**60**	**77**	**85**	**62**	**67**	**57**	**408**

Source: RealtyTrac, February 2012

Between August of 2011 and February of 2012, homes in the Pre-Foreclosure stage remained steady, as did Sherriff Auctions. The number of REO's on the market peaked in October of 2011 and decreased as of January of 2012.

RealtyTrac indicates that there are 48 foreclosed properties within the 33612 zip code and 9 foreclosed properties within the 33613 zip code as of January of 2012 for a total of 57 properties.

Over the August of 2011 and January of 2012 term, foreclosed homes in the 33612 and 33613 University Area zip codes had an average sale price of approximately $47,444 and $62,177 respectively. Average sale price of foreclosed homes in both zip codes have increased over the six month period.

In the case of both zip codes referenced in this section, RealtyTrac indicates that the 6 month trend for foreclosures is "falling".

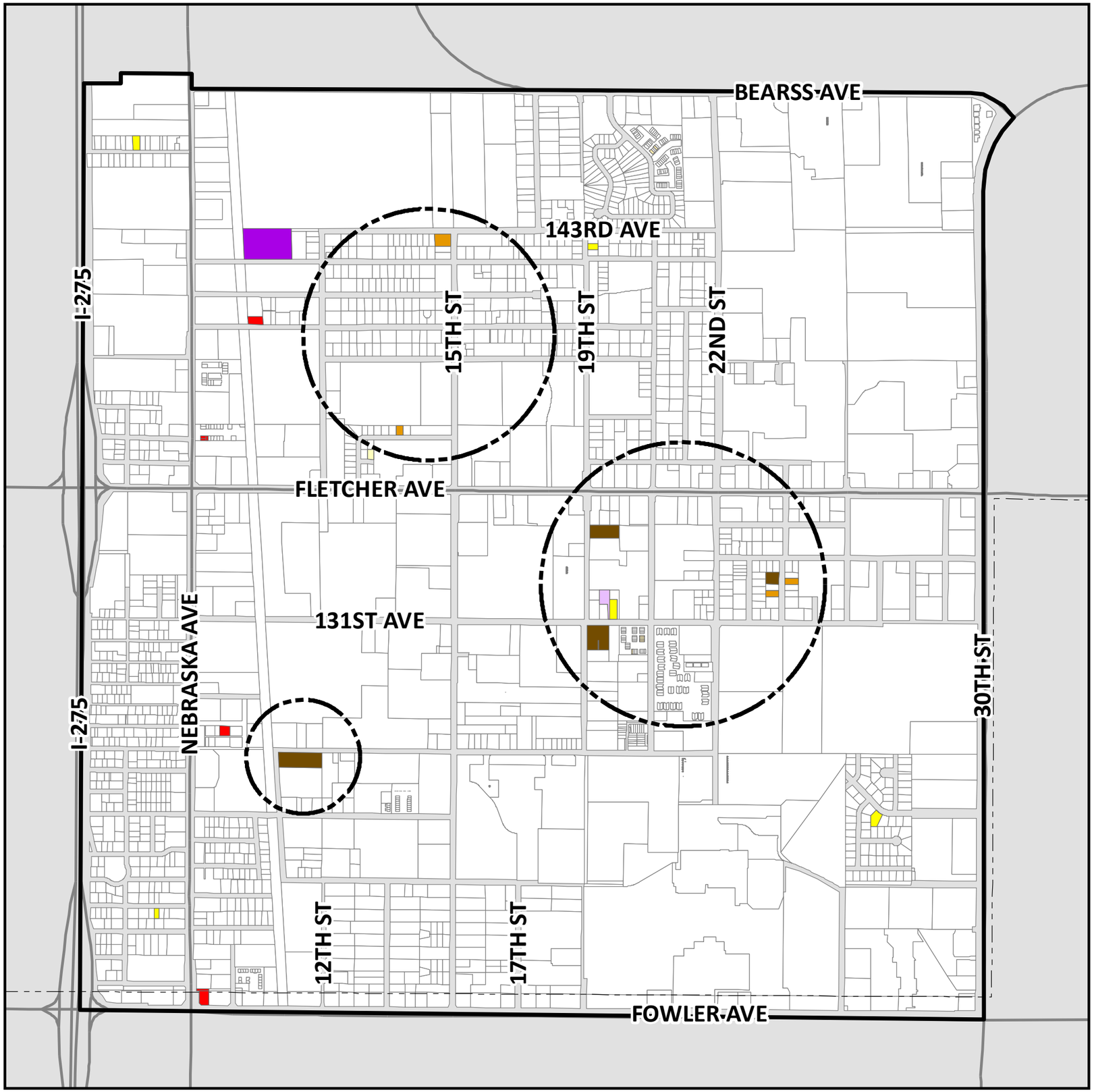
Section 2.2.3 Hillsborough County Property Appraiser Data

January 2008 – January 2012

Data collected from the Hillsborough County Property Appraiser provides information on completed foreclosures within the University Area from January 1, 2008 through January 31, 2012. According to the Property Appraiser, there have been 37 certificates of title issued, or total foreclosed properties for which titles have been exchanged. Thirty (30) of these were residential properties, of which eight (8) were multi-family properties. Map 2 shows the location of completed foreclosures and provides more information regarding the specific multi-family properties affected.

University Area Rental/ Redevelopment Study

Map 2
Foreclosures, 2008-2012



Certificate of Title (Foreclosures)

Property Appraiser, Sale Type / DOR Code

- Vacant Residential (1)
- Single Family Home (5)
- Townhouse/Villa (7)
- Condominium (7)
- Multi-Family < 10 Units (4)
  - *13112 N. 23rd St. (08/10)*
  - *13121 N. 23rd St. (11/10)*
  - *1429 E. 143rd Ave. (04/11)*
  - *1330 137th Ave. (07/11)*
- Multi-Family > 10 Units (4)
  - *Youngstown (12/09)*
  - *Spanish Villa (11/10)*
  - *Camelot (11/10)*
  - *Columbia Palms (10/11)*
- Housing for Special Populations (1)
- Mobile Home Park (1)
- Commercial (7)
- Areas of Multi-Family Foreclosures
- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.125 0.25 0.5 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Jurisdictions, University Area); Hillsborough County Property Appraiser Parcel Data (All Sales - CT, DOR Codes) as of February 2012.

Hillsborough County Florida

THE PLANNING COMMISSION

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Section 2.3 Low-Income Rental Units

The housing stock in a community should be affordable to its residents. If housing costs are prohibitive, housing needs remain unmet despite housing unit availability. Total household income determines the range of affordable housing for virtually all families.

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

An estimated 12 million renter and homeowner households in the United States now pay more than 50 percent of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States.

The lack of affordable housing is a significant hardship for low-income households preventing them from meeting their other basic needs, such as nutrition and healthcare, or saving for their future and that of their children.

Based on the data provided in this section, it can be concluded that cost burdens related to housing (both Renter-Occupied and Owner-Occupied) are most prevalent amongst those of lower income in the University Area.

Given that the vast majority of units in the University Area are rental units, it can be assumed that rents are a burden to those of lower income in the area, especially those earning less than $34,999 annually.

Section 2.3.1 Low-Income Concentrations

The U.S. Department of Housing and Urban Development (HUD) maintains a variety of statistics with regard to low income households, primarily for use by local communities involved in Community Development Block Grant (CDBG) and other HUD housing and economic development programs. Included are statistics with regard to the availability of low income housing units to households based on specified income levels. These statistics provide a general picture of the low income housing situation within the University Area.

Displayed in Table 2.12 are the 2012 income limits released by HUD for the Tampa-St. Petersburg- Clearwater MSA. HUD delineates income groups into three categories:

- Low-Income: Defined as 80 percent of the median family income for the area, subject to adjustments for areas with unusually high or low incomes or housing costs;
- Very Low-Income: Defined as 50 percent of the median family income for the area, subject to specified adjustments for areas with unusually high or low incomes;
- Extremely Low-Income: Defined as 30 percent of the area median income, is a new income targeting standard of the 1998 Act Amendments to the Housing Act of 1937; to avoid inconsistencies with other income limits, it is defined as 60 percent of the four-person family very low-income limit, adjusted for family size.

HUD has calculated the 2012 AMI for the Tampa- St. Petersburg- Clearwater, FL MSA to be $56,400.

Table 2.12
HUD Income Limits (2012)
Tampa-St Petersburg-Clearwater, Florida MSA

Area Median Income (AMI) = $56,400				
Household Size	Extremely Low [30% of AMI] ($)	Very Low [50% of AMI] ($)	Low [80% of AMI] ($)	Middle [120% of AMI] ($)
1 Person	$11,850	$19,750	$31,600	$47,400
2 Person	$13,550	$22,600	$36,100	$54,150
3 Person	$15,250	$25,400	$40,600	$60,900
4 Person	$16,950	$28,200	$45,100	$67,700
5 Person	$18,300	$30,500	$48,750	$73,100
6 Person	$19,650	$32,750	$52,350	$78,500
7 Person	$21,000	$35,000	$55,950	$83,900
8 Person	$22,350	$37,250	$59,550	$89,350

Source: HUD-FY 2012 Income Limits Documentation System, Tampa-St. Petersburg-Clearwater, FL MSA;
Note: Income groups (e.g. Very Low, Low, etc.) defined by household income as percentage [%] of Area Median Income (AMI).

As displayed in Table 2.13, the University Area has large concentrations of low income households. A number of census block groups exceed 70 percent low income residents with all registering over 51 percent (minimum HUD required mark for becoming a CDBG eligible area). The University Area as a whole has a low income population that exceeds 71 percent.

Table 2.13
University Area Low Income Concentrations By Census Tract

Census Tract	Block Group	Low/Mod Population	Potential of Becoming Low/Mod Population	Low/Mod Percent
10805	1	531	971	54.70%
10805	2	1,796	2,479	72.40%
10806	1	2,770	4,455	62.20%
10806	2	1,417	1,950	72.70%
10806	3	369	491	75.20%
10806	4	723	903	80.10%
10807	1	492	673	73.10%
10807	2	2,156	3,206	67.20%
10807	3	790	1,019	77.50%
10807	4	2,317	2,611	88.70%
10808	1	1,759	2,495	70.50%
10808	2	276	380	72.60%
TOTAL		**15,396**	**21,633**	**71.20%**

Source: HUD 2011, Low/Mod Income Data, 2000 Census Tract Boundaries

Section 2.3.2 Income & Occupant Tenure

Table 2.14 provides information on incomes in the University Area by tenure.

Owner-Occupied Housing Units account for only 10 percent of Housing Units within the University Area with a Weighted Median Income of $40,424. Of the 962 Owner-Occupied Housing Units, the data indicates that the largest percentage of owners fit into the $50,000 to $74,999 income bracket (22.8 percent). The $35,000 to $49,999 income bracket is second with 15.7 percent and the $15,000 to $19,999 income range recorded a percentage of 15.2 percent. These three income brackets account for over half of the Owner-Occupied Housing Units' population within the University Area (53.7 percent). Other income brackets of significance are $25,000 to $34,999 (13.6 percent), $75,000 to $99,999 (9.2 percent), and $100,000 to $149,999 (7.0 percent).

According to the 2010 American Community Survey 3-Year Estimates, Renter-Occupied Units account for approximately 90 percent of all housing units in the University Area (8,610 units). The Weighted Median Income for Renter-Occupied Housing Units is far lower than Owner-Occupied Housing Units at $19,580.

Table 2.14
Income by Tenure

Subject	Occupied Housing Units		Owner-Occupied Housing Units		Renter-Occupied Housing Units	
	Percent	Number	Percent	Number	Percent	Number
	100.00%	9,572	100.00%	962	100.00%	8,610
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS)						
Less than $5,000	11.70%	1,124	3.80%	36	12.60%	1,088
$5,000 to $9,999	11.60%	1,109	2.50%	24	12.60%	1,083
$10,000 to $14,999	14.70%	1,408	5.40%	52	15.80%	1,357
$15,000 to $19,999	9.80%	935	15.20%	146	9.10%	787
$20,000 to $24,999	8.00%	769	3.40%	33	8.50%	736
$25,000 to $34,999	14.90%	1,422	13.60%	131	15.00%	1,291
$35,000 to $49,999	13.40%	1,284	15.70%	151	13.10%	1,131
$50,000 to $74,999	9.80%	934	22.80%	220	8.30%	717
$75,000 to $99,999	4.20%	398	9.20%	89	3.60%	308
$100,000 to $149,999	1.60%	156	7.00%	67	1.00%	88
$150,000 or more	0.40%	34	1.30%	13	0.20%	21
Weighted Median Household Income	**$20,720**		**$40,424**		**$19,580**	

Source: 2010 American Community Survey 3-Year Estimates

For Renter-Occupied Housing Units over 73 percent of the population has earned less than $34,999 over the past 12 months. This is an indication of a large concentration of lower incomes within the University Area among Renter-Occupied Housing Units.

Section 2.3.3 Income & Cost Burden

A unit is considered affordable when no more than 30 percent of the gross household income is spent on housing costs. Table 2.15 shows households and cost burden for the University Area in 2010.

A review of the data for owner-occupied units shows that 31.8 percent (306) are cost burdened. Out of these units, approximately 44.7 percent are occupied by households that have earned less than $20,000 over the past 12 months and 54 percent have earned less than $34,999 over the past 12 months.

A review of the data for renter-occupied units shows that 60.1 percent (5,180) are cost burdened. Out of these units, approximately 72.9 percent are occupied by households that have earned less

than $20,000 over the past 12 months and 95.9 percent have earned less than $34,999 over the past 12 months.

In conclusion, according to the information provided by the 2010 American Community Survey 3-Year Estimates, 57.4 percent of the University Area's Occupied Housing Units (5,487) are considered cost burdened as they pay more than 30 percent of their annual income for housing. Of these households, 4,205 households (40.9 percent) are those earning less than $20,000 over the past 12 months. This is an indication that housing costs are placing the greatest burden on the lowest income households within the University Area.

Table 2.15
Costs Burden by Income and Tenure

Subject	Occupied Housing		Owner-Occupied		Renter-Occupied	
	Percent	Number	Percent	Number	Percent	Number
	100.00%	9,572	100.00%	962	100.00%	8,610
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS						
Less than $20,000	**43.90%**	**4,205**	**23.10%**	**222**	**46.30%**	**3,983**
Less than 20 percent	1.00%	96	6.00%	58	0.40%	38
20 to 29 percent	2.00%	196	2.80%	27	2.00%	168
30 percent or more	40.90%	3,914	14.20%	137	43.90%	3,777
$20,000 to $34,999	**22.90%**	**2,195**	**17.00%**	**164**	**23.60%**	**2,029**
Less than 20 percent	2.10%	206	7.90%	76	1.50%	129
20 to 29 percent	8.00%	768	6.20%	60	8.20%	707
30 percent or more	12.80%	1,222	2.90%	28	13.80%	1,192
$35,000 to $49,999	**13.00%**	**1,247**	**15.70%**	**151**	**12.70%**	**1,095**
Less than 20 percent	5.10%	484	3.80%	37	5.20%	447
20 to 29 percent	5.50%	530	4.90%	47	5.60%	482
30 percent or more	2.40%	233	7.00%	67	1.90%	166
$50,000 to $74,999	**9.50%**	**910**	**22.80%**	**220**	**8.00%**	**693**
Less than 20 percent	7.10%	681	9.20%	89	6.90%	592
20 to 29 percent	1.60%	151	8.80%	85	0.80%	66
30 percent or more	0.90%	82	4.80%	46	0.40%	36
$75,000 or more	**6.10%**	**585**	**17.60%**	**169**	**4.80%**	**415**
Less than 20 percent	5.30%	504	11.70%	113	4.50%	390
20 to 29 percent	0.50%	45	2.90%	28	0.20%	16
30 percent or more	0.40%	36	2.90%	28	0.10%	9
Zero or negative income	**2.60%**	**246**	**3.80%**	**36**	**2.40%**	**210**
No cash rent	**2.00%**	**188**	**0.00%**	**0**	**2.20%**	**187**

Source: 2010 American Community Survey 3-Year Estimates

Section 3.0 Redevelopment Analysis

Section 3.1 Background

The University Area has been subject to several planning efforts over the past fifteen years. These planning efforts identified opportunities to promote redevelopment within the area. In order to verify that the recommended strategies provided within this Redevelopment Analysis are complimentary and supportive of existing planning efforts, the following provides a brief summary of previous planning efforts.

University Area Community Plan

The *University Area Community Plan* (Community Plan) was originally completed in 1997. The Community Plan encompasses four (4) sub-areas to the north, east, and west of the University of South Florida (USF). In 2001, the Hillsborough County Comprehensive Plan was amended to include the Community Plan. In addition, in 2002, an addendum to the Community Plan was approved by the Hillsborough County Board of County Commissioners to fulfill the requirements of a grant received by the County from the Florida Department of Community Affairs to qualify Sub-Areas 1 and 2 as a designated "Urban Infill and Redevelopment Area," to which this Redevelopment Analysis refers.[1]

The vision of the Community Plan is as follows:

> *The University Area Community Master Plan (Master Plan) will strive to create a stable, safe, and livable community through physical revitalization which establishes positive neighborhood identity and provides community design guidelines to achieve a pedestrian friendly, mixed use area that will serve the needs of the citizens of the University Area Community.*

Strategy initiatives from the Community Plan fall into the following general categories:

1. Build New Community Infrastructure
2. Eliminate Economically Obsolete Land Uses
3. Create Community Identity
4. Ensure Community Input
5. Delineation of Urban Infill and Redevelopment Area

[1] A local government may designate a geographic area or areas within its jurisdiction as an urban infill and redevelopment area for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core. (Chapter 163.2517, F.S.)

