Mayor Castor's Advisory Teams
Affordable Housing Advisory Team
Co-Chair Bemetra Simmons
Co-Chair Rev. Dr. Tom Scott
Co-Chair Tyler Hudson
Monday, October 23, 2019 at 03:00 P.M.
Tampa Police Headquarters – 5th Floor
411 Franklin Street
Tampa, Florida 33602

Advisory Members present: Co-Chair Tyler Hudson, Co-Chair Bemetra Simmons, Co-Chair Rev. Tom Scott, Ernest Coney, Brett Azzarelli, Peter Leach, Harry Hedges, Yvette Lewis, Sul Hemani, LeRoy Moore, Darrell Robertson, Rebecca Snyder, and Machelle Maner.

Transition Team and staff present: Transition Lead Carole Post, Advisory Team Co-Chair Harry Cohen, Director of Strategic Initiatives Marley Wilkes, Housing and Community Development Manager Vanessa McCleary, Assistant City Attorney II Rachel Peterkin, and City Clerk Support Technician Karencia Ciagala.

Transition Lead Carole Post reviewed the team's progress to date. To recap the last meeting, emails went out to members with the key groupings list that was completed on white board at the last meeting. Today's meeting has no official agenda, as the team will break out into the five key groups to identify attainable action plans that are determined need to be submitted to the mayor. Each key group will designate a minute taker and a spokesperson. The written minutes by each group will become part of the official record and given to Carole Post. At the end of the work group session, each team's spokesperson will share their plans with the full team. At that point, everyone's voice is welcome and we can add to the plan if agreed. We will save time near the end of our discussions to allow time for public comments. Carole Post explained that the other advisory teams had also completed this same group exercise at a publicly noticed meeting. As an example of the other team's efforts, when finalizing the plan, the Workforce Development Advisory Team designated co-writers that separately wrote sections of the plan. After making those changes, the Workforce Team did a review via email before we submitted their plan to the mayor on their behalf.

Group Discussions:
Bemetra Simmons
Need employers to be accountable and to invest 40 million over the next two years.
Mayor needs to create an account from the general fund just for affordable housing, with two and a half million for building affordable housing, and two and a half million for home repairs, down payment assistance and homeowner renovations. **Advisory Co-Chair Harry Cohen** suggested broadening the request to finding funds somewhere, and that they may create a separate trust account for all dollars.

Tyler Hudson
When it comes to zoning need to define affordable housing. There are other definitions in other jurisdictions. Permitting needs key waivers, department of labor package. Redevelopment not just allowed, but plans once approved, should not require applicants to hire an architect. Should not require affordable housing homes be built with a two-car garage.

Advisory Co-Chair Harry Cohen asked the group what they saw as needed to expand and increase affordable housing supply to 10,000 units. **Rebecca Snyder** said in the past as a requirement to have them, nothing happened. The City of Tampa needs to take action and homeowners need to participate in the discussions. In addition, when identifying a plan/project, builders need to be required to put more affordable housing units in place in the same neighborhood as the project. **Peter Leach** stated like AMI's, affordable housing needs to be 100% in line.

Machelle Maner
Safe and affordable housing production needs to increase by adding 2,000 units per year over the next five years. To safe on costs, use city-owned properties, being creative using odd shaped lots, code-violations buildings and TPD confiscated homes/lots. Need to advocate with partners, such as the school system, corporations, and even DOT.

Home preservation needs short-term loan programs/grants for owners to be able to afford to stay in their homes. Also need to take a neighborhood approach for affordable housing, helping "one" neighborhood at a time. **Darrell Robertson** said the City of Tampa should work with non-profits that already do this, and create a real program around it.

Some people find themselves priced out of decent housing and not everyone is ready to own a home. Need to tie in rental assistance vouchers and find remedies for affordable rentals. **Leroy Moore** wants corporate stewardship. When land is available for businesses and they include parking lots, the businesses could include affordable housing on the same land. **Rebecca Snyder** agreed that creating an incentive/reduction package is forward thinking, and by putting the land back in play, is awesome! Creating a map of available city land would be helpful. **Tyler Hudson** would like to see landowners pay a fee to register their properties to show where lands are available for affordable housing.

Marley Wilkes
Speaking on behalf of the Displacement Group, they came up with several ideas:

1) Lower the price point to make housing less expensive.
2) Group by employers/occupancy/geography.
3) Require new construction to provide pro bono work (Hillsborough schools model).
4) Plan for 10 years.
5) Reassess qualifications for COT housing programs. Reevaluate program
6) Expand affordable housing liens. Assess accounting measures – limits of organizations.

Advisory Co-Chair Harry Cohen stated that city owned lands should be affordable. PACE, a financing mechanism for energy efficiency. Provides lending for new roof or window providers and are pricey, and should be affordable. When using PACE, homeowners end up with a lien on their property, higher than a mortgage. Need to research avenues to help homeowners repair their homes and be able to afford to stay in them.

Yvette Lewis would like the City of Tampa, when giving land to developments, require that affordable housing be affordable for the neighborhood developing in. The City of Tampa should seek out developers that can do that. **Rebecca Snyder** said that this should be a priority. People that live there, want to own their homes. Years ago, her mother was able to obtain a city owned lot for $1.00. **Machelle Maner** wants non-profits to be developing for low to moderate incomes so everyone can be a homeowner if they want to. The Section 8 program needs to get people off the waiting lists. Would like programs to save homes by making them affordable.

Public Comment

Need to look at District 5, because they have 34 retention ponds. Do they really need 34 retention ponds? What is the impact of 34 retention ponds on the land, some two lots wide, that we could use for affordable housing? The city should also look into cheap or inexpensive and affordable over the long run, not just for today. Such as container homes, that may be energy efficient and hurricane resistant. Also, should consider getting corporate offices at the table for these discussions, as it has an impact on their employees.

Every day in East Tampa, for the greater good of the community, why, for about the last eight years, has there been nothing but shoddy construction. Everything has been for the downtown area. Our homeowners are not interested in a second mortgage, and do not have a budget for a $220,000 home. For that price, the speaker would not be able to sleep at night. The community is looking for 85 to 100 square foot space with reasonable construction costs. **Harry Hedges** advised that the Army Corps of Engineers were here, and there is a lot of land available. He suggested that monthly payments for rent to be about $1,100 and to homeowners should be about $980.00.

Additional public comments made, were that they appreciated the neighborhood approach, made earlier by Machelle Maner. They also suggested removing the current providers for the Housing Authority Section 8 voucher program from their provider list. Current providers have been in the program for years, and they do not help applicants to be able to afford to own their own homes. Need to look into how to make that happen.

Transition Lead Carole Post, said that she will draw upon today's discussions make revisions and send the revised document back out to the team members prior to the next meeting.

Next Meeting:
Tuesday, November 5, 2019 at 1:30 P.M.
Tampa Police Headquarters – 5th Floor
411 Franklin Street
Tampa, Florida 33602

Minutes prepared by City Clerk Support Technician Karencia Ciagala