



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman

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HILLSBOROUGH COUNTY LOCAL INCENTIVE PROGRAMS
2001

Employers Impact Fee Mitigation Program

A \$1000 grant for each newly created job can be awarded toward development impact fees assessed (excluding water and wastewater capacity fees). To qualify, these jobs must be new to Hillsborough and created within unincorporated County with wages meeting or exceeding 115% of the County's annual average wage (about \$31,156). The program requires creation of 25 new jobs (meeting the wage requirements) within 12 months of the development's completion to qualify. The level of new jobs and wages comprising the grant must be maintained for four (4) years from initial compliance. The applicant must agree to provide evidence the new job and wage levels were created. In addition, the applicant must provide a secured financial instrument indemnifying the County for the full value of the impact fee mitigation in case the promised jobs and/or wages are not attained. Applications must be submitted in advance of any permit application, changing land usage or building occupancy related to the proposed jobs. Exceptions to the above program requirements include, waiving the minimum of 25 new jobs and wages at or above 115% of the County's annual average (\$31,156), for projects located within officially designated areas targeting increased employment opportunities.

Employers Water & Wastewater Capacity Fee Mitigation Program

A \$150 or \$300 grant (depending on the wage level) for each newly created job can be awarded toward water & wastewater capacity and accrued guaranteed revenue fees. Jobs with wages from 115% to less than 150% of the County's average wage (currently \$31,156 to \$40,638) or located within an officially designated economically distressed area are eligible for a \$150 mitigation per job. Jobs with wages meeting or exceeding 150% of the County's average wage (equivalent to \$40,638) are eligible for a \$300 mitigation per job.

To qualify, these jobs must be new to Hillsborough and created within unincorporated County. Applications must be submitted in advance of any permit application, changing land usage or building occupancy related to the proposed jobs. Exceptions to the above program requirements include waiving the minimum of 25 new jobs and wages at or above the County's annual average (\$31,156) for projects located within officially designated areas targeting increased employment opportunities.

For both programs, the level of new jobs and wages comprising any mitigation grant must be maintained for four (4) years from initial compliance. In addition, the applicant must agree to provide evidence the new job and wage levels were created. In addition, the applicant must provide a secured financial instrument indemnifying the County for the full value of the water & wastewater capacity and accrued guaranteed revenue fee mitigation in case the promised jobs and/or wages are not attained.

Attachment 7

IMPACT FEE RELIEF PROGRAM

If you wish to qualify for this affordable housing program please read the following and sign on the following page.

1. Building/Mobile Home Permit Application:
When you apply for your permit, request the applicable forms for impact fee relief.
2. Complete the forms and provide the necessary documentation before requesting your certificate of occupancy or electrical release.
3. To qualify for impact fee relief, you must meet the following criteria:

(A) Income Eligibility: not to exceed 80% of the median area gross income, or

<u>Family Size</u>	<u>Income Limit</u>
1	\$23,500
2	26,900
3	30,250
4	33,600
5	36,300
6	38,950
7	41,650
8	44,350

(B) Maximum Price of Single -Family unit, or

<u>Family Size</u>	<u>Maximum Price</u>
1	\$61,100
2	69,940
3	78,650
4	87,360
5	94,380
6	101,270
7	108,290
8	115,310

(C) Maximum Rent of Rental Unit (including utilities) for developments participating in an appropriate official Local, State or Federal Low Income Housing Program.

<u>Number of Persons per Household</u>	<u>Maximum Rent</u>
1	\$587.50
2	672.50
3	756.25
4	840.00
5	907.50
6	973.75
7	1,041.25
8	1,108.75

(D) **Location Criteria** - The housing shall meet the location criteria established within the Comprehensive Plan under the Affordable Housing Bonuses Section as further qualified in Section 6.11.06 of the Land Development Code, as amended by Ordinance No. 96-35, November 14, 1996 and effective April 1, 1997.

1. Affordable Housing must be either within the Urban Services Area, or must be fully or partially developed and contain and contain in-place infrastructure and public facilities which will meet the public facilities and service needs of existing and proposed residential development.
 2. Farm-worker Housing and Affordable Housing constructed within designated CDBG Target Neighborhoods shall be exempt from meeting the location criteria.
4. If you believe you qualify under the applicable provisions of Item 3, A, B, C and D, please submit documentation for review.
 5. If you do qualify, you will have 30 days from the date of issuance of a temporary CO or electrical release to provide the recording restrictive covenant document any recorded closing documents verifying income and sales price.
 6. Failure to meet the 30-day deadline may result in Code Enforcement action and ultimately a lien against the property.

If you have any questions, please call the Planning & Growth Management Department, at 276-8305.

Applicant's Signature

Date

September, 2001

RESTRICTIVE COVENANT

This indenture, made this ____ day of _____, 20__, by and between _____, whose address is _____, ("OWNER"), and Hillsborough County, a political subdivision of the State of Florida, ("COUNTY"), agree as follows:

WHEREAS, Hillsborough County has established under Ordinance #92-12 the Hillsborough County Affordable Housing Impact Fee Relief Program; and

WHEREAS, Ordinance #92-12 requires that relief from Impact Fees be granted only to property subject to a legally binding restrictive covenant; and

WHEREAS, the undersigned owner of certain real estate described on Exhibit A wishes to take advantage of the relief from Impact Fees as provided for in Ordinance #92-12;

NOW THEREFORE, in consideration of these presents, OWNER, its executors, successors, assigns, lessees and sub-lessees, does hereby establish and declare the following restrictions on and over the land described in Exhibit A:

1. For a period of seven (7) years from _____, any subsequent conveyance of the property described on Exhibit A which fails to qualify for impact fee relief pursuant to Ordinance #92-12 shall nullify the relief and subject the property to all general government impact fees applicable at the time of such conveyance.
2. If all general government impact fees applicable at the time of a conveyance described in paragraph one above are not paid within 30 days of such non-qualifying conveyance, the COUNTY is authorized to place a lien on the property for the amount of applicable impact fees.

The above covenants, each and every particular shall run with the land, and shall be construed as real covenants running with the land until they terminate as provided in paragraph one.

In the Presence of:

Signature

Owner

Typed or Printed Name

Typed or Printed Name

Signature

HILLSBOROUGH COUNTY 1998 INCOME LIMITS

"% " MEDIAN INCOME							
FAMILY SIZE	35%	40%	50%	60%	80%	100%	120%
1	\$10,290	\$11,760	\$14,700	\$17,640	\$23,500	\$29,400	\$35,280
2	\$11,760	\$13,440	\$16,800	\$20,160	\$26,900	\$33,600	\$40,320
3	\$13,230	\$15,120	\$18,900	\$22,680	\$30,250	\$37,800	\$45,360
4	\$14,700	\$16,800	\$21,000	\$25,200	\$33,600	\$42,000	\$50,400
5	\$15,876	\$18,144	\$22,700	\$27,216	\$36,300	\$45,360	\$54,432
6	\$17,052	\$19,488	\$24,350	\$29,232	\$38,950	\$48,720	\$58,464
7	\$18,228	\$20,832	\$26,050	\$31,428	\$41,650	\$52,080	\$62,496
8+	\$19,404	\$22,176	\$27,700	\$33,264	\$44,350	\$55,440	\$66,528

Effective Date: January 1998