Several of the specific strategies within the general categories are supportive of the purpose of this Redevelopment Analysis. These specific strategies include:

1. Promote home ownership to provide community stability and reinvestment.
2. Discourage criminal activity through Crime Prevention through Environmental Design to provide a sense of security for residents.
3. Maintain a variety of land-uses and promoting mixed-use.
4. Zoning districts to create pedestrian friendly neighborhoods with compatible mixed uses, and a variety of housing types.
5. Greater flexibility in land-use and density for future development while maintaining neighborhood buffers and enhancing amenities.
6. Redevelop sub-standard and deteriorated housing concentrated along main streets through mixed-uses and higher densities.
7. Use of landscape buffers and urban design guidelines to reduce conflicts between land uses, promote high quality development, and create community character.
8. Code enforcement to regulate land uses and improve community identity.
9. Designate Sub-Areas 1 and 2 as an Urban Infill and Redevelopment Area to promote economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives.

In 2012, the Planning Commission is in the process of updating the Community Plan. The Planning Commission is engaged in a diverse and extensive public outreach program within the University Area to identify desired updates and amendments to the current Community Plan. In review of the summary of comments obtained by the Planning Commission, through March 5, 2012, the strategies identified above are still applicable.[2]

North 22nd Street Master Plan – University Area Community

In 2003, Hillsborough County completed the *North 22nd Street Master Plan*. The *North 22nd Street Master Plan* was developed to provide for the implementation of many of the Community Plan strategies such as streetscaping and guidelines for future development and economic revitalization along North 22nd Street. As with the Community Plan, the *North 22nd Street Master Plan* is supportive of this Redevelopment Analysis.

It is clear from the *North 22nd Street Master Plan*, and from information gathered by the Planning Commission through the 2012 update to the Community Plan, North 22nd Street is a key area of the University Community to promote improved housing opportunities and economic revitalization to the area.

[2] *University Area Community Plan* Information Sheets provided by the Planning Commission at a public workshop on March 5, 2012, held at the University Community Center.

Applicable Programs and Other Planning Activities within the University Area

In addition, to the Community Plan, North 22nd Street Master Plan, and Urban Infill and Redevelopment designation, several other applicable programs and planning activities pertain to the University Area activities:

Applicable Programs

1. Neighborhood Stabilization Program Primary Target Area (use of U. S. Housing and Urban Development Neighborhood Stabilization funding)
2. USF Community Development Block Grant Area (use of Community Development Block Grant funding)
3. USF No-Fee Zone (impact fees for transportation and water and sewer capacity fees are waived by Hillsborough County)
4. USF Area Enterprise Zone (State tax incentives for businesses to relocate or expand in the area)

Other Planning Activities

1. Brownfield Area (Robbins Manufacturing on Nebraska Avenue)
2. Tampa Innovation Alliance (a partnership between University of South Florida, Busch Gardens, H. Lee Moffitt Cancer Center & Research Institute, and Florida Hospital of Tampa [aka University Community Hospital] with no set boundary)
3. USF Area Multi-Modal Transportation District (study to promote multi-modal transportation options tied to land uses within an eight (8) square mile area – includes the University Area, but was not formally adopted by the Hillsborough Board of County Commissioners)

These programs and planning activities are supportive of promoting the enhancement of housing options and economic revitalization within the University Area through redevelopment. In addition, they are also supportive of the Rental Market Analysis in Section 2.

Section 3.2 Property Characteristics

Existing Land Use

The University Area[3] spans approximately 1,990 acres. According to the Hillsborough County Property Appraiser, approximately 1,723 of these acres are recognized as parcels. The total number of parcels is 3,151. The most common existing land uses are residential (40.7%), commercial (19.2%) and institutional (13.5%). Industrial uses are less common, comprising less than five percent (4.7%) of parceled land area. See Map 1 and Map 3. See also Chart 3.1 and Table 3.1.

A significant percentage of residential uses are comprised of multi-family apartments with more than 10 units (21.1%). These multi-family apartments are found throughout the University Area; however, the majority is located east of Nebraska Avenue and west of North 22nd Street. Other significant residential uses include single family homes (6.7%), mobile home parks (5.1%), and multi-family duplexes, etc. (4.7%), totaling 16.4% of the total acreage in residential use. While most of the acreage in single family or mobile home park use is located near Nebraska Avenue, most of the acreage in less intensive multi-family use (i.e., duplex, etc.) is located north of Fletcher Avenue between North 12th Street and North 22nd Street. Retirement homes, homes for the aged, non-profit housing, and other residential uses comprise a smaller percentage (3.1%) of the total acreage in residential use. These uses appear throughout the University Area.

Commercial uses are more diverse. These uses primarily front major roads, such as Fowler Avenue, Fletcher Avenue, Bruce B. Downs Boulevard and Nebraska Avenue. Community shopping centers, containing anchors such as Target, Wal-Mart, and Sweet Bay Supermarket and the University Mall drive much of the commercial land uses in the University Area (9.3% of total acreage in commercial use). Auto sales/repair services are also represented (2.0%), but are more concentrated near Nebraska Avenue. Other uses such as miscellaneous stores, restaurants, and offices are less represented, but typically located on major roads at the University Area's periphery. There are few neighborhood serving commercial uses internal to the University Area.

Government use, including land owned by city, county, state or federal agencies, are well-represented through the University Area (13.5% of total acreage in institutional use). Some of the largest and most utilized of these properties are located toward the University of South Florida campus at Bruce B. Downs Boulevard and at North 22nd Street, including the James A. Haley Veterans Administration Hospital and its parking facilities and the University Community Center and School Board facility.

[3] "University Area" is bordered by Fowler Avenue from Interstate 275 to 30th Street, 30th Street from Fowler Avenue to Bearss Avenue/Skipper Road, Bearss Avenue/Skipper Road from 30th Street to Interstate 275, and Interstate 275 from Bearss Avenue/Skipper Road to Fowler Avenue.

Industrial uses account for less than five percent (5%) of parceled land area. These industrial uses are concentrated on Nebraska Avenue, with warehouse, lumber yard and storage uses apparent south of Fletcher Avenue. Robbins Manufacturing Company (lumber yard) is the largest single land owner for this type of use, with more than 30 acres fronting Nebraska Avenue at E. 131st Street. Warehouse and storage uses are comprised of multiple, smaller parcels in diverse ownership.

Interestingly, only three percent (3.0%) of the University Area's parceled land is considered "vacant" by the Hillsborough County Property Appraiser. The majority of this acreage (161 parcels or 40 acres) is considered "vacant residential". These properties are located within existing single family or less intensive multi-family (i.e., duplex, etc.) neighborhoods, primarily west of North 22nd Street. This is particularly important as opportunity for future development is thus limited to infill, and more importantly, land assembly for redevelopment.

Chart 3.1

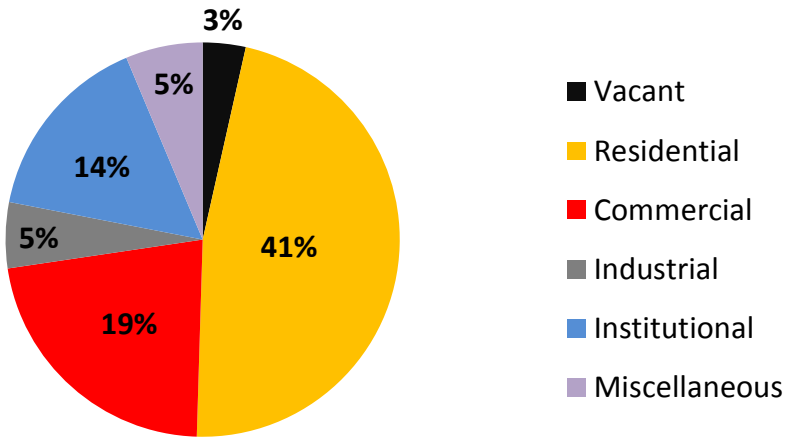


Table 3.1

University Area Existing Land Use			
Description + Detail	**Parcels**	**Acreage**	**%***
VACANT	**196**	**60.5**	**3.0%**
VACANT RESIDENTIAL	161	40.4	2.0%
VACANT COMMERCIAL	27	17.5	0.9%
VACANT (UNPLATTED)	8	2.6	0.1%
RESIDENTIAL	**2,468**	**809.5**	**40.7%**
MULTI-FAMILY > 10 UNITS (APARTMENTS)**	113	419.8	21.1%
SINGLE FAMILY RESIDENTIAL	666	132.3	6.7%
MOBILE HOME PARK (MHP)	13	101.2	5.1%
MULTI-FAMILY < 10 UNITS (DUPLEXES, ETC.)	348	93.7	4.7%
NON-PROFIT HOUSING	29	31.4	1.6%
RETIREMENT HOME/HOME FOR THE AGED	736	18.8	0.9%
HOMEOWNER ASSOCIATION (HOA)	17	8.7	0.4%
MOBILE HOME (SINGLE OWNER/LOT)	10	2.3	0.1%
CONDOMINIUM	535	0.7	0.0%
MISC. RESIDENTIAL (BOARDING HOUSES, ETC.)	1	0.5	0.0%
COMMERCIAL	**287**	**382.0**	**19.2%**
COMMUNITY SHOPPING CENTER	39	74.2	3.7%
DEPARTMENT STORE	7	62.5	3.1%
REGIONAL MALL	2	48.8	2.5%
AUTO SALES/REPAIR	35	40.2	2.0%
STORES, 1-STORY	42	32.0	1.6%
MIXED-USE	18	19.8	1.0%
SUPERMARKET/CONVENIENCE STORE	25	18.6	0.9%
ENTERTAINMENT	2	14.5	0.7%
MEDICAL OFFICE	11	14.0	0.7%
FAST FOOD	17	12.1	0.6%
RESTAURANT	15	9.5	0.5%
PARKING LOT	19	9.0	0.5%
SERVICE SHOP	25	6.5	0.3%
HOTELS/MOTEL	4	5.9	0.3%
OFFICE, 1-STORY	18	5.4	0.3%
OFFICE, MULTI-STORY	2	4.6	0.2%
FINANCIAL INSTITUTION	6	4.2	0.2%
INDUSTRIAL	**37**	**93.1**	**4.7%**
WAREHOUSE	23	52.3	2.6%
LUMBAR YARD	6	34.7	1.7%
STORAGE	8	6.2	0.3%
INSTITUTIONAL	**108**	**269.3**	**13.5%**
GOVERNMENT (CITY, COUNTY, STATE, OR FEDERAL)	77	153.1	7.7%
HOSPITAL	4	51.2	2.6%
CHURCH	16	33.2	1.7%
PUBLIC SCHOOL	2	25.2	1.3%
PRIVATE SCHOOL	7	4.5	0.2%
CLUB, LODGE, HALL	2	2.2	0.1%
MISC.	**55**	**109.0**	**5.5%**
UNKNOWN (NO DOR CODE)	44	93.5	4.7%
UTILITY/ROW	8	10.6	0.5%
WETLANDS/LOWLANDS (100% + VACANT)	3	4.8	0.2%
TOTAL	**3,151**	**1,723.4**	**86.6%**

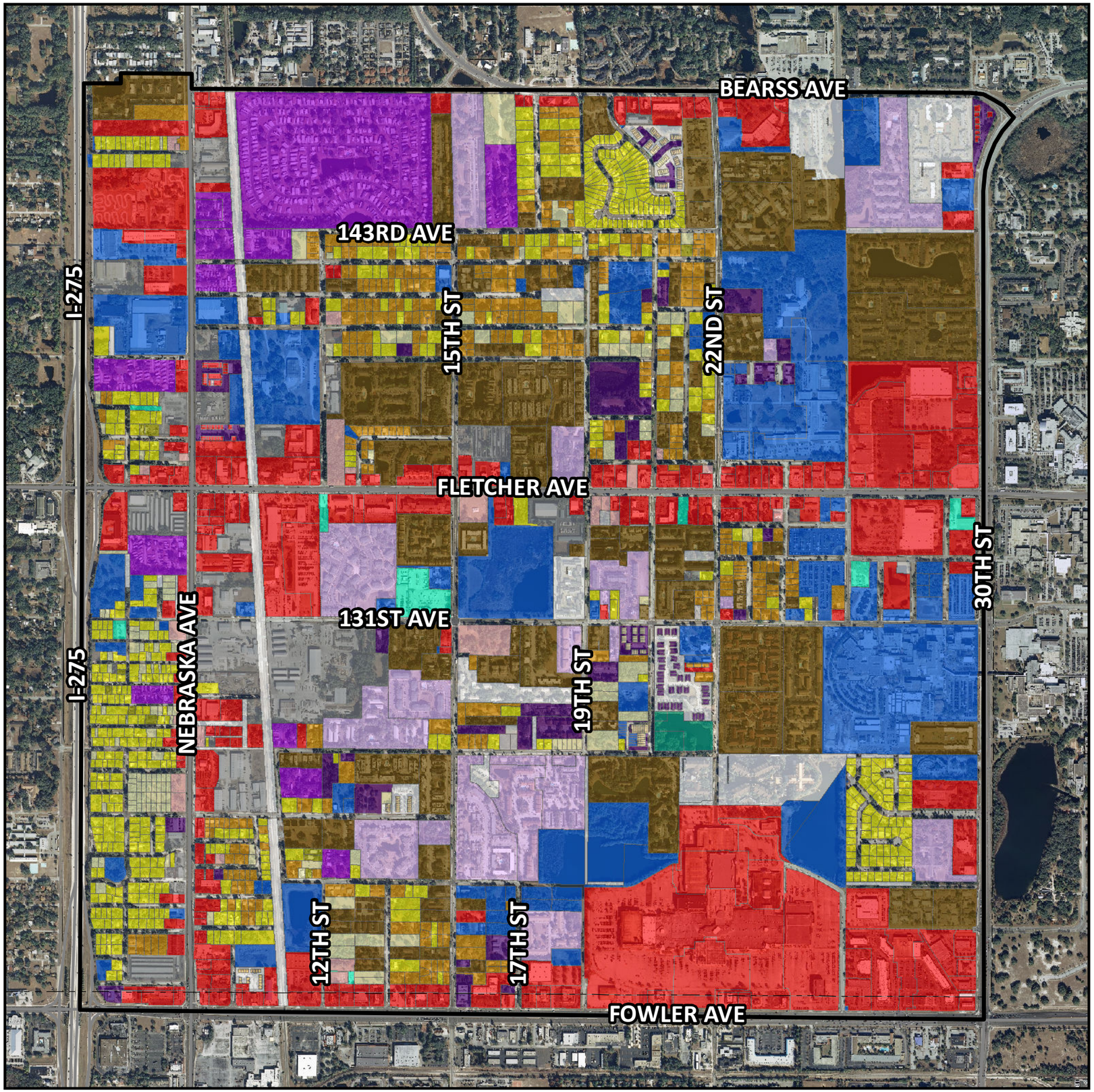
Source: Hillsborough County Property Appraiser, February 27, 2012 - DOR CODES.

* Percentage of total University Area acreage, which is approximately 1,990 acres (to centerline of bordering roads). Total "parcel" acreage (approximately 1,723 acres) does not include roads, stormwater features and other lands not tied to a specific property ID number and DOR code. These lands represent 13% of the total University Area acreage.

** Includes student housing, HUD and LIHTC uses (15 parcels, approximately 114 acres total).

University Area Rental/ Redevelopment Study

Map 3
Existing Land Use



Existing Land Use

Property Appraiser, DOR Code

- Vacant Residential
- Single Family Home
- Mobile Home (Single Owner/Lot)
- Townhouse/Villa
- Condominium
- Multi-Family < 10 Units
- Multi-Family > 10 Units
- Housing for Special Populations
- Mobile Home Park
- Misc. Residential, etc.
- Vacant Commercial
- Commercial
- Industrial
- Institutional/Government
- Utility/Right-of-Way
- Wetlands/Lowlands
- Vacant (Unplatted)
- Unknown (No Data)
- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.125 0.25 0.5 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Jurisdictions, University Area); Hillsborough County Property Appraiser Parcel Data (DOR Codes) as of February 2012, FDEP (LABINS) Aerials, 2011.

Hillsborough County Florida

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Future Land Use

At present, future land use within the University Area is limited to eight (8) designations under the Hillsborough County Comprehensive Plan's Future Land Use Element and two (2) designations under the City of Tampa Comprehensive Plan's Future Land Use Element. See Map 4. See also Table 3.2.

By far, unincorporated Residential-20 (.35 FAR) is the predominant designation at 1,042 acres or 61 percent (61%) of the total parceled acreage in the University Area. Residential-20 applies to most properties internal to the University Area and east of Nebraska Avenue. Office Commercial covers 374 acres or 22 percent (22%) of the total parceled acreage, with a distinct focus on major roads such as Fletcher Avenue, Fowler Avenue and Nebraska Avenue. There are fewer properties designated as Office Commercial abutting Bearss Avenue and Fowler Avenue, as more of these properties are designated Residential-20.

The remaining future land use designations apply to less than 20 percent (20%) of the total parceled land area in the University Area. These include less intensive residential uses, light industrial and public/quasi-public designations. The University Mall, fronting Fowler Avenue, is the only property designated as Urban Mixed-Use (1.0 FAR) and comprises 77 acres or four percent (4%) of the total parceled land area in the University Area. Based on aerial photo inspection, most of this acreage consists of ancillary surface parking.

