



Area Agency on Aging
of Pasco - Pinellas, Inc.

SENIOR HOUSING COMMUNITY ACTION PLAN

Pasco County

2024 - 2025

PASCO COUNTY SENIOR HOUSING COMMUNITY ACTION PLAN

Overview

The Area Agency on Aging of Pasco-Pinellas and the Community Foundation Tampa Bay hosted a Senior Housing Roundtable Discussion in Pasco County, Florida on November 30, 2023. The objectives of this roundtable discussion were to (1) review seniors' unique housing needs, (2) determine actionable strategies to address senior affordable housing and homelessness, and (3) stimulate community stakeholders' consensus for collective action and impact.

Stakeholder Participants

This Pasco County Senior Housing Roundtable Discussion was attended by the following individuals and affiliations:

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Pasco County's Vision for Quality, Affordable, and Safe Senior Housing

Roundtable participants individually and collectively articulated their vision for quality, affordable, and safe senior housing and older adult housing security in Pasco County, Florida as follows:

- Senior housing is affordable or subsidized long-term without cost burden, positively contributing to elders' financial security
- Senior housing options include multi-faceted and one stop living communities with individualized, coordinated, and wrap-around services
- Community inclusion and engagement with close proximity to necessities and amenities, aligning with AARP's livable communities' guidelines
- Ability for seniors to shelter and age in place
- Coordinated entry system with access for at-risk seniors including for homelessness diversion
- New and existing buildings/structures (*i.e., shopping centers that are retrofitted*) including vertical, mixed-use, and intergenerational designs
- Partnership and collaboration between community organizations, governmental agencies, and developers

Action Strategies

As a result of the November 30, 2023 Roundtable Discussion, the Area Agency on Aging of Pasco-Pinellas and its partners initiate this community action plan reflective of priorities and strategies to advance quality senior affordable housing in Pasco County. This plan is a “living” document that will be updated and can be revised as it is implemented.

STRATEGIES	TIME FRAME	RESPONSIBILITY	RESOURCES	PROGRESS
FOCUS AREA 1: PARTNERSHIPS				
1.1 Establish an initiative workgroup with key and cross-sector stakeholder representation to lead implementation of action plan	2024			
1.2 Create stakeholder distribution list and regularly communicate/share information	2024 - 2025			
1.3 Use stakeholder distribution list to increase collaboration/coordination and decrease duplication of effort	2024 - 2025			
1.4 Ensure seniors are included in the University of South Florida affordable housing study	2024			
FOCUS AREA 2: ADVOCACY				
2.1 Explore initiatives and best practices within other communities (ex: <i>home share, tiny houses, aging-in-place initiatives, etc.</i>)	2024 - 2025			
2.2 Determine value and probability of changing “affordable housing” language to “income-based housing” and advocate accordingly	2024 - 2025			

STRATEGIES	TIME FRAME	RESPONSIBILITY	RESOURCES	PROGRESS
2.3 Present data and cause to local decision-makers and funders for support and funding allocation (<i>i.e., meetings with county commissioners</i>)	2024 - 2025			
2.4 Advocate for ongoing funding allocation for senior affordable housing	2024 - 2025			
2.5 Work with county to streamline permitting process for development of senior affordable housing	2025			
2.6 Advocate for housing units to be set aside for vulnerable populations such as seniors and older adults who are homeless	2024 - 2025			
FOCUS AREA 3: EDUCATION				
3.1 Educate landlords and property managers on seniors' needs and eviction prevention	2024 - 2025			
FOCUS AREA 4: DEVELOPMENT				
4.1 Identify unused properties in the county for senior affordable housing development and redevelopment, including through existing county and school board lists	2024 - 2025			
4.2 Incentivize rent control through property tax breaks	2025			

STRATEGIES	TIME FRAME	RESPONSIBILITY	RESOURCES	PROGRESS
FOCUS AREA 5: RESOURCING & SUSTAINABILITY				
5.1 Explore impact fees for senior affordable housing	2024 - 2025			
5.2 Educate and work with the philanthropic community and philanthropists for funding senior affordable housing and gifting homes	2024 - 2025			
5.3 Leverage Area Agency on Aging Pasco-Pinellas funding allocation	2025			

Key Measures

The following indicators were identified as measures of senior affordable housing success in Pasco County, Florida:

- Increase in senior affordable housing units and options
- Increase in conversion of housing units and commercial spaces to senior residential properties
- Updated land use policies and zoning modifications supporting senior housing
- Decrease in housing cost burden on seniors
- Decrease in senior helpline calls focused on housing challenges and homelessness
- Decrease in homeless seniors
- Increase in long-term senior affordable housing funding and resource allocation

This Pasco County Senior Housing Community Action Plan is supported by the following stakeholder organizations:

