



# City of Tampa

*Jane Castor, Mayor*

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**Affordable Housing Advisory Committee  
Wednesday, March 10, 2021  
The Tampa Convention Center  
333 S Franklin St, Tampa FL 33602  
Rooms 18 and 19**

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## MEETING MINUTES

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

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| <b>Members Present:</b>       | Hedges, Harry<br>Hall, Jenney<br>Wilson, Shawn<br>Dingfelder, John | Versaggi, Russ<br>Rodriguez, Tony<br>Koehler, Debra |
| <b>Members Absent:</b>        | Coney, Ernest<br>Ladson, Louis                                     | Swain, Tina   |
| <b>City Staff Present:</b>    | Henderson, Kayon<br>Wigginton, Ron                                 | Feeley, Abbye                                       |
| <b>Public Member Present:</b> | None   |   |

### 1. CALL TO ORDER/ ROLL CALL

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, March 10, 2021 at 1:45 pm by Chairman, Harry Hedges. There were sufficient members for a quorum.

### 2. APPROVAL OF MINUTES

Jenney Hall made a motion for the February 10, 2021 minutes to be approved. The motion was seconded by Russ Versaggi and unanimously approved.

### 3. PUBLIC COMMENT

None

#### 4. **HB1339 IMPLEMENTATION**

Abbye Feeley presented to the Board an update on HB1339. House Bill 1339 allows for affordable housing in any zoning district regardless of land development regulations and local government. We have been working with legal for a specified use category or implementation of this bill. It requires approval by the Municipality Board and further discussion is required, but the document provided is the first draft for your review.

First section defines the types of affordable housing per Florida Statutes 4200004 and second part started the development standards. There are some challenges being faced so this was broken down into residential, commercial, and industrial districts. The dimensional regulations go by housing type, parking, and green space. Last month we spoke about using spaces like the roof tops, but not in this draft. Vehicle and trees are under development and one item brought up last month that we are still working on is the waiver or variances. Affordability period