The following provides density and intensity standards for the two primary Future Land Use Map (FLUM) designations in the University Area, as well as the Urban Mixed-Use designation:

<u>Residential 20 (RES-20)</u>

> *To designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments.*

Standards

- Residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.
- Maximum of 20 dwelling units per gross acre.
- Maximum of 175,000 square feet or .75 floor area ratio (FAR) for "urban scale neighborhood commercial, office, multi-purpose, or mixed-use projects". Non-residential development which exceeds .35 FAR must be for "office or residential support uses, not retail".
- No minimum lot size in support of clustering.

Office Commercial 20 (OC-20)

> *To recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed-use development or be clustered at intersections of major roadways. Retail uses should be discouraged outside of these nodes.*

Standards

- Community commercial type uses, office uses, mixed-use developments, and compatible residential uses.
- Maximum of 20 dwelling units per gross acre.
- General .75 floor area ratio (FAR) up to a maximum of 600,000 square feet, however, commercial component cannot exceed 350,000 square feet. All development which exceeds .35 FAR must be for "office or residential support uses".
- No minimum lot size in support of clustering.

Urban Mixed-Use 20 (UMU-20)

> *The UMU areas shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.*

Standards

- Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Projects that are 20 acres in size or greater must demonstrate a mix of land uses [in accordance with Policy 19.1].
- Maximum of 20 dwelling units per gross acre.
- General .75 floor area ratio (FAR) up to a maximum of 600,000 square feet, however, commercial component cannot exceed 350,000 square feet. All development which exceeds .35 FAR must be for "office or residential support uses".
- No minimum lot size in support of clustering.

Designations pertaining to the University Area within unincorporated Hillsborough County are categorized as either "Urban Development" or "Non-Residential Development" by the Comprehensive Plan and are located within the County's Urban Service Area (USA). As such, the Future Land Use Element indicates that "new development or redevelopment should occur at a density of at least 75% of the allowable density of the land use category."

Moreover, the County has adopted objectives and policies in the Future Land Use Element of the Hillsborough County Comprehensive Plan addressing development activities within the University Area. Specifically, these include those related to the University Area's designation as an Urban Infill and Redevelopment Area and an Activity Center in the Future Land Use Map (FLUM) series.

It is also important to note that Hillsborough County has also adopted Transit-Oriented Development (TOD) policies that could affect these designations in the future:

> *For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed-Guideway Transit (Objectives 54-57 and related policies).*

Table 3.2

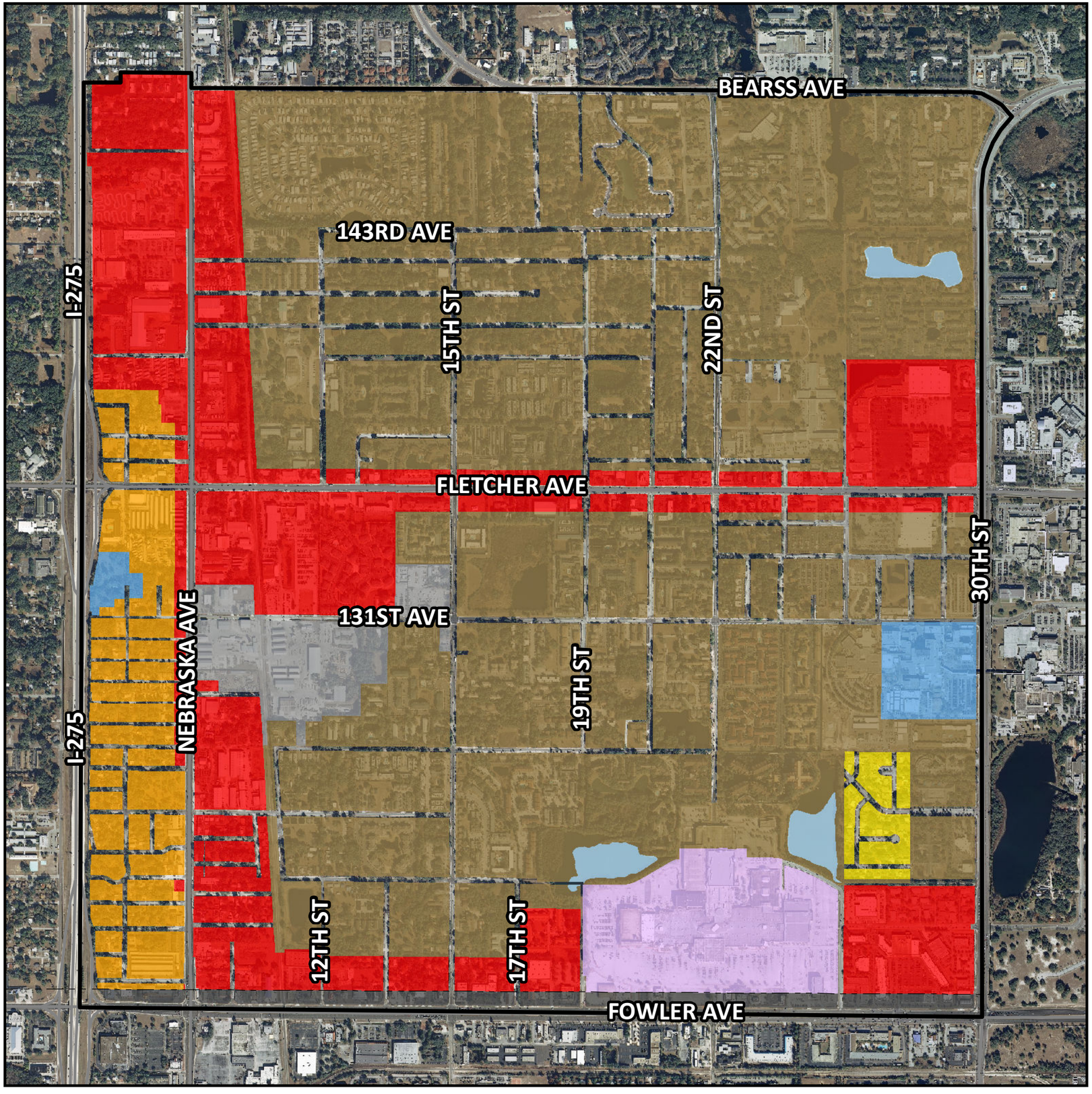
University Area Future Land Use			
Description	**Future Land Use**	**Acres**	**%**
Residential-6 (.25 FAR)	R-6	15	1%
Residential-12 (.35 FAR)	R-12	93	5%
Residential-20 (.35 FAR)	**R-20**	**1,042**	**61%**
Urban Mixed-Use-20 (1.0 FAR)	UMU-20	77	4%
Office Commercial	**OC**	**374**	**22%**
Light Industrial	LI	51	3%
Public/Quasi-Public	P/QP	27	2%
Water	WATER	17	1%
Community Commercial-35 (2.0 FAR, Incorporated Tampa)	CC-35 (TPA)	26	2%
Right-of-Way (Incorprated, Tampa)	R/W (TPA)	<1	<1%
	TOTAL	**1,723**	**100%**

Source: Hillsborough County City-County Planning Commission, GIS Data/Quarterly Update, November 2011.

* Percentage of total University Area acreage, which is approximately 1,990 acres (to centerline of bordering roads). Total "parcel" acreage (approximately 1,723 acres) does not include roads, stormwater features and other lands not tied to a specific property ID number and DOR code. These lands represent 13% of the total University Area acreage.

University Area Rental/ Redevelopment Study

Map 4
Future Land Use



Future Land Use

Hillsborough County Comprehensive Plan, FLUM Designation

- Residential-6 (.25 FAR)
- Residential-12 (.35 FAR)
- Residential-20 (.35 FAR)
- Urban Mixed Use-20 (1.0 FAR)
- Office Commercial-20 (.75 FAR)
- Light Industrial (.50 FAR)
- Public/Quasi-Public
- Water
- Incorporated (CC-35 + R/W)

- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.125 0.25 0.5 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Future Land Use, Jurisdictions, University Area) as of February 2012; FDEP (LABINS) Aerials, 2011.

Hillsborough County Florida

THE PLANNING COMMISSION

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Zoning

The County has established twenty (20) distinct zoning districts within the University Area. These can be categorized into eight (8) broad groups: Business, Commercial, Manufacturing, Office Residential, Planned Development, Residential, Special Public Interest, and University Community Area. See Map 5. See also Chart 3.2 and Table 3.3.

Twenty-nine percent (29%) of the University Area's parceled land area is zoned Residential Multi-Family Conventional (RMC-12, RMC-16, and RMC-20). Properties with this zoning are generally located between North 12th Street and N. 20th Street. In contrast, Residential Single-Family Conventional (RSC-6 and RSC-9) zoning applies to only six percent (6%) of the University Area's parceled land area. Properties with this zoning are generally located west of Nebraska Avenue along Interstate 275.

Twenty-five (25%) of the University Area's parceled land area is zoned Planned Development (PD, PD-C, PD-H, and PD-MU), including portions of University Mall, University Villages Senior Living Community, and Grand Prix, demonstrating the flexibility of these districts.

Commercial (CG, CI, and CN) zoning districts apply to 16 percent (16%) of the parceled land area. The most common of these zoning districts is Commercial General (CG) which is apparent along Fletcher Avenue, Fowler Avenue and Nebraska Avenue. Business Professional Office (BPO), Office Residential (OR) and Manufacturing (M) zoning applies to only three percent (3%) of the parceled land area.

The University Area also has several unique zoning designations including Special Public Interest (SPI-UC-1 and SPI-UC-2) and University Community Area (UCA-MS) and (UCA-NHO) that occur nowhere else in Hillsborough County. These zoning districts were established to afford special opportunities for infill and redevelopment to the University Area community and to support economic prosperity. These zoning districts, combined, apply to 18 percent (18%) of the parceled land area.

Special Public Interest zoning applies to 161 acres east of North 22nd Street and west of Bruce B. Downs Boulevard, including the James A. Haley Veterans Administration Hospital and surrounds, and are driven by employment generation and proximity to the University of South Florida.

University Community Area zoning applies to 144 acres organized around two distinct "activity nodes" along North 22nd Street – one at East 131st Avenue (south of Fletcher Avenue) and the other near E. 140th Avenue (north of Fletcher Avenue). Stemming from the original *University Area Community Plan* (1997) and subsequent *North 22nd Street Master Plan* (2003), these zoning districts were created to implement the vision, principles and strategies of Hillsborough County

Comprehensive Plan's *University Community Area Master Plan* and the University Area's designation as an Urban Infill and Redevelopment Area. Most notably, the unique zoning districts establish "Main Streets" – North 22nd Street and East 131st Avenue – and "Neighborhood Streets" as the design framework for redevelopment within these districts. These districts are driven by community development, rather than employment generation.

The following provides density and intensity standards for the University Community Area zoning districts:

Main Street District (UCA-MS)

Standards

- Non-residential, mixed-use and multi-family with *specific design standards*; CG and RMC-20 uses permitted as defined in code. Single-family detached and two-family attached (i.e., duplex, etc.) dwellings prohibited.
- Maximum of 20 dwelling units per gross acre.
- General .75 floor area ratio (FAR).
- Minimum height of two (2) stories along North 22nd Street.

Neighborhood Office District (UCA-NHO)

Standards

- Non-residential, mixed-use and multi-family with *specific design standards*; BPO and RMC-20 uses permitted as defined in code. CG uses permitted in projects with Main Street frontage. Single-family detached and two-family attached (i.e., duplex, etc.) dwellings prohibited.
- Maximum of 20 dwelling units per gross acre.
- General .75 floor area ratio (FAR).
- Minimum height of two (2) stories along North 22nd Street.

Chart 3.2

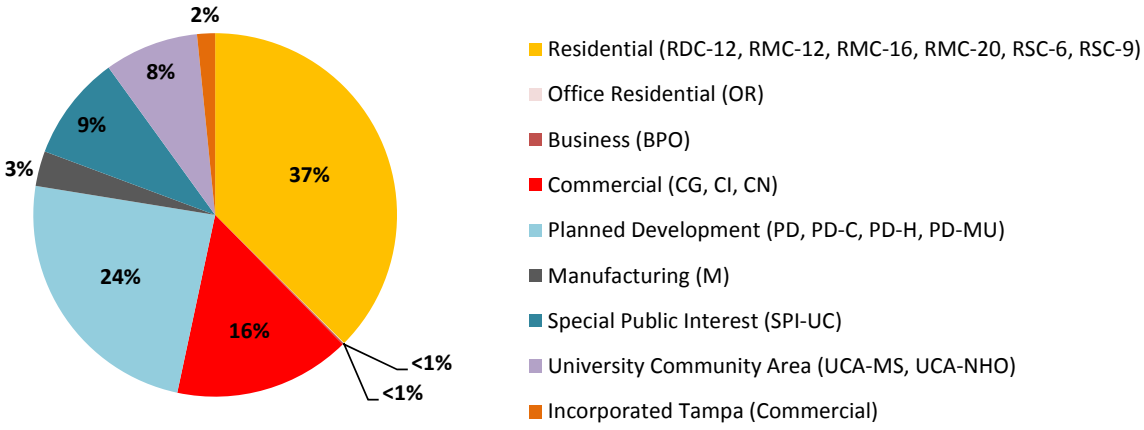


Table 3.3

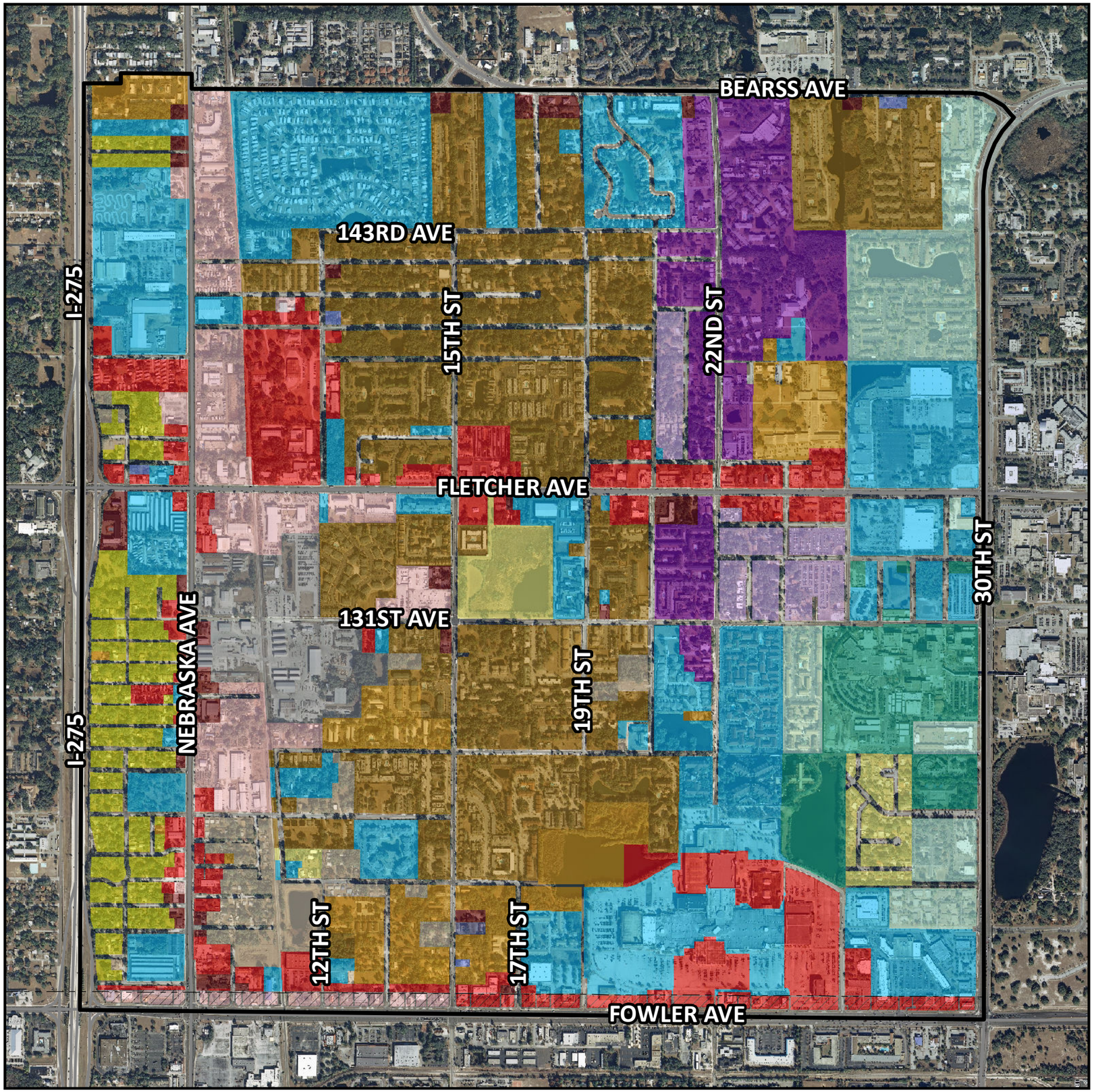
University Area Zoning Districts			
Zoning Type	**Zoning District**	**Acreage***	**%**
Business - Professional Office	BPO	2	0%
Commercial - General	CG	156	9%
Commercial - Intensive	CI	89	5%
Commercial - Neighborhood	CN	26	2%
Manufacturing	M	54	3%
Office Residential	OR	1	0%
Planned Development	PD	110	6%
	PD-C	140	8%
	PD-H	121	7%
	PD-MU	46	3%
Residential - Duplex Conventional	RDC-12	44	3%
Residential - Multi-Family Conventional	RMC-12	2	0%
	RMC-16	95	6%
	RMC-20	402	23%
Residential - Single-Family Conventional	RSC-6	37	2%
	RSC-9	64	4%
Special Public Interest - University Community	SPI-UC-1	89	5%
	SPI-UC-2	72	4%
University Community Area - Main Street	UCA-MS	111	6%
University Community Area - Neigh. Office	UCA-NHO	33	2%
Commercial - General (Incorporated Tampa)	CG (TPA)	17	1%
Commercial - Intensive (Incorporated Tampa)	CI (TPA)	11	1%
	TOTAL	**1,723**	**100%**

Source: Hillsborough County City-County Planning Commission, February 2011.

* Percentage of total University Area acreage, which is approximately 1,990 acres (to centerline of bordering roads). Total "parcel" acreage (approximately 1,723 acres) does not include roads, stormwater features and other lands not tied to a specific property ID number and DOR code. These lands represent 13% of the total University Area acreage.

University Area Rental/ Redevelopment Study

Map 5
Zoning



Zoning Districts

Hillsborough County LDC

- BPO
- CG
- CG (TAMPA)
- CI
- CI (TAMPA)
- CN
- M
- OR
- PD; PD-C; PD-H; PD-MU
- RDC-12
- RMC-12
- RMC-16
- RMC-20
- RSC-6
- RSC-9
- SPI-UC-1
- SPI-UC-2
- UCA-NHO
- UCA-MS

- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.125 0.25 0.5 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area) as of February 2012; City of Tampa (Zoning); Southwest FDEP (LABINS) Aerials, 2011.

Hillsborough County Florida

The Planning Commission

WadeTrim

Property Values

In order to evaluate property values within the University Area, property value data was collected from the Hillsborough County Property Appraiser. The property value used was the "just value". Just value includes both improved and unimproved acreage, but represents the value of the property on the market, without tax caps or exemptions.

The average (mean) value of properties within the University Area is $203,771; however, the median value is $38,094. The reason for this disparity is likely the value gap between small single family and less-intensive multi-family properties (e.g. individual mobile homes on lots, duplexes, condominiums, etc.) and larger more intensive multi-family, institutional and commercial uses, such as the James A. Haley Veterans Administration Hospital and University Mall. For example, the Veterans' Hospital has a just value of $35 million and the Reflections rental property at Bearss Avenue has a just value of $11.5 million. Table 3.4 shows property values by property type for the University Area.

Table 3.4

University Area
Property Values* by Property Type

	Type of Property	Sum	Average	Median
VACANT	Vacant Residential	$ 1,506,107	$ 9,355	$ 6,000
	Vacant Commercial	$ 2,615,212	$ 96,860	$ 61,600
	Vacant (Uplatted)	$ 71,374	$ 8,922	$ 8,347
RESIDENTIAL	Single Family Home	$ 26,004,103	$ 46,188	$ 46,254
	Mobile Home (Single Owner/Lot)	$ 253,771	$ 25,377	$ 26,398
	Townhouse/Villa	$ 4,045,656	$ 39,278	$ 37,082
	Condominium	$ 12,048,710	$ 22,521	$ 22,504
	Multi-Family < 10 Units	$ 17,090,269	$ 49,110	$ 39,632
	Multi-Family > 10 Units	$ 134,259,426	$ 1,384,118	$ 525,000
	Housing for Special Populations	$ 55,585,200	$ 2,925,537	$ 2,671,600
	Mobile Home Park	$ 17,258,069	$ 1,327,544	$ 657,887
	Misc. Residential	$ 39,547,418	$ 51,494	$ 38,094
NON-RESIDENTIAL	Commercial	$ 204,841,611	$ 744,879	$ 334,877
	Industrial	$ 23,906,578	$ 646,124	$ 360,000
	Institutional/Government	$ 86,036,937	$ 843,499	$ 35,635
	Utility/Right-of-Way	$ 1,806,676	$ 225,835	$ 93,959
	Wetlands/Lowlands	$ 124,848	$ 41,616	$ 1,028
	TOTAL	**$ 627,001,965**	-	-

Source: Hillsborough County Property Appraiser, Just Values by PIN and DOR, February 2012.

* Just values, or market values, including both improved and unimproved acreage.

According to the Property Appraiser, the total just value of University Area (or area-wide sum) is $627 million. When this number is divided by the total parceled land area (1,723 acres), the average value per acre is $363,813. This number includes both improved and unimproved acreage. Unimproved, or land value only, averages $105,321 per acre.

Parcel Size & Ownership

In order to evaluate parcel size within the University Area, acreage data was collected from the Hillsborough County Property Appraiser. There are 3,151 parcels within the University Area, totaling 1,723 acres and over 1,600 unique land owners.

The average (mean) size of parcels within the University Area is 0.55 acre, or less than one acre. Ninety-eight percent (98%) of the parcels within the University Area are less than five (5) acres in size. Many of the parcels, particularly north of Fletcher Avenue and west of Nebraska Avenue, are 0.25 acre in size, characterized by less intensive single family and multi-family (e.g. duplex, etc.) uses in diverse ownership. This presents a challenge for redevelopment, as the lack of vacant land combined with smaller parcel sizes will require some degree of land assembly for more intensive projects such as multi-family, commercial or mixed-use development. Only 29 parcels, or less than one percent (1%), are 10 acres in size or larger. The largest of these include the Veterans Hospital (42+ acres) and University Mall (41+ acres or more with ancillary parking, etc.), which are already assets to the community.

In terms of combined acreage, Hillsborough County owns approximately 128 acres – by far the largest owner in terms of acreage. In addition to Hillsborough County, Village of Tampa, University Mall (Somerock, LLC), Veterans Hospital and Robbins Manufacturing Company are the largest land holders. Other significant land holders include the School Board of Hillsborough County, Wal-Mart, Salvation Army and Grand Prix Tampa. The largest land holders typically own more intensive multi-family, commercial, industrial or institutional properties which require more continuous acreage. Table 3.5 shows some of the largest land holders within the University Area.

Table 3.5

University Area Major Land Owners, Combined Acreage > 25 Acres				
OWNER	# Parcels	Smallest Parcel (Acres)	Largest Parcel (Acres)	Total Acreage
HILLSBOROUGH COUNTY	57	0.02	25.37	127.66
VILLAGE OF TAMPA, LLC	1	62.62	62.62	62.62
SOMEROCK UNIVERSITY MALL OWNER, LLC	7	0.05	41.22	54.25
VETERANS ADMINISTRATION HOSPITAL	3	1.48	42.66	47.12
ROBBINS MFG CO.	2	7.49	23.86	31.35
SCHOOL BOARD OF HILLSBOROUGH COUNTY	2	10.10	15.07	25.17

Source: Hillsborough County Property Appraiser, February 2012.

Section 3.3 Site Ranking Criteria

To build on previous efforts in the University Area, relevant siting and property criteria were employed to prioritize sites for future redevelopment.

Siting Criteria

The following Siting Criteria (SC) were applied to gauge walking distance to public transportation or essential services:

- Within ½ mile of bus or transit station **[SC-HIGH]**
- Not within ½ mile of bus or transit station, but within ¼ mile of commercial and institutional activity centers [**SC-MEDIUM]**
- Not within ½ mile of bus or transit station, but within ¼ mile of commercial or institutional activity center **[SC-LOW]**

For these criteria, activity centers were defined as concentrations of commercial or institutional uses such as community centers, shopping centers/supermarkets/ superstore with grocery, public schools, childcare/afterschool facilities, hospitals/pharmacies, or public parks.

As shown in Map 6, concentrations of both commercial and institutional activities occur at the following locations:

- North of Fletcher Avenue
  - Between North 22nd Street and 30th Street (Bruce B. Downs Boulevard)
  - Between Nebraska Avenue and 12th Street
- South of Fletcher Avenue
  - Between North 22nd Street and 30th Street and along 131st Avenue

Although activity centers occur elsewhere within the University Area, these activity centers provide only one type of activity (i.e., either commercial or institutional activities, but not both).

The area within ½ mile of a bus or transit station is also shown in Map 6. This area extends from the eastern limit of the University Area to approximately 19th Street and is roughly centered on East 131st Avenue. It is important to note the University Community Center (to the north) and the University Mall (to the south) are at the outer limits of a comfortable walking distance to the nearest bus or transit station.

Map 7 shows the application of the Siting Criteria (SC) to the entire University Area.

To promote redevelopment near recent public investment and further that momentum toward private investment, sites were further limited to those within University-specific zoning districts (i.e., UCA-MS or UCA-NHO). Map 8 shows the application of siting criteria to the nearly 200 properties[4] within the University-specific zoning districts (i.e., UCA-MS or UCA-NHO). As shown in Map 8, in terms of the siting criteria, the most desirable sites are nearest to Fletcher Avenue, within walking distance of the nearest bus or transit station and both commercial and institutional activities.

Property Criteria

Sites were given priority if they met the following Property Criteria (PC):

- Vacant property **[PC-5 POINTS]**
  - Greater than or equal to 2.0 acres (i.e., no land assembly) OR
  - Less than 0.5 acre with common ownership (i.e., ease of land assembly)
- Below average property values (i.e., non-contributing/under-performing) **[PC-3 POINTS]**
- Sites built prior to 1980 (i.e., aging structures) **[PC-1 POINT]**
- Sites outside of the 100-year floodplain (i.e., minimal flood hazard) **[PC-1 POINT]**
- Sites with recent foreclosure activity (i.e., opportunity for stabilization) **[PC-1 POINT]**

Sites meeting more of the property criteria are given priority over sites that meet fewer or none of the property criteria by means of point assignment. For example, a site meeting all of the property criteria would have a score of "10 points" or 100 percent of the criteria. Government-owned properties in active use (e.g. University Community Center) were excluded from point assignment due to recent public investment (effectively "0 points").

[4] There are 175 properties within the University-specific zoning districts (i.e., UCA-MS or UCA-NHO).

As shown in Map 9, the majority of vacant properties within the University-specific zoning districts are less than 0.5 acres in size. More vacant properties are located west of North 22nd Street than east of North 22nd Street. Map 10 shows properties in private individual or common ownership and properties owned by churches, non-profits, and government agencies such as Hillsborough County, Hillsborough County School Board and the Veterans Administration. Although many of the properties west of North 22nd Street are in private ownership, some properties have a common owner which presents an opportunity for land assembly.

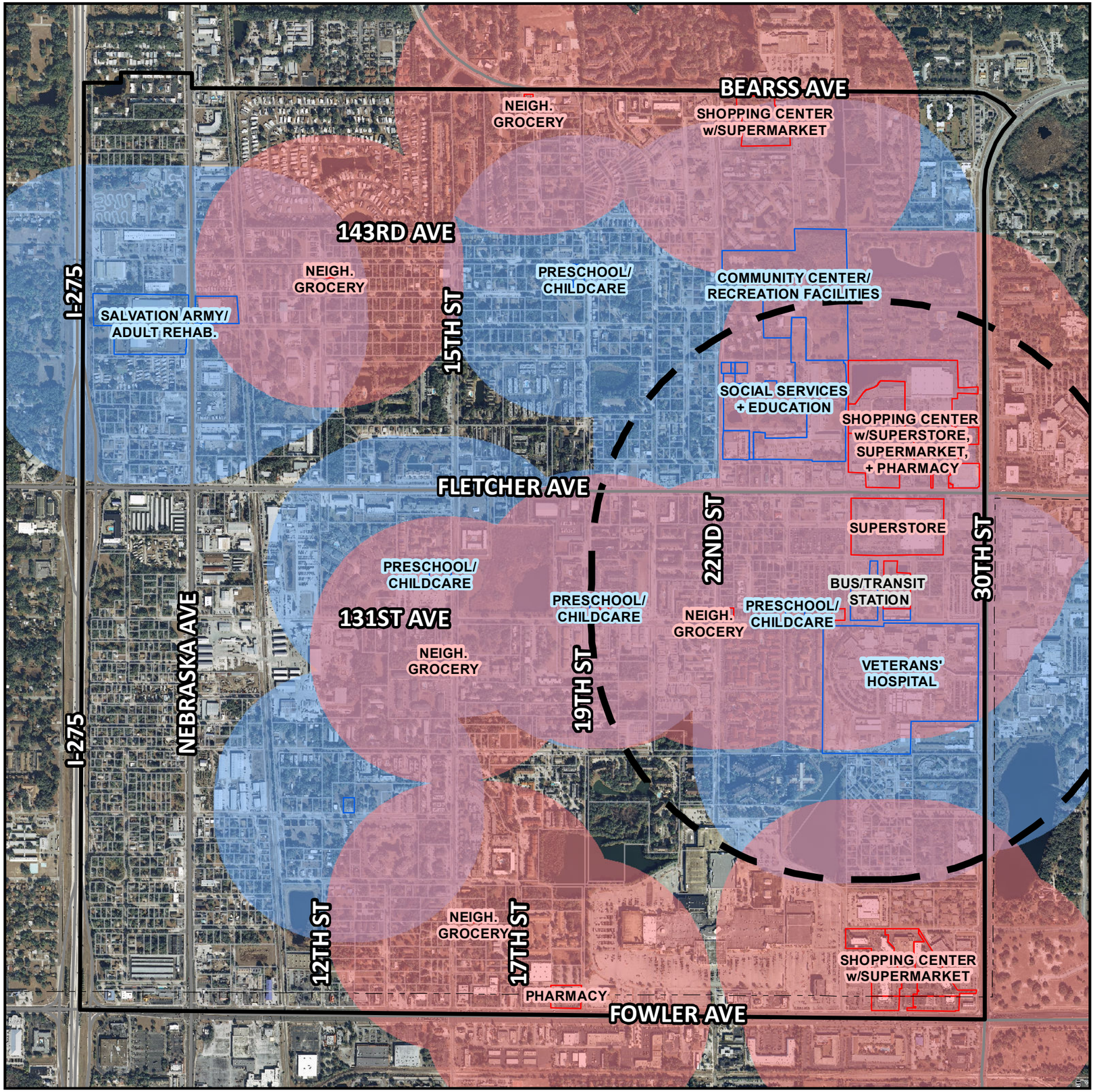
The average value per acre[5] within the University-specific zoning districts is $306,528, lower than the average value per acre of the larger University Area ($363,813). Map 11 shows properties with values above and below $306,528. As can be seen, the majority of small (less than 0.5 acre) properties have below average property values, indicating that these properties are non-contributing or under-performing compared to surrounding real estate. In many cases, these properties are vacant or have aging structures with declining values. Map 12 shows properties with structures built prior to 1980, sourced from both the U. S. Census (left) and Property Appraiser (right).

Few properties are located within the 100-year floodplain. The most apparent floodplain impact (i.e., more than 50% of the property is within the 100-year floodplain) is to properties abutting East 131st Avenue. Map 13 shows potential floodplain impacts based on data supplied by the Federal Emergency Management Agency (FEMA).

[5] Just value includes both improved and unimproved acreage, but represents the value of the property on the market, without tax caps or exemptions.

University Area Rental/ Redevelopment Study

Map 6
Siting Criteria: Activity Centers



Activity Centers

Property Appraiser, DOR Code / Hills. Co. LDC / Aerial Photo Confirmation

- 0.5 Mile Radius, Bus/Transit Station
- Commercial Activity (e.g. Grocery, Superstores, Pharmacies, etc.)
- Institutional Activity (e.g. Hospitals, Public Schools, Childcare, etc.)
- 0.25 Mile Radius (Commercial Activity)
- 0.25 Mile Radius (Institutional Activity)
- All Parcels

- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.125 0.25 0.5 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (DOR Codes) as of February 2012; FDEP (LABINS) Aerials, 2011.

