



City of Tampa

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**Affordable Housing Advisory Committee
Wednesday, February 10, 2021
1801 N. Lincoln Avenue
Tampa, FL 33606**

MEETING MINUTES

Pursuant to notice, the public hearing/regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, February 10th, 2021.

Members Present: Coney, Ernest
Hall, Jennye
Hedges, Harry
Koehler, Debra

Rodriguez, Tony
Swain, Tina
Wilson, Shawn

Members Absent: Dingfelder, John
Ladson, Louis
Versaggi, Russ

City Staff Present: Feeley, Abbye
Henderson, Kayon
Johnson- Velez, Susan
McGhee, Marquaz

Tavarez, Mary
Vegeto, MaryEllen

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, February 10th, 2021 at 1:30p.m. by Chairman, Harry Hedges. There were sufficient members for a quorum.

2. APPROVAL OF MINUTES

S. Wilson made a motion for the August 19th minutes to be approved and the October 21st minutes to be approved. The motion was seconded by Jennye Hall. All members unanimously approved.

3. Staff Report

Staff reported changes in staff. Terry Thomas CD Coordinator and Vanessa McCleary HCD Manager are no longer with the City of Tampa. Looking to hire positions and to get fully staffed soon. Staff indicated they provided information that HCD hired Community Development Coordinator who is set to start in mid- March. She has a lot of experience in Federal Programs and Construction. She will be greatly beneficial to the team and moving this program forward.

4. Infill Phase 2

Staff updated the Committee on the status of Infill Phase 2. HCD is currently working on preparing the applications, will be completed within the next few weeks. Staff is finalizing the eligible lot list.

Currently there are 15 lots. Two have environmental issues. Total of thirteen lots for the first part of Phase 2 and located throughout the City and not a concentrated area.

Throughout the process the City has been able to identify 7 to 8 lots that are in a 2-lot geographical area. As a second part to Phase 2 the City would look to release those lots all at once. These lots are eligible for more than one single family home. Couple of lots in the area are qualified to be 4-6 Townhome units. On the 7-8 lots to be 26- to 28 units. This will change two block area all in one time. Working on marketing. Trying to get caught up and close out Phase 1. Currently working with Neighborly on the applications to get online, looking for March 1st to be launch date.

In relation to House Bill 1339 we working to develop policy implementation strategy. Staff is working with City attorney's office to look whether required to be adopted into code or whether it can be a policy program. Still in draft form, waiting to finalize implementation strategy and affordability period and capture non-conversion. Staff mention that they will be pleased to receive ideas from the Members.

5. Incentives and Waivers

Staff further elaborated on some of the items being considered for inclusion in the HB 1339 implementation, including: Greenspace - current code 350 for multifamily unit, proposing 100 sq. per unit. If providing aggregated within project it would be 75 sq. per unit. If giving meaningful open space for people to recreate and enjoy, parking included. Parking - One space per unit also reduced buffering. If qualifying as affordable come in under this program, you will get different development standards. Still working on whether the program would consider allowing any further variances. Meaning do not get

to variance for another waiver because already got substantially reduced standards for development.

Per discussion with Committee, include four stories or more count rooftops and amenities toward greenspace. Next steps are to address the affordability period and non-conversion. Once elected to go under this umbrella cannot go into market. Not zoning compliance any longer. Trying to get this rolled into the program where it can be incentivized all under the administrative program. Must get governing body approval, but if standards are met can get recommendation to City Council for adoption through resolution. It would not be a public hearing it would be an administrative program. Currently working on draft.

Working on legality of implementation. Draft will be ready by next meeting. Members would like to see draft to add any additional comments.

6. Mayors Affordable Housing Advisory Recommendation Update

Staff mentioned working on putting together some performance measure that will be going on the website to demonstrate how much we have provided through the assistance program. Are we achieving the goal of the administration. Launching on website soon. Staff mentioned they are working on the Bloomberg Mayor's challenge, putting in application. Also working to include Housing Affordability, Homelessness, and education in the City's new Resilience Roadmap, headed by Whit Remer. Trying to send out the application within the next 60 days. Hopefully, we will have a new program to launch out as well.

7. HCD Updates:

a. Relief Grant – Phase 4

Staff stated from last time committee met. HCD received additional funds from the State, this went towards rent, mortgage, and utilities. Spent an additional 1 million dollars, from November till the end of last year spent to close to 4 million dollars total for all four phases of One Tampa Relief.

b. Department of Treasury Funds

We are very excited to be able to launch a consolidated program utilizing both the County and City issued funds, as we know this will result in a much more efficient rollout for our residents and staff. The County is providing rental assistance to Landlords, centralized call center and utilization of Ernst and Young.