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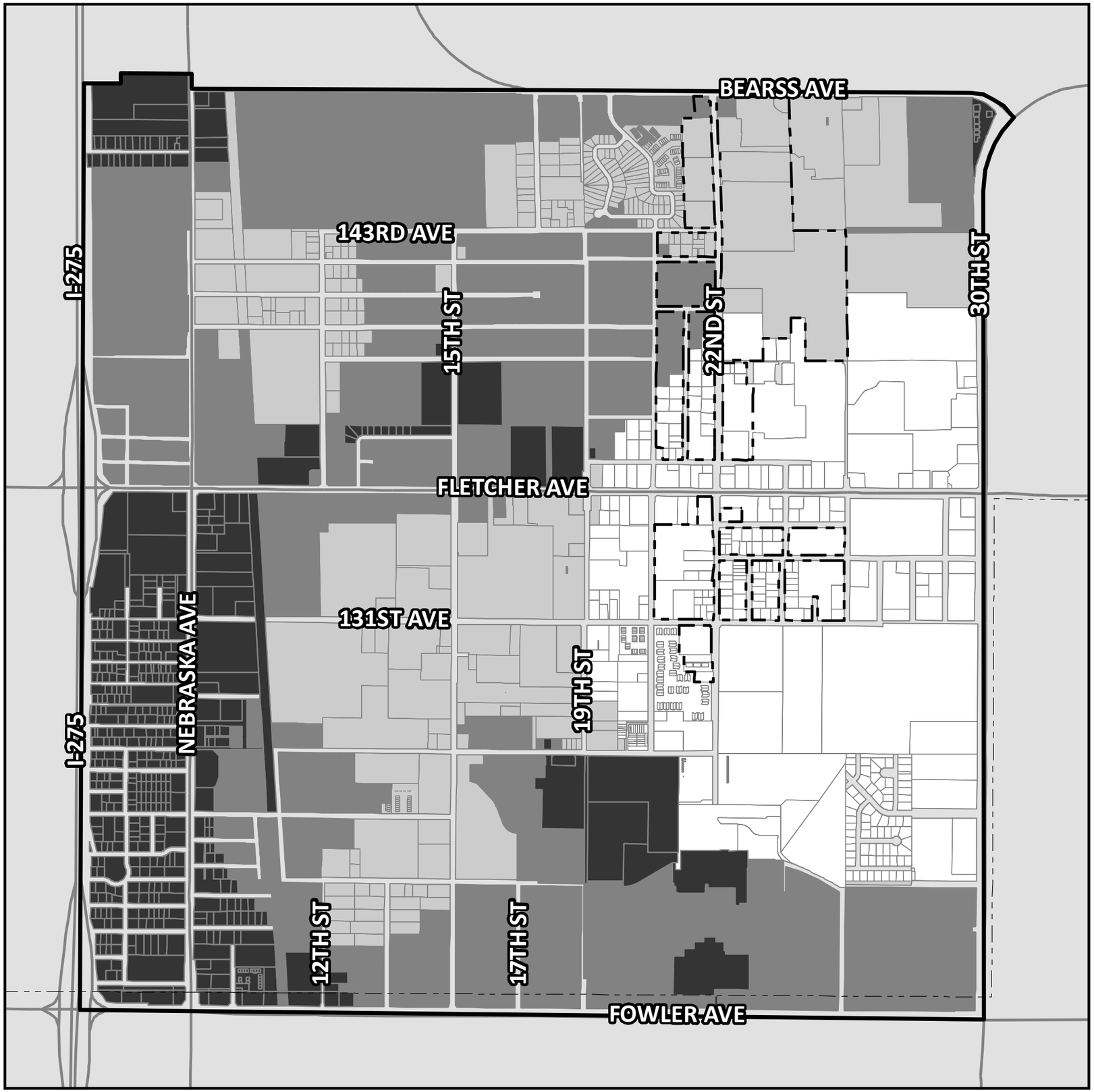

Map 7
Siting Criteria: Walking Distances

Walking Distances

Property Appraiser, DOR Code / Hills. Co. LDC / Aerial Photo Confirmation

- Blocks or Parcels w/UCA Zoning (Minimum Criteria)
- Parcels, 0.5 Mile Radius, Bus/Transit Station
- Parcels, 0.25 Mile Radius, Commercial and Institutional Activities
- Parcels, 0.25 Mile Radius, Commercial or Institutional Activities
- Parcels, Not Meeting Siting Criteria

- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.125 0.25 0.5 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (DOR Codes) as of February 2012.

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Map 8
Siting Criteria: Ranking

Siting Criteria (SC) - Ranking

Property Appraiser, DOR Code /
Hills. Co. LDC / Aerial Photo Confirmation

Blocks or Parcels w/UCA Zoning (MINIMUM CRITERIA)

Government-Owned, Active Use (Includes Retention, Parking, etc.)

Parcels w/UCA Zoning

Siting Criteria Ranking

High

Medium

Low

University Area

Major Roads

Incorporated, Tampa

N

0 0.05 0.1 0.2 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (DOR Codes) as of February 2012; FDEP (LABINS) Aerials, 2011.

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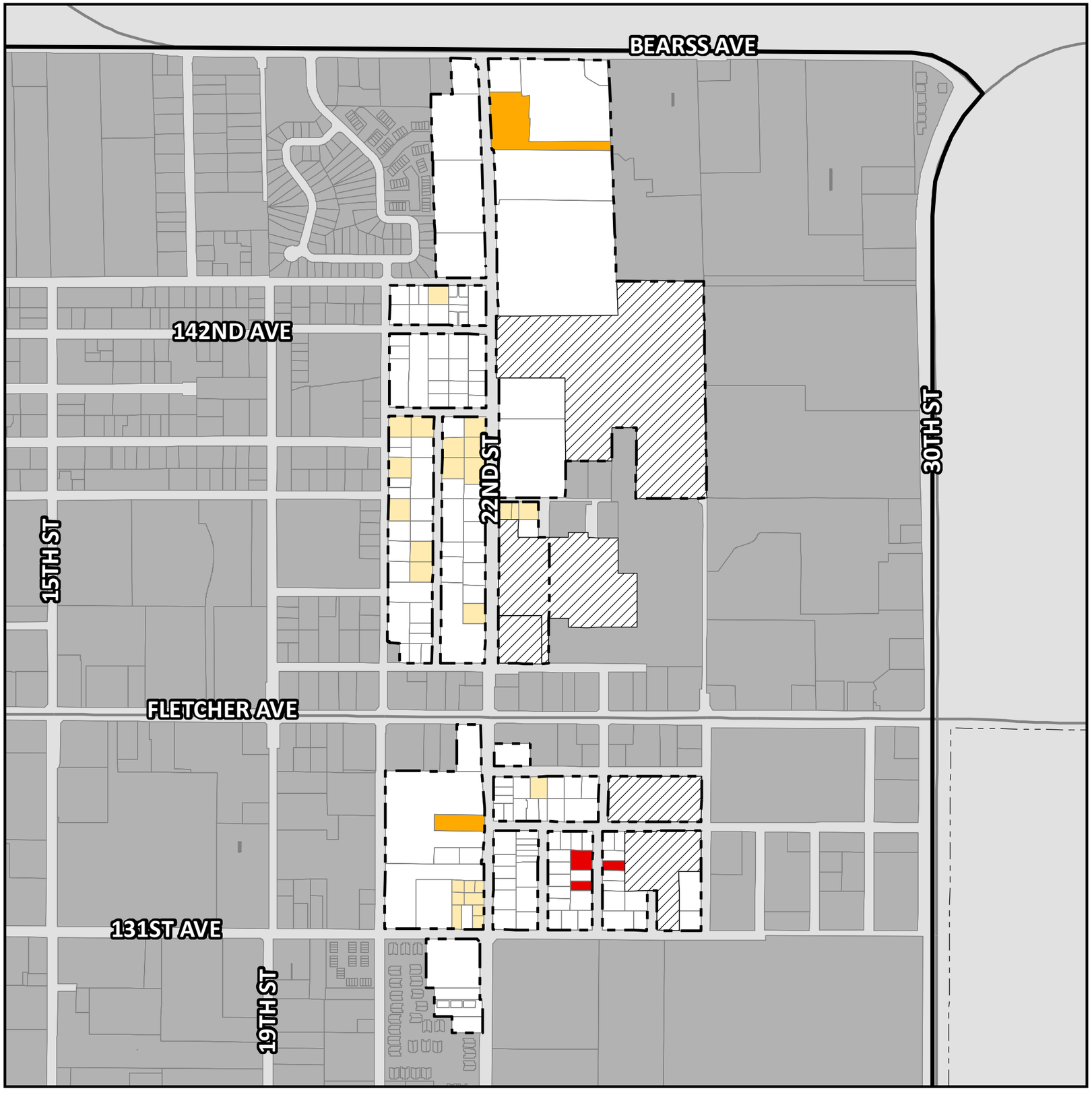
Map 9
Property Criteria: Vacant or Foreclosure



Vacant or Recent Foreclosure Activity

Parcels Meeting Siting Criteria

Property Status

- Vacant < 0.5 Acre
- Vacant > 0.5 Acre
- Recent Foreclosure Activity
- Developed, No Recent Foreclosure Activity
- Outside UCA Zoning

- Blocks or Parcels w/UCA Zoning
- Government-Owned, Active Use (Includes Retention, Parking, etc.)

- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.05 0.1 0.2 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (All Sales, DOR Codes) as of February 2012.

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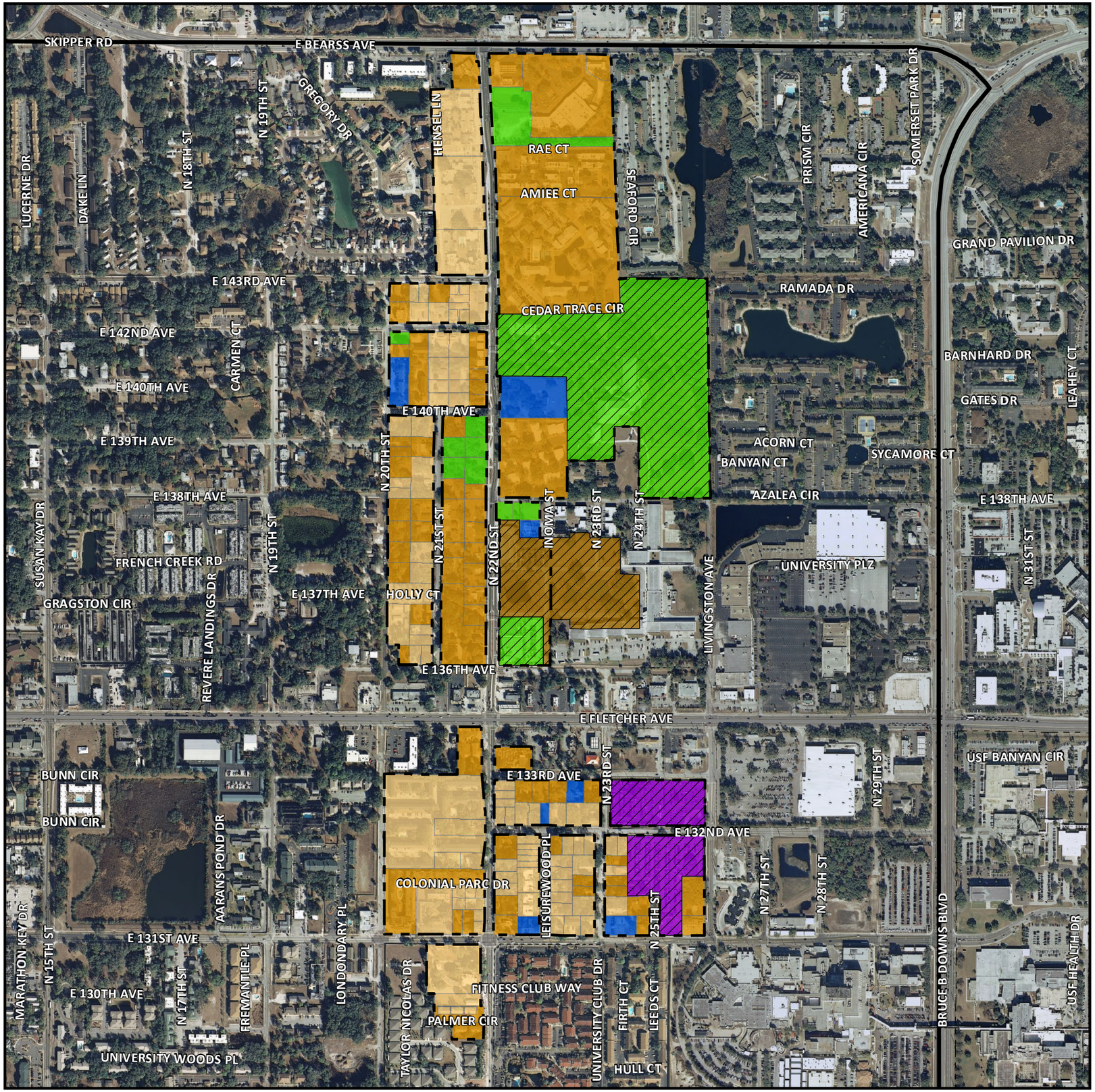
Map 10
Property Criteria: Ownership



Ownership

Parcels w/UCA Zoning

Ownership

- Private (Common Owners)
- Private (Individual Owners)
- Churches, Non-Profits, etc.
- Hillsborough County
- School Board
- Veterans Administration (Federal)

- Blocks or Parcels w/UCA Zoning
- Government-Owned, Active Use (Includes Retention, Parking, etc.)
- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.05 0.1 0.2 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (DOR Codes) as of February 2012; FDEP (LABINS) Aerials, 2011.

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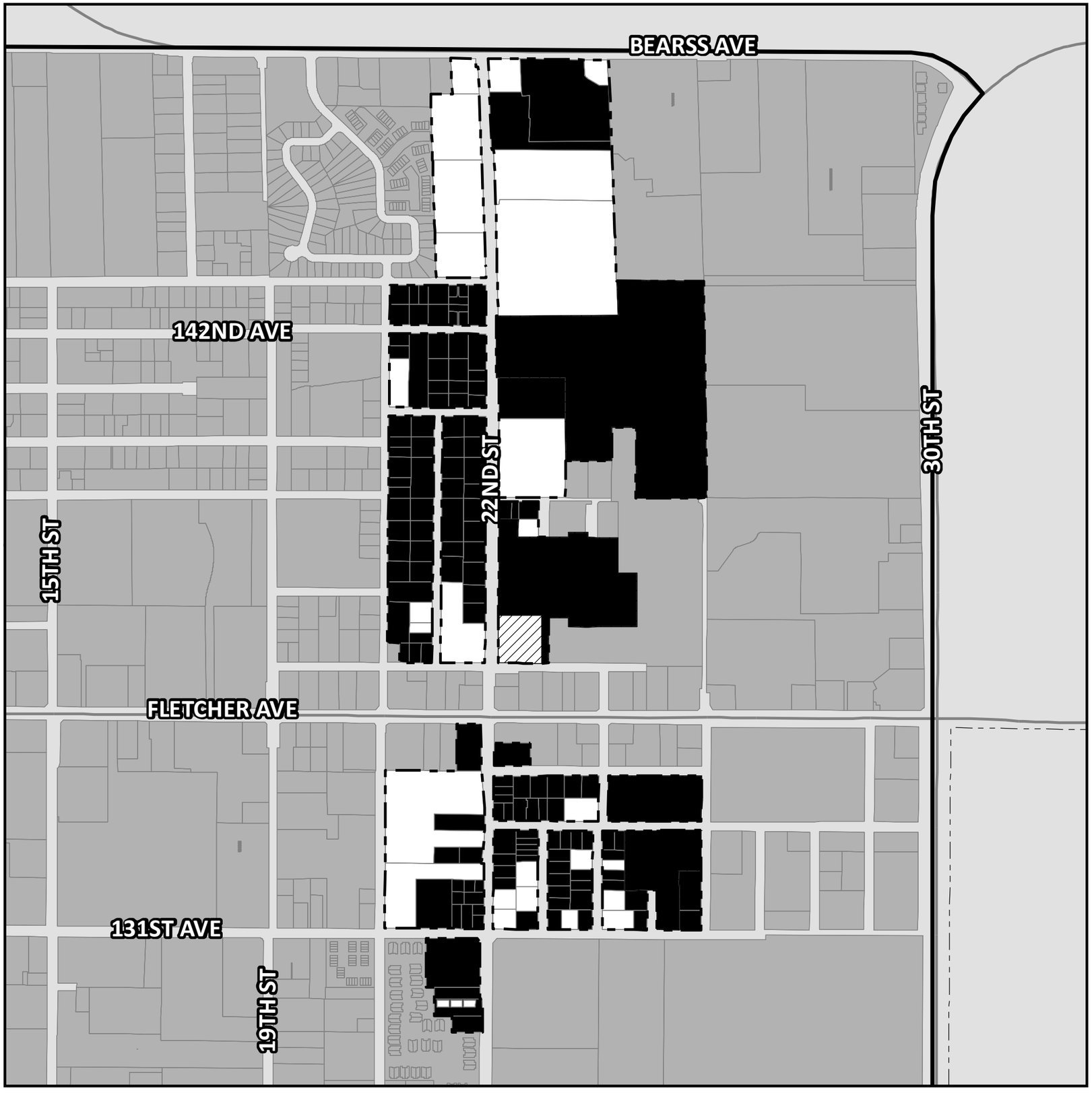
Map 11
Property Criteria: Property Values



Propety Values (Lower Than Average)

- Parcels Outside UCA Zoning
- Parcels w/UCA Zoning

Just Value Per Acre (Average = $306,528)

- Above Average
- Below Average

- Blocks or Parcels w/UCA Zoning
- Government-Owned, Active Use (Includes Retention, Parking, etc.)

- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.05 0.1 0.2 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (Just Values) as of February 2012.

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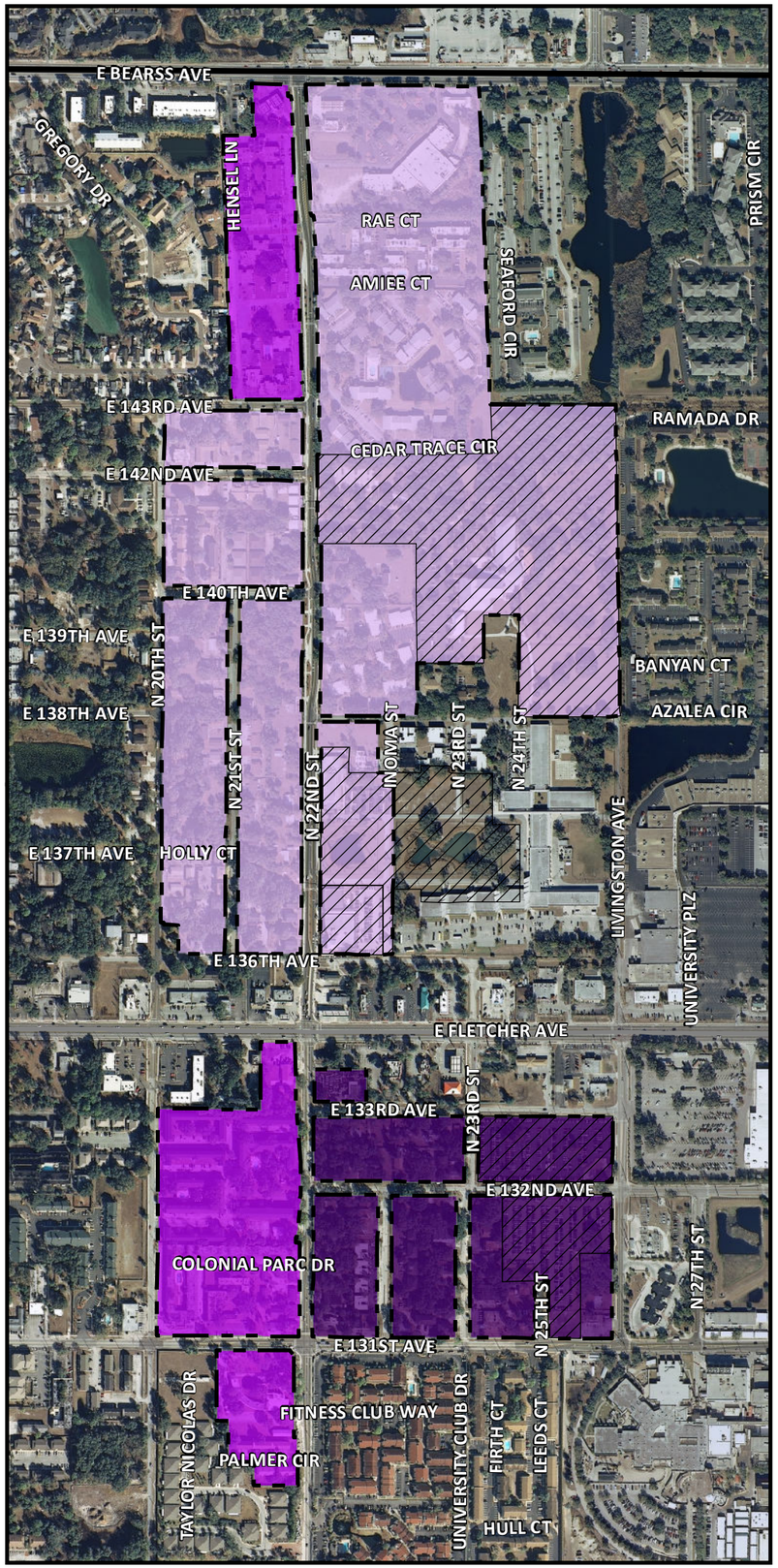
Map 12
Property Criteria: Year Built



Year Built by Block Group

U.S. Census (Block Groups)

% of Structures Built Prior to 1980

- 50% or Less
- 50% - 59%
- 60% - 69%
- 70% - 79%
- 80% or More

Year Built by Parcel

Parcels

Year Built (Actual)

- After 1980
- Before 1980
- No Data

- Blocks or Parcels w/UCA Zoning
- Government-Owned, Active Use (Includes Retention, Parking, etc.)
- University Area
- Major Roads
- Incorporated, Tampa

N

0 0.05 0.1 0.2 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (DOR Codes) as of February 2012; FDEP (LABINS) Aerials, 2011.

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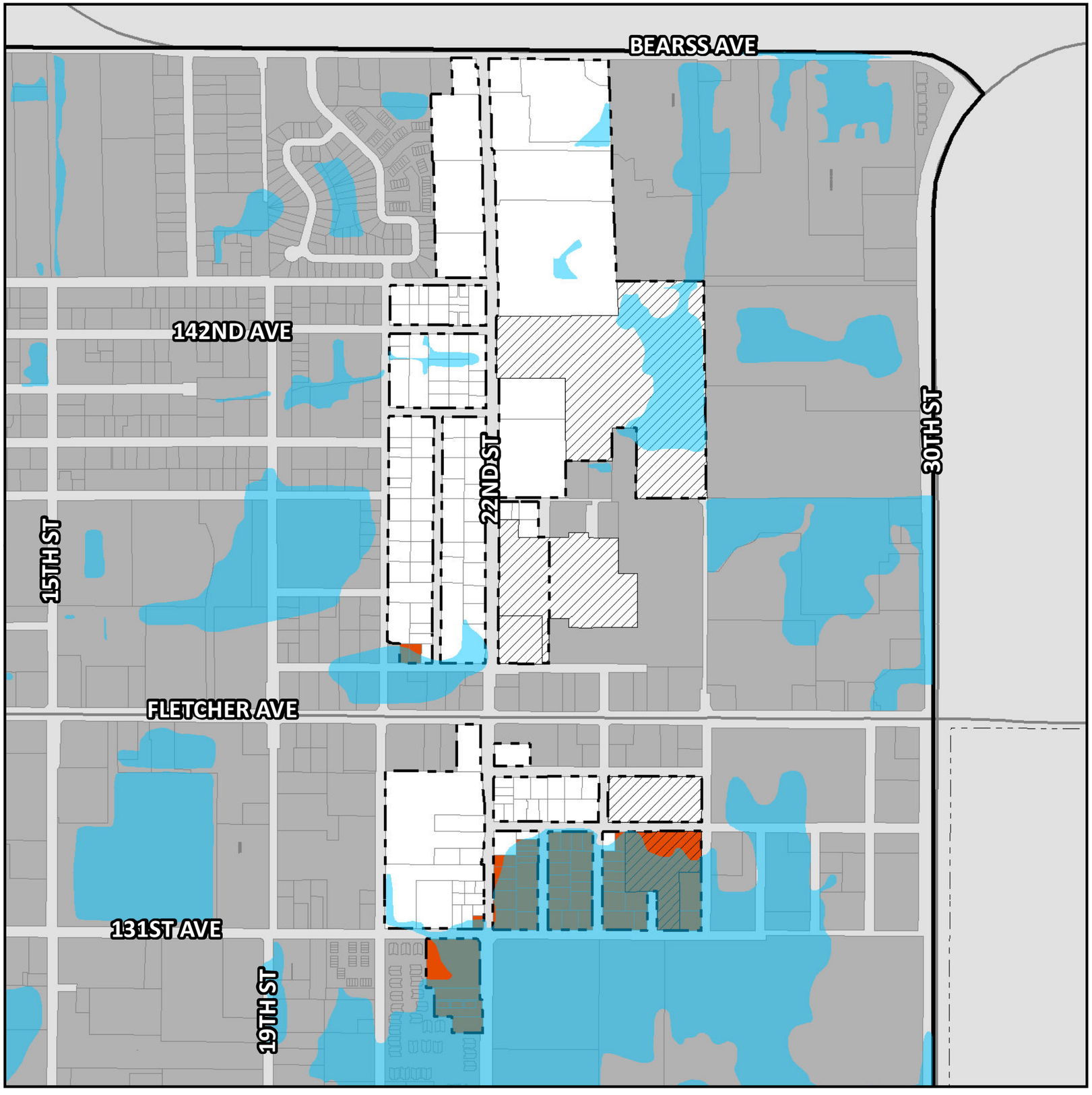
Map 13
Property Criteria: Floodplain



Floodplain Impact

FEMA FIRM, Flood Hazard

Floodplain

100-Year Floodplain

Parcels

Floodplain Impact

> 50% of Property

< 50% of Property

Parcels Outside UCA Zoning

Blocks or Parcels w/UCA Zoning

Government-Owned, Active Use (Includes Retention, Parking, etc.)

University Area

Major Roads

Incorporated, Tampa

N

0 0.05 0.1 0.2 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser, Federal Emergency Management Agency (FEMA, 2011), as of February 2012.

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Section 3.4 Initial Site Priority Recommendations

Map 14 shows the application of the Property Criteria (PC) to the entire University Area. Table 3.6 lists the properties and the points assigned, as well as the respective Siting Criteria (SC). Out of the nearly 200 sites, twenty-one (21) sites are high priority properties, scoring at least 80 percent of available points.

Due to the lack of larger, vacant parcels within the University-specific zoning districts, land assembly will need to be the primary strategy for redevelopment in the short-term. Fortunately, many of the smaller (< 0.5 acre) parcels within the UCA zoning districts are in common ownership, with several parcels per owner. This assembly can best be achieved in "blocks" or "half-blocks" using these properties as the framework for further land assembly.

For example:

- Assembling vacant UCA-MS zoned properties, south of East 133rd Avenue and North of East 131st Avenue, and then furthering assembly to adjacent properties with 4- and 5-point scores (e.g. 2120 and 2122 E. 131st Street).

  These properties are owned by an investment company specializing in properties for the medical industry and are surrounded by properties with aging rental structures. These properties could become catalysts for further UCA-NHO (e.g. business/professional office) redevelopment across North 22nd Street. This block is optimally located within ½ mile of a bus/transit station and fronts East 131st Avenue, which provides easy access to USF's School of Medicine and James A. Haley Veterans Administration Hospital – an opportunity for employee housing and auxiliary offices.

- Assembling vacant UCA-MS and UCA-NHO zoned properties, south of East 140th Avenue, centering on North 21st Street, and then furthering assembly to adjacent properties with 4- and 5-point scores.

  Many of these properties are already owned by Hillsborough County or are in private, but common, ownership and are outside the 100-year floodplain. If assembled, these properties could support a larger, mixed-use project containing more-intensive multi-family residential, office and other community service uses.

University Area Rental/ Redevelopment Study

Map 14
Property Criteria: Ranking

Property Criteria (PC) - Ranking

Vacant Property/Ownership, Property Values, Year Built, Foreclosure Status, Floodplain Impact

- Blocks or Parcels w/UCA Zoning
- Government-Owned, Active Use (Includes Retention, Parking, etc.)
- University Area
- Major Roads
- Incorporated, Tampa

Parcels w/UCA Zoning

Property Criteria (PC)

- Low (0 - 2 Points)
- Low/Med (3 - 4 Points)
- Medium (5 - 6 Points)
- Med/High (7 - 8 Points)
- High (9 - 10 Points)

N

0 0.05 0.1 0.2 Miles

Prepared: February 2012

Sources: Hillsborough County GIS Data (Major Roads); Hillsborough County City-County Planning Commission GIS Data (Zoning, Jurisdictions, University Area); Hillsborough County Property Appraiser (Just Values, All Sales, DOR Codes) as of February 2012; FDEP (LABINS) Aerials, 2011.

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Table 3.6

Site Priority List (Framework for Land Assembly)										
#	PC RANKING	SC RANKING	SITE ADDRESS	SITE CITY	SITE ZIP	OWNER	JUST VALUE	JUST VALUE/ACRE	LAND VALUE	ACREAGE
1	10	HIGH	13112 N 22ND ST	TAMPA	33612	HCP PROPERTIES INC	$ 19,144.00	$ 140,326.19	$ 4,446.00	0.14
2	10	HIGH	13710 INOMA ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 23,114.00	$ 75,046.43	$ 23,114.00	0.31
3	10	HIGH	13622 21ST ST	TAMPA	33613	MINARDI HOLDING LLC	$ 13,031.00	$ 32,741.37	$ 13,031.00	0.40
4	10	HIGH	13618 21ST ST	TAMPA	33613	MINARDI HOLDING LLC	$ 13,010.00	$ 32,778.54	$ 13,010.00	0.40
5	10	HIGH	13719 N 22ND ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 8,202.00	$ 76,618.40	$ 8,202.00	0.11
6	10	HIGH	13106 N 22ND ST	TAMPA	33612	HCP PROPERTIES INC	$ 19,004.00	$ 171,618.47	$ 3,570.00	0.11
7	10	HIGH	*No Data*	TAMPA	33612	13142 22ND LLC	$ 23,032.00	$ 32,670.06	$ 23,032.00	0.70
8	10	HIGH	13116 N 22 ND ST	TAMPA	33612	HCP PROPERTIES INC	$ 19,091.00	$ 141,929.97	$ 4,388.00	0.13
9	10	HIGH	13120 N 22 ND ST	TAMPA	33612	HCP PROPERTIES INC	$ 29,276.00	$ 268,609.33	$ 3,600.00	0.11
10	10	HIGH	13124 N 22 ND ST	TAMPA	33612	HCP PROPERTIES INC	$ 19,116.00	$ 200,046.05	$ 3,150.00	0.10
11	10	HIGH	13108 N 22 ND ST	TAMPA	33612	HCP PROPERTIES INC	$ 22,408.00	$ 108,886.11	$ 6,783.00	0.21
12	10	HIGH	13715 N 22ND ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 18,694.00	$ 76,753.16	$ 18,694.00	0.24
13	10	HIGH	13808 N 22ND ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 12,202.00	$ 24,740.12	$ 12,202.00	0.49
14	10	MEDIUM	*No Data*	TAMPA	33613	HILLSBOROUGH COUNTY	$ 205,260.00	$ 81,102.87	$ 205,260.00	2.53
15	10	LOW	13816 N 21ST ST	TAMPA	33613	JAN INVESTMENTS INC	$ 13,196.00	$ 32,664.82	$ 13,196.00	0.40
16	10	LOW	13813 N 21ST ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 12,656.00	$ 33,206.34	$ 12,656.00	0.38
17	10	LOW	13810 N 22ND ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 11,476.00	$ 30,896.39	$ 11,476.00	0.37
18	10	LOW	13812 N 22ND ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 12,382.00	$ 32,604.89	$ 12,382.00	0.38
19	10	LOW	13901 N 20TH ST	TAMPA	33613	JAN INVESTMENTS INC	$ 13,101.00	$ 32,495.30	$ 13,101.00	0.40
20	10	LOW	13805 N 21ST ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 12,819.00	$ 32,582.67	$ 12,819.00	0.39
21	9	HIGH	2124 E 131ST AV	TAMPA	33612	HCP PROPERTIES INC	$ 20,708.00	$ 162,111.81	$ 4,140.00	0.13
22	5	HIGH	0 N 22ND ST	TAMPA	33612	13142 22ND LLC	$ 27,935.00	$ 78,888.81	$ 11,569.00	0.35
23	5	HIGH	13801 N 21ST ST	TAMPA	33613	EARL BRIAN FOX/ LIFE ESTATE	$ 35,177.00	$ 92,260.77	$ 12,341.00	0.38
24	5	HIGH	13705 N 20TH ST	TAMPA	33613	DONNY LEE AND DAWN ROBERTS	$ 37,572.00	$ 96,799.87	$ 12,656.00	0.39
25	5	HIGH	13702 N 21ST ST	TAMPA	33613	FABIA CLARK	$ 71,894.00	$ 179,125.53	$ 13,240.00	0.40
26	5	HIGH	13708 N 22ND ST	TAMPA	33613	GEORGE MICHAEL JONES ET AL	$ 38,914.00	$ 100,739.35	$ 12,643.00	0.39
27	5	HIGH	13621 N 21ST ST	TAMPA	33613	RAFAEL AND GLADYS SOSA ET AL	$ 60,891.00	$ 216,404.38	$ 8,862.00	0.28
28	5	HIGH	13709 N 20TH ST	TAMPA	33613	JAY SUN KIM AND ELIZABETH VU	$ 50,859.00	$ 131,653.34	$ 12,555.00	0.39
29	5	HIGH	13602 N 21ST ST	TAMPA	33613	SAMSON HOLDINGS LLC	$ 25,814.00	$ 139,929.21	$ 6,120.00	0.18
30	5	HIGH	2215 E 133RD AV	TAMPA	33612	GRANT M VREELAND	$ 53,844.00	$ 165,501.22	$ 24,806.00	0.33
31	5	HIGH	2209 E 133RD AV	TAMPA	33612	MST PROPERTIES LLC	$ 48,409.00	$ 151,705.27	$ 24,806.00	0.32
32	5	HIGH	13612 N 22ND ST	TAMPA	33613	LISA J HARTMANN	$ 12,648.00	$ 32,507.12	$ 12,648.00	0.39
33	5	HIGH	2206 E 132ND AV	TAMPA	33612	FAITH OUTREACH CENTER INC	$ 12,892.00	$ 77,528.61	$ 12,892.00	0.17
34	5	HIGH	2120 E 131ST AV	TAMPA	33612	BARRY AND MARLENE ALSPACH ET AL	$ 6,791.00	$ 32,667.73	$ 6,791.00	0.21
35	5	HIGH	13207 N 22ND ST	TAMPA	33612	GET'ER DONE INVESTMENTS LLC	$ 70,266.00	$ 155,258.93	$ 34,500.00	0.45
36	5	HIGH	2016 E 131ST AV	TAMPA	33612	2016 131ST LLC	$ 543,775.00	$ 359,404.23	$ 130,164.00	1.51
37	5	HIGH	13112 N 23RD ST	TAMPA	33612	DEUTSCHE BANK NATIONAL TRUST COMPANY / TRUSTEE	$ 31,733.00	$ 170,249.64	$ 14,280.00	0.19
38	5	HIGH	13609 N 20TH ST	TAMPA	33613	2016 131ST LLC	$ 239,499.00	$ 313,978.87	$ 66,210.00	0.76
39	5	HIGH	13618 N 22ND ST	TAMPA	33613	GORDON T DARWIN	$ 42,795.00	$ 98,049.77	$ 14,175.00	0.44
40	5	HIGH	13619 N 21ST ST	TAMPA	33613	NAOMI THOMPSON	$ 56,784.00	$ 116,582.35	$ 15,899.00	0.49
41	5	HIGH	13616 N 22ND ST	TAMPA	33613	CYNTHIA NAYEH AND MIRIAM NAYEH	$ 34,327.00	$ 99,217.58	$ 11,220.00	0.35
42	5	HIGH	13613 N 20TH ST	TAMPA	33613	2016 131ST LLC	$ 248,959.00	$ 318,545.20	$ 67,500.00	0.78
43	5	HIGH	13700 N 22ND ST	TAMPA	33613	ISRAEL ORTIZ	$ 35,633.00	$ 92,318.02	$ 12,472.00	0.39
44	5	HIGH	13802 N 22ND ST	TAMPA	33613	MARTHA J HAMMER	$ 49,642.00	$ 182,534.87	$ 8,803.00	0.27
45	5	HIGH	13301 22ND ST	TAMPA	33612	ANDREW AND LUCIA MASTROGIOVANNI	$ 87,895.00	$ 124,923.07	$ 59,400.00	0.70
46	5	HIGH	13710 N 22ND ST	TAMPA	33613	MARY E CHRISS LIFE ESTATE	$ 31,613.00	$ 74,543.49	$ 13,766.00	0.42
47	5	HIGH	2211 E 133RD AV	TAMPA	33612	GERARDO F MASTROGIOVANNI	$ 24,806.00	$ 76,616.59	$ 24,806.00	0.32
48	5	HIGH	2206 E 132ND AV 102	TAMPA	33612	CARIDAD RODRIGUEZ	$ 68,922.00	$ 295,751.80	$ 17,514.00	0.23
49	5	HIGH	2111 E FLETCHER AV	TAMPA	33612	BARTHOLOMEW REAL ESTATE HOLDING CORP	$ 348,912.00	$ 349,696.72	$ 259,182.00	1.00
50	5	HIGH	13132 N 22ND ST	TAMPA	33612	13142 22ND LLC	$ 35,462.00	$ 111,158.13	$ 10,352.00	0.32
51	5	MEDIUM	2007 E 143RD AV	TAMPA	33613	MOISES LOPEZ-MENDEZ AND ERNESTO A ELIZONDO	$ 10,695.00	$ 32,219.39	$ 10,695.00	0.33
52	5	MEDIUM	2011 E 143RD AV C D	TAMPA	33613	NATERAM TEJIRAM AND JASMATEE TEJIRAM	$ 24,781.00	$ 160,826.82	$ 4,484.00	0.15
53	5	MEDIUM	2011 E 143RD AV E F	TAMPA	33613	NATERAM TEJIRAM AND JASMATEE TEJIRAM	$ 23,496.00	$ 259,130.39	$ 3,002.00	0.09
54	5	MEDIUM	2004 E 142ND AV	TAMPA	33613	QIN XIE	$ 70,853.00	$ 211,347.56	$ 10,969.00	0.34
55	5	MEDIUM	2108 E 142ND AV A B	TAMPA	33613	NATERAM TEJIRAM AND JASMATEE TEJIRAM	$ 23,589.00	$ 224,802.73	$ 3,486.00	0.10
56	5	MEDIUM	2001 E 143RD AV	TAMPA	33613	SALVATORE AND MARIA LOPRESTI	$ 46,805.00	$ 150,064.12	$ 10,266.00	0.31
57	5	MEDIUM	2108 E 142ND AV E F	TAMPA	33613	NATERAM TEJIRAM AND JASMATEE TEJIRAM	$ 23,797.00	$ 212,499.78	$ 3,717.00	0.11
58	5	MEDIUM	2102 E 142ND AV	TAMPA	33613	NATERAM AND LILLIAN J TEJIRAM	$ 14,677.00	$ 41,439.26	$ 11,531.00	0.35
59	5	MEDIUM	2011 E 143RD AV A B	TAMPA	33613	NATERAM TEJIRAM AND JASMATEE TEJIRAM	$ 23,272.00	$ 277,200.41	$ 2,754.00	0.08
60	5	MEDIUM	2108 E 142ND AV C D	TAMPA	33613	NATERAM TEJIRAM AND JASMATEE TEJIRAM	$ 23,938.00	$ 173,921.26	$ 3,874.00	0.14