Total City Funds – 12,069,216.40

City Distribution to County 11,069,216.40

City Retains \$1 million (\$100,000 administration and \$900,000 for utility distribution/payment). Staff specified for new grant there is no mortgage. The landlords can apply and state what tenant has in backpay. This will pay up to past due rent and can provide up to 15 months of rental assistance, it will only allow payment of 3 months at a time. Partnering with Hillsborough County.

Checks will be paid directly to the landlord. Established 1 million for utilities.

Funds are approved till December 31st of this year. Partnering up with the county

and they will have one centralized call center. Call center will yield City and County calls and will be able to directly help. Press release will be coming soon. Working on logistics.

c. Rental Rehab Program

Staff stated regarding Rental Rehab program. Staff pushed on advertisements and called apartment complexes regularly. Attempted to assist potential locations. Unfortunately, it did not go through. Transferred the funds to Community Development Block Grant (CDBG) this will be able to assist businesses that have been impacted by COVID. Partnered with Prospera, THAP and BDIC.

d. Stormwater Hardship Program

Staff stated regarding Stormwater Hardship Program is to assist low-income household to cover the cost of the Stormwater Improvement assessment fee. The applications are open from Oct 1st to March 31st. Have received over 239 applications so far. 102 enrolled and 22 were denied due to over income. Still accepting applications for this program.

e. Tax Credit Project

Staff informed regarding the Tax Credit project trying to get any information as to what was done in the past and the process. Member stated that the last time the City put out an RFP got three responses and HCD appointed a new committee. The winner "The Madison" this was city wide non-property specific. This was approved by the County and the City. This year there was a mistake. An applicant filed a protest. DHA deal concede and withdraw.

Member stated that the City gave a ticket this year and there will be a backup. The County will submit to make sure it meets the criteria, can be anywhere in the City. At the time HCD assisted on this program it worked with private owners of property. Alternative will be taking City owned properties and do RFP on that property or can mix and match.

8. New Business

a. Tiny Homes

Staff informed about Tiny Homes project. Dynamic project for the City. Identified 2 lots that are non-conforming. Right now, the lots are sitting next to nice buildings areas. HCD can come in and build on that empty lot a house that is less than a 1,000 sq. ft. Total construction cost will be \$85,000.00. Developer can sell it for \$110,000.00 to \$115,000.00. If you get down payment assistance it could come out to \$400.00 or \$ 500.00. That is affordable for a person that makes roughly about \$31,000.00 to \$ 29,000.00 per year. This is great for a wide spectrum of people that does not need a lot of square footage or a person that would like to downsize. This is also great for a person that just got out of college or a person that makes \$15.00 per hour. Tiny home is ready to do a couple of things. Vanessa talked about pushing out assistance to larger developers. Who can do it correctly and at a lower cost? That way we can get the product on the market for residents in the area.

Most of the locations are in East Tampa, one is on Scott Street this would fit with the community perfectly. This would be great to show what the City can do.

Idea for land on Tiny home would remain in Trust would be in COT this would make it more affordable, once the appraiser takes the cost of the land.

Staff working on Florida Housing Corporation looking at documents. One Tampa organization will be administrating and working with HCD to go forward the Tiny Homes Project. City is being mindful for more various locations throughout Tampa.

b. Replacement Homes

Staff stated Replacement Home Project is a pilot program and you would have to come through the Owner-Occupied Rehab Program. Rehab would have to be so extensive that it would exceed our rehab funding limits. The home might also be on Code Enforcement's list to be demolished. The first house identified is on Code Enforcement's list to be demolished. The house will be taken down. We are in the process of obtaining some plans for the new build and we will put it out for our approved contractors to bid on. Once bid is approved the contractor will start to build the new home. We will keep the home two to three bedrooms no bigger than 1300 square feet. If two bedrooms, it will be 1200 square feet. It will be with a deferred mortgage for 30 years that they will not have to pay back unless they sell. They must maintain their property taxes and insurance. We want to keep the cost at \$150,000 or below to build. The property owner must make their own living arrangements while new home is being built. The house that has been targeted had an electrical fire a few years back and the owner has not been able to live in it. The owner is living in a different location. We are looking to possibly do two to three homes per year. Staff mention homeowner will be able to keep the equity just pay back the loan. We want to help the neighborhood so the community can take pride in where they live.

Staff mention regarding 10,000 Tracker regarding ongoing and future projects, currently being reviewed. Members think it would be great for the community to know. Staff will share with members next meeting.

9. NEXT MEETING

Wednesday, March 10th, 2021. Location TBD.

10. ADJOURN

Meeting adjourned at approximately 2:37pm.