Source: Property information collected from Hillsborough County Property Appraiser, February 2012; siting criteria (SC) and property criteria (PC) developed as part of University Area Rental/Redevelopment Study.

Table 3.6
[Continued]

Site Priority List (Framework for Land Assembly) [Continued]

#	PC RANKING	SC RANKING	SITE ADDRESS	SITE CITY	SITE ZIP	OWNER	JUST VALUE	JUST VALUE/ACRE	LAND VALUE	ACREAGE
61	5	MEDIUM	14202 N 22ND ST	TAMPA	33613	GERALD G AND SETSUKO O GOLLAKNER	$ 102,117.00	$ 169,068.72	$ 19,683.00	0.60
62	5	LOW	2002 E 142ND AV	TAMPA	33613	JASMATIE TEJIRAM AND NATERAM TEJIRAM	$ 76,913.00	$ 225,117.59	$ 11,250.00	0.34
63	5	LOW	2017 E 142ND AV	TAMPA	33613	JAMES G JR AND CYNTHIA ANN VARN	$ 132,231.00	$ 241,278.51	$ 17,816.00	0.55
64	5	LOW	0 N 20TH ST & 142ND AVE	TAMPA	33613	HILLSBOROUGH COUNTY	$ 7,080.00	$ 34,005.76	$ 7,080.00	0.21
65	5	LOW	13711 N 20TH ST	TAMPA	33613	RONALD E MARTIN TRUSTEE	$ 61,651.00	$ 159,030.41	$ 12,648.00	0.39
66	5	LOW	13812 N 21ST ST	TAMPA	33613	WM N AND EMMA RADOVICH	$ 39,412.00	$ 100,044.68	$ 12,886.00	0.39
67	5	LOW	13809 N 20TH ST	TAMPA	33613	XIANBIN MING AND QIN XIE	$ 32,410.00	$ 168,008.42	$ 6,222.00	0.19
68	5	LOW	13802 N 21ST ST	TAMPA	33613	2016 131ST LLC	$ 200,796.00	$ 251,813.39	$ 67,500.00	0.80
69	5	LOW	13805 20TH ST	TAMPA	33613	NELSON AND SONS ENTERPRISES INC	$ 13,056.00	$ 32,630.29	$ 13,056.00	0.40
70	5	LOW	13801 N 20TH ST	TAMPA	33613	DAVID MICHAEL/ PA CARR	$ 23,120.00	$ 124,926.38	$ 6,075.00	0.19
71	5	LOW	*No Data*	TAMPA	33613	BETH AND WENDY CORPORATION	$ 13,974.00	$ 32,681.30	$ 13,974.00	0.43
72	5	LOW	13708 21ST ST	TAMPA	33613	MORDI HABER TRUSTEE AND EREZ TESTILER	$ 88,583.00	$ 203,888.43	$ 14,175.00	0.43
73	5	LOW	13811 N 20TH ST	TAMPA	33613	MARIE JEANNETTE JULIEN	$ 28,136.00	$ 145,649.56	$ 6,268.00	0.19
74	5	LOW	13801 20TH ST	TAMPA	33613	DAVID MICHAEL/ PA CARR	$ 36,986.00	$ 182,843.75	$ 6,581.00	0.20
75	5	LOW	13815 N 21ST ST	TAMPA	33613	EVELYN ALICEA	$ 29,009.00	$ 73,472.69	$ 12,889.00	0.39
76	5	LOW	14004 N 22ND ST	TAMPA	33613	SANAA TASSI/ FAMILY TRUST	$ 36,995.00	$ 170,110.72	$ 5,472.00	0.22
77	5	LOW	14006 N 22ND ST	TAMPA	33613	GRIFFIN AND ANTONIA MYLES	$ 40,483.00	$ 247,295.41	$ 4,681.00	0.16
78	4	HIGH	13104 LIVINGSTON AV	TAMPA	33612	SIERRA AND SIERRA INC ET AL	$ 72,146.00	$ 96,741.19	$ 56,749.00	0.75
79	4	HIGH	13104 N 23RD ST	TAMPA	33612	GERALD G AND SETSUKO O GOLLAKNER	$ 50,496.00	$ 133,136.82	$ 28,911.00	0.38
80	4	HIGH	13102 N 25TH ST	TAMPA	33612	ADA ROSA RAFFEO	$ 75,769.00	$ 197,322.81	$ 29,270.00	0.38
81	4	HIGH	13707 N 21ST ST	TAMPA	33613	EXCEL COMMERCIAL PROPERTIES OF FLORIDA LLC	$ 259,115.00	$ 319,002.25	$ 71,010.00	0.81
82	4	HIGH	13215 N 22ND ST	TAMPA	33612	MIHAENG KIM	$ 36,066.00	$ 259,570.33	$ 10,591.00	0.14
83	4	HIGH	2004 136TH AV	TAMPA	33613	RODOLFO S CONDE	$ 13,043.00	$ 77,673.43	$ 5,625.00	0.17
84	4	HIGH	2006 136TH AV	TAMPA	33613	SAMSON HOLDINGS LLC	$ 47,018.00	$ 236,548.32	$ 6,534.00	0.20
85	4	HIGH	13604 N 21ST ST 1	TAMPA	33613	GLENN R AND MARY A BARICH	$ 69,210.00	$ 348,473.63	$ 6,328.00	0.20
86	4	HIGH	13217 N 22ND ST	TAMPA	33612	MIHAENG KIM	$ 38,429.00	$ 221,649.93	$ 13,216.00	0.17
87	4	HIGH	2202 132ND AVE	TAMPA	33612	MIHAENG AND MOONHEE KIM	$ 36,723.00	$ 248,718.24	$ 11,256.00	0.15
88	4	HIGH	2424 E 131ST AV	TAMPA	33612	PARNELL DICKINSON AND ASSOCIATES INC	$ 32,420.00	$ 144,539.21	$ 17,098.00	0.22
89	4	HIGH	2204 E 132ND AV 102	TAMPA	33612	CARIDAD RODRIGUEZ	$ 72,001.00	$ 273,783.68	$ 20,049.00	0.26
90	4	HIGH	2210 E 132ND AV	TAMPA	33612	JOSEPH Y LEE	$ 49,303.00	$ 147,232.47	$ 25,541.00	0.33
91	4	HIGH	13211 N 22ND ST	TAMPA	33612	MIHAENG KIM	$ 37,378.00	$ 236,473.83	$ 12,049.00	0.16
92	4	HIGH	13116 N 23RD ST	TAMPA	33612	GEORGE B LEWIS AND CARLENE DINNALL-LEWIS	$ 25,919.00	$ 126,165.81	$ 15,708.00	0.21
93	4	HIGH	2210 E 131ST AV	TAMPA	33612	AGENCY FOR COMMUNITY TREATMENT SERVICES INC	$ 80,867.00	$ 235,337.77	$ 26,250.00	0.34
94	4	HIGH	13124 LEISUREWOOD PL	TAMPA	33612	MIHAENG AND KIM MOONHEE KIM	$ 39,174.00	$ 247,571.62	$ 11,930.00	0.16
95	4	HIGH	2301 E 132ND AV	TAMPA	33612	MIHAENG AND MOONHEE KIM	$ 59,405.00	$ 290,080.47	$ 15,924.00	0.20
96	4	HIGH	13117 N 23RD ST	TAMPA	33612	PETER K MURPHY AND CHASE Y CLARK	$ 31,975.00	$ 163,166.89	$ 15,104.00	0.20
97	4	HIGH	2122 E 131ST AV	TAMPA	33612	BARRY L AND MARLENE ALSPACH ET AL	$ 69,057.00	$ 310,187.31	$ 7,376.00	0.22
98	4	HIGH	2209 E 132ND AV	TAMPA	33612	LESLI M DAVIS	$ 36,909.00	$ 189,750.81	$ 14,691.00	0.19
99	4	HIGH	2508 E 131ST AV	TAMPA	33612	NOFAL KAHOOK	$ 118,684.00	$ 321,843.57	$ 33,000.00	0.37
100	4	HIGH	13115 N 23RD ST	TAMPA	33612	BRADLEY D LUTZ	$ 31,168.00	$ 157,565.34	$ 15,104.00	0.20
101	4	HIGH	13213 N 22ND ST	TAMPA	33612	MIHAENG KIM	$ 36,082.00	$ 259,284.28	$ 10,608.00	0.14
102	4	HIGH	2219 E 133RD AVE	TAMPA	33612	HILLSBOROUGH ACHIEVEMENT AND RESOURCE CENTERS INC	$ 65,502.00	$ 197,196.58	$ 24,806.00	0.33
103	4	HIGH	2225 E 133RD AV	TAMPA	33612	JULIANNE M AND WILLIAM DAVID FERGUSON	$ 70,318.00	$ 214,406.37	$ 24,806.00	0.33
104	4	HIGH	2121 E 131ST AV	TAMPA	33612	U A C B C REALTY INC	$ 628,836.00	$ 280,113.86	$ 120,460.00	2.24
105	4	HIGH	1809 22ND ST	TAMPA	33612	NACE L CAPELUTO/ TRUSTEE ET AL	$ 52,358.00	$ 112,608.02	$ 40,512.00	0.46
106	4	MEDIUM	2255 E BEARSS AV	TAMPA	33613	MERIDIA ASSOCIATES LTD	$ 1,629,500.00	$ 300,000.92	$ 998,256.00	5.43
107	4	MEDIUM	2005 E 143RD AV C/D	TAMPA	33613	TORRE ENTERPRISES LLC	$ 52,630.00	$ 340,371.87	$ 5,002.00	0.15
108	4	MEDIUM	2005 E 143RD AV A/B	TAMPA	33613	TORRE ENTERPRISES LLC	$ 52,630.00	$ 339,088.98	$ 5,002.00	0.16
109	4	MEDIUM	14011 N 22ND ST	TAMPA	33613	NORTHSIDE PROPERTIES INC	$ 661,138.00	$ 285,640.59	$ 250,633.00	2.31
110	4	LOW	2004 E 140TH AV	TAMPA	33613	JV AND I INC	$ 421,695.00	$ 343,679.71	$ 107,518.00	1.23
111	4	LOW	2101 E 142ND AV	TAMPA	33613	SHAUN BERNSTEIN INVESTMENTS INC	$ 104,819.00	$ 238,254.24	$ 14,322.00	0.44
112	4	LOW	14009 N 20TH ST	TAMPA	33613	DEANDREA SANCHEZ	$ 43,091.00	$ 200,490.40	$ 6,638.00	0.21
113	4	LOW	2030 E 140TH AV	TAMPA	33613	CONCEPCION BLAS	$ 38,914.00	$ 103,146.29	$ 7,539.00	0.38
114	4	LOW	2028 E 140TH AV	TAMPA	33613	CONCEPCION BLAS	$ 38,023.00	$ 177,171.72	$ 6,549.00	0.21
115	4	LOW	2022 E 140TH AV	TAMPA	33613	JAY G REALTY LLC	$ 39,554.00	$ 157,457.06	$ 8,250.00	0.25
116	4	LOW	2026 E 140TH AV	TAMPA	33613	JAY G REALTY LLC	$ 38,023.00	$ 172,232.92	$ 6,549.00	0.22
117	4	LOW	2024 E 140TH AV	TAMPA	33613	CONCEPCION BLAS	$ 39,218.00	$ 160,683.41	$ 7,876.00	0.24
118	4	LOW	2103 E 142ND AV	TAMPA	33613	SHAUN BERNSTEIN INVESTMENTS INC	$ 104,276.00	$ 241,648.13	$ 13,718.00	0.43
119	4	LOW	2032 E 140TH AV	TAMPA	33613	JAY G REALTY LLC	$ 43,345.00	$ 112,578.27	$ 12,462.00	0.39
120	4	LOW	2106 E 140TH AVE	TAMPA	33613	CHANDRADAT KALIKA	$ 34,797.00	$ 182,445.93	$ 5,717.00	0.19

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Table 3.6
[Continued]

Site Priority List (Framework for Land Assembly) [Continued]

#	PC RANKING	SC RANKING	SITE ADDRESS	SITE CITY	SITE ZIP	OWNER	JUST VALUE	JUST VALUE/ACRE	LAND VALUE	ACREAGE
121	3	HIGH	2226 E 131ST AV	TAMPA	33612	NATERAM TEJARAM	$ 70,138.00	$ 292,253.84	$ 18,422.00	0.24
122	3	HIGH	12738 N 22ND ST	TAMPA	33612	U A C B C REALTY INC	$ 77,817.00	$ 165,256.21	$ 9,450.00	0.47
123	3	HIGH	13109 N 22ND ST	TAMPA	33612	MIHAENG KIM	$ 61,900.00	$ 264,949.98	$ 17,514.00	0.23
124	3	HIGH	2220 E 131ST AV	TAMPA	33612	GOLDEN CONTINENTAL LLC	$ 71,958.00	$ 305,865.85	$ 18,060.00	0.24
125	3	HIGH	13123 N 23RD ST	TAMPA	33612	THOMAS J HAMPTON SR AND PATRICK A HAMPTON	$ 54,052.00	$ 286,310.57	$ 14,625.00	0.19
126	3	HIGH	2303 132ND AV	TAMPA	33612	MIHAENG AND MOONHEE KIM	$ 38,324.00	$ 222,883.93	$ 13,277.00	0.17
127	3	HIGH	13109 LEISUREWOOD PL	TAMPA	33612	ALVIN RONALD OLDEN AND MARIAN A RICCARDI-OLDEN	$ 72,100.00	$ 310,967.54	$ 17,502.00	0.23
128	3	HIGH	13111 LEISUREWOOD PL	TAMPA	33612	ALVIN RONALD OLDEN AND MARIAN A RICCARDI-OLDEN	$ 72,867.00	$ 304,713.28	$ 18,354.00	0.24
129	3	HIGH	13113 22ND ST	TAMPA	33612	MIHAENG KIM	$ 64,430.00	$ 281,883.01	$ 17,382.00	0.23
130	3	HIGH	2225 E 132ND AV	TAMPA	33612	MIHAENG KIM	$ 52,275.00	$ 294,771.09	$ 13,282.00	0.18
131	3	HIGH	13118 LEISUREWOOD PL	TAMPA	33612	MIHAENG AND KIM MOONHEE KIM	$ 38,358.00	$ 356,321.41	$ 8,315.00	0.11
132	3	HIGH	2223 E 132ND AV	TAMPA	33612	MIHAENG KIM	$ 52,045.00	$ 300,832.93	$ 13,027.00	0.17
133	3	HIGH	13105 LEISUREWOOD PL	TAMPA	33612	ALVIN RONALD OLDEN AND MARIAN A RICCARDI-OLDEN	$ 72,747.00	$ 312,489.80	$ 18,221.00	0.23
134	3	HIGH	13111 N 22ND ST	TAMPA	33612	MIHAENG KIM	$ 61,821.00	$ 266,145.18	$ 17,382.00	0.23
135	3	HIGH	13116 LEISUREWOOD PL	TAMPA	33612	MIHAENG AND KIM MOONHEE KIM	$ 39,024.00	$ 329,878.78	$ 9,055.00	0.12
136	3	HIGH	13120 LEISUREWOOD PL	TAMPA	33612	MIHAENG AND KIM MOONHEE KIM	$ 35,942.00	$ 328,789.93	$ 8,339.00	0.11
137	3	HIGH	2221 E 132ND AV	TAMPA	33612	MIHAENG KIM	$ 52,676.00	$ 286,564.50	$ 13,282.00	0.18
138	3	HIGH	13122 LEISUREWOOD	TAMPA	33612	MIHAENG AND KIM MOONHEE KIM	$ 35,920.00	$ 328,982.92	$ 8,315.00	0.11
139	3	HIGH	13113 LEISUREWOOD PL	TAMPA	33612	ALVIN RONALD OLDEN AND MARIAN A RICCARDI-OLDEN	$ 72,744.00	$ 313,711.28	$ 17,630.00	0.23
140	3	HIGH	13107 LEISUREWOOD PL	TAMPA	33612	ALVIN RONALD OLDEN AND MARIAN A RICCARDI-OLDEN	$ 72,628.00	$ 315,768.42	$ 17,502.00	0.23
141	3	HIGH	12771 PALMER CR	TAMPA	33612	SING INVESTMENT LLC	$ 156,932.00	$ 359,827.67	$ 14,250.00	0.44
142	2	HIGH	13711 N INOMA ST E	TAMPA	33613	UNIVERSITY AREA COMMUNITY DEVELOPMENT CORP INC	$ 1,344,700.00	$ 4,329,111.64	$ 170,500.00	0.31
143	2	HIGH	13609 N 21ST ST	TAMPA	33613	YUN L KIM	$ 1,009,713.00	$ 441,364.07	$ 193,088.00	2.29
144	2	HIGH	13121 N 23RD ST	TAMPA	33612	SPAMELOT 2010 LLC	$ 75,966.00	$ 393,914.41	$ 14,625.00	0.19
145	2	HIGH	13120 N 23RD ST	TAMPA	33612	SPAMELOT 2010 LLC	$ 193,029.00	$ 508,254.61	$ 33,088.00	0.38
146	2	HIGH	2002 COLONIAL PARC DR	TAMPA	33612	AVESTA HOMES LLC	$ 1,385,000.00	$ 514,787.60	$ 360,000.00	2.69
147	2	HIGH	13142 N 22ND ST	TAMPA	33612	13142 22ND LLC	$ 2,476,700.00	$ 384,058.93	$ 935,000.00	6.45
148	2	MEDIUM	14502 N 22ND ST	TAMPA	33613	SELESKY & PASTERNAK REALTY ET AL	$ 1,625,000.00	$ 585,378.86	$ 500,000.00	2.78
149	2	MEDIUM	14350 N 22ND ST	TAMPA	33613	SELESKY & PASTERNAK REALTY ET AL	$ 1,137,500.00	$ 368,078.90	$ 350,000.00	3.09
150	2	MEDIUM	14401 N 22ND ST	TAMPA	33613	MONTIERRA LLC	$ 2,554,000.00	$ 507,451.83	$ 480,000.00	5.03
151	2	MEDIUM	14302 N 22ND ST	TAMPA	33613	SELESKY & PASTERNAK REALTY ET AL	$ 1,134,200.00	$ 590,839.95	$ 350,000.00	1.92
152	1	HIGH	2232 N SPRING GLADE CR	TAMPA	33613	LIVE OAK APARTMENTS LLC	$ 1,748,200.00	$ 383,835.10	$ 390,000.00	4.55
153	1	HIGH	13111 N 23RD ST	TAMPA	33612	QIN XIE	$ 207,912.00	$ 544,262.28	$ 33,280.00	0.38
154	1	HIGH	13606 N 21ST ST	TAMPA	33613	GLENN R AND MARY A BARICH	$ 75,289.00	$ 379,075.79	$ 6,328.00	0.20
155	1	HIGH	13107 N 22ND ST	TAMPA	33612	ARBOR VILLAGE INC	$ 275,300.00	$ 707,846.74	$ 32,998.00	0.39
156	1	HIGH	13104 LEISUREWOOD PL	TAMPA	33612	SUNRISE REALTY LLC	$ 251,374.00	$ 541,460.24	$ 40,446.00	0.46
157	1	HIGH	13108 LEISUREWOOD PL	TAMPA	33612	SUNRISE REALTY LLC	$ 253,929.00	$ 544,088.88	$ 40,660.00	0.47
158	1	HIGH	13101 N 23RD ST	TAMPA	33612	CHILDREN'S DISCOVERY CENTERS AT 23RD ST INC	$ 224,929.00	$ 428,222.49	$ 33,810.00	0.53
159	1	HIGH	13612 21ST ST	TAMPA	33613	INVESTMENT GROUP LLC	$ 156,167.00	$ 395,223.42	$ 12,927.00	0.40
160	1	HIGH	13204 N 23RD ST	TAMPA	33612	JOSEPH Y LEE	$ 338,447.00	$ 503,612.89	$ 58,548.00	0.67
161	1	MEDIUM	2451 E BEARSS AV	TAMPA	33613	BOSWORTH ENTERPRISES INC	$ 425,156.00	$ 941,043.67	$ 293,480.00	0.45
162	1	MEDIUM	2200 CEDAR TRACE CR	TAMPA	33613	FOCUS CEDAR TRACE LLC	$ 5,940,900.00	$ 503,884.58	$ 880,000.00	11.79
163	1	LOW	2209 E BEARSS AV	TAMPA	33613	BEARSS QUICK MART INC	$ 644,743.00	$ 705,664.42	$ 520,942.00	0.91
164	1	LOW	14516 N 22ND ST	TAMPA	33613	W A M PROPERTIES INC	$ 680,629.00	$ 836,077.56	$ 457,174.00	0.81
165	1	LOW	** CONFIDENTIAL **		99999	** CONFIDENTIAL **	$ 408,939.00	$ 502,422.80	$ 26,019.00	0.81
166	0	HIGH	2224 E 131ST AV	TAMPA	33612	GOLDEN CONTINENTAL LLC	$ 101,309.00	$ 366,771.90	$ 21,210.00	0.28
167	0	HIGH	12766 PALMER CR	TAMPA	33612	ARLENE J CAPELUTO AND NACE L CAPELUTO TRUSTEES	$ 70,146.00	$ 960,241.15	$ 2,386.00	0.07
168	0	HIGH	12750 PALMER CR	TAMPA	33612	ARLENE J CAPELUTO AND NACE L CAPELUTO TRUSTEES	$ 70,146.00	$ 960,368.67	$ 2,386.00	0.07
169	0	HIGH	12758 PALMER CR	TAMPA	33612	ARLENE J CAPELUTO AND NACE L CAPELUTO TRUSTEES	$ 70,146.00	$ 960,239.83	$ 2,386.00	0.07
170	0	HIGH	2200 E 131ST ST	TAMPA	33612	LULU STADLER	$ 147,232.00	$ 373,949.13	$ 76,238.00	0.39
171	0	HIGH	13601 N 22ND ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 1,974,904.00	$ 1,093,445.10	$ 153,884.00	1.81
172	0	HIGH	2421 E 138TH AV	TAMPA	33613	SCHOOL BOARD OF HILLSBOROUGH COUNTY	$ 2,283,384.00	$ 226,046.29	$ 769,790.00	10.10
173	0	HIGH	13202 LIVINGSTON AV	TAMPA	33612	USA	$ 486,378.00	$ 134,128.84	$ 298,047.00	3.63
174	0	HIGH	2317 E 132ND AVE	TAMPA	33612	UNITED STATES OF AMERICA	$ 426,081.00	$ 98,961.34	$ 216,878.00	4.31
175	0	MEDIUM	14015 N 22ND ST	TAMPA	33613	HILLSBOROUGH COUNTY	$ 4,701,727.00	$ 185,357.67	$ 1,812,314.00	25.37

Source: Property information collected from Hillsborough County Property Appraiser, February 2012; siting criteria (SC) and property criteria (PC) developed as part of University Area Rental/Redevelopment Study.

Section 3.5 Potential Funding Sources

Funding Sources and Programs

Currently, Hillsborough County is utilizing a diverse array of funding sources and programs to assist in the redevelopment and economic revitalization of the University Area. The following provides a brief summary of these sources and programs:

1. Neighborhood Stabilization Program (NSP) – Funds provided by the United States Department of Housing & Urban Development to stabilize neighborhoods severely impacted by home foreclosures and abandonment. The County utilizes these funds to purchase and rehabilitate single-family and multi-family foreclosed or abandoned properties to make available to income-eligible families.

2. Community Development Block Grant (CDBG) – Funds provided by the United States Department of Housing & Urban Development to assist in improving living conditions, social programs, and infrastructure targeted to eligible populations.

3. HOME Investment Partnerships Program (HOME) – Funds provided by the United States Department of Housing & Urban Development to assist in supporting the development, purchase, or rehabilitation of housing.

4. Emergency Solutions Grants (ESG) – Funds provided by the United States Department of Housing & Urban Development to assist in the repaid re-housing of homeless population and activities to prevent homelessness.

5. HUD Section 8 Program (Section 8) – The United States Department of Housing & Urban Development provides Housing Choice Vouchers that can be used by eligible persons to acquire (rent) safe and affordable housing.

6. State Housing Initiatives Program (SHIP) – Funds provided by the State of Florida to encourage the development, rehabilitation, and preservation of affordable housing for income eligible populations (if funded).

7. Homelessness Prevention Rapid Re-Housing Program – Funding from the Federal American Recovery and Reinvestment Act of 2009 to provide financial assistance and services to qualified persons to prevent homelessness and for rapid re-housing.

8. First Time Homebuyer Program – Funds provided through HOME to provide down payments assistance through a deferred payment loan.

9. Housing Rehabilitation Program – Funds provided through CDBG, HOME, and private entities to provide home repairs to bring homes in compliance with minimum housing codes, eliminate code enforcement violations, and remove blighting influences.

10. Hillsborough Homesavers Program – Funds for eligible homeowners to avoid foreclosures.

Although there is a diverse range of funding sources and existing funding sources should be maintained, the long-term stability of state and federal sources is uncertain given the recent reductions in government funding for housing programs. Consequently, funding opportunities to support redevelopment and economic revitalization in the University Area must continue to evolve and diversify.

One of the most effective and viable opportunities to evolve and diversify funding opportunities is maintaining existing and developing new cooperative relationships with private non-profits and other private sector entities. This approach is already well-established within the University Area through the University Area Community Development Corporation, Inc., the Tampa Innovation Alliance, and others. These existing private sector relationships should continue to be expanded to provide the support necessary for redevelopment and economic revitalization of the University Area.

Other tools for potential future consideration to raise funds for redevelopment and economic revitalization of the University Area may include special districts such as a Community Redevelopment Area (CRA) or Neighborhood Improvement District (NID), pursuant to Florida Statutes.

A Community Redevelopment Area (CRA) is a special district established to promote the redevelopment of blighted areas, as defined by Florida Statutes. The CRA generates funds for reinvestment into the area through tax increment financing (TIF). The TIF is generated by the delta of the increase in ad valorem taxes generated within the area as compared to the generation of ad valorem taxes at the time of the adoption of the CRA, subject to limitations. The previous planning efforts within the University Area, with current updates, can be used to document the blight within the area as well as the redevelopment plan to address the blight.

One of the most significant drawbacks of a CRA, from a county finance perspective, is the loss of the increased ad valorem taxes generated from the redevelopment activities for the general fund of the county. However, CRA's are a good tool to generate revenue to directly invest back into the area.

A Neighborhood Improvement District (NID) is a special district established to reduce crime rates, improve traffic and pedestrian safety, and maintain property values and support development of residential and commercial areas. In order to support the function of the NID, NID's are authorized to levy an ad valorem tax of up to 2 mills and implement special assessments.

One the prerequisites to qualify as a NID is that at least 75% of the land uses within the area be either residential or commercial/office/industrial. Due to the land use characteristics of the University Area, an NID within the University Area would need to be focused on a specific section of the University Area. The NID may provide an additional tool to support the current efforts of the Hillsborough County Sheriff's Office in reducing crime rates within the community. In fact, based on information provided by the Hillsborough County Sheriff's Office in a letter dated January 23, 2012, the number of reported crimes within the study area for this report declined by 37% (1,115 to 699) between January 1, 2009, and December 31, 2011.

It is important to note that a CRA and a NID are exclusive of each other and should not be adopted concurrently.

Section 3.6 Preliminary Redevelopment Strategies

The following preliminary redevelopment strategies are recommended based on property characteristics, initial priority site recommendations and potential funding sources:

Strategy 1: Assemble small (< 0.5 acre) properties in strategic locations, particularly those identified as "priority sites" due to their characteristics, to support redevelopment under UCA-MS and UCA-NHO zoning.

Sites with a Property Criteria (PC) score of 9- or 10-points should be pursued in the short-term with strategic investment by cooperative relationships with non-profits and other private sector entities or through special districts. These sites, as well as sites scoring 4- or 5- points, should be reserved for strategic projects that will act as catalysts for future redevelopment. This should not deter the redevelopment of lower scoring sites (fewer than 4-points) if such sites are in a high priority location (i.e., Siting Criteria (SC), ranked "High") and there is market-based demand for infill; however, these lower scoring sites should not be pursued for strategic investment in the short-term due to the present challenges associated with their property characteristics.

Strategy 2: Through public-private partnership, seek support of two "pilot" redevelopment projects, one within each of the UCA-specific zoning districts to exemplify how the private sector can capitalize on the locational value of the University Area.

Given the uncertainty of state and federal funding sources in the future, one of the most effective and viable opportunities is cooperation with non-profits and private sector entities. In order to foster existing and new private sector relationships, it will be critical to demonstrate the viability of redevelopment within the UCA-specific zoning districts. Getting one, successful, keystone project "on the ground" will create enough momentum for other private sector entities to follow suit. Such a project must take into consideration current market conditions while allowing for the flexibility to respond to long-term economic change.

Strategy 3: Continue to utilize the funding sources described previously as catalysts for more intensive mixed-use development on assembled properties to better establish the envelope for redevelopment and to provide much-needed pedestrian connectivity to bus/transit stations and activity centers, particularly along east-west roadways.

Public funding sources such as, but not limited to, the Community Development Block Grant (CDBG) program, are critical for infrastructure improvements and

the construction of community facilities that have the potential to attract private investment. These funding sources support a framework for land assembly and establish the envelope for redevelopment by improving conditions surrounding a potential site, thus making the site more marketable to both developers and, in turn, future tenants.

As an example, there is some evidence of recent private "re-investment" in multi-family properties south of East 131st Avenue (e.g. Spanish Trace and University Club). This momentum cannot be maintained without comparable investment from the public sector along east-west roadways. Again, public funding sources have the ability to promote private investment by improving conditions surrounding a property, making the investment more viable and ultimately improving property values.

Strategy 4: Utilize HUD funding (through NSP and other funds) to further stabilize single-family and less-intensive multi-family homes ancillary to the UCA zoning districts, particularly west of North 22nd Street and north of Fletcher Avenue, between North 12th Street and North 21st Street.

Public funding sources such as, but not limited to, U. S. Department of Housing and Urban Development (HUD) programs, are critical for the rehabilitation of and provision of new affordable housing.

The area west of North 22nd Street and north of Fletcher Avenue, between North 12th Street and North 21st Street, although currently comprised of older structures in disrepair, has the potential to become a more cohesive neighborhood with targeted reinvestment and rehabilitation in single-family and less-intensive multi-family homes. With such reinvestment, older, more intensive multi-family apartment complexes between North 12th Street and North 19th Street could be redeveloped to better relate to the surrounding residential neighborhood and the momentum at North 22nd Street. Reinvestment and rehabilitation of these residential neighborhoods will both support and benefit from commercial, office and mixed-use development at the future "Main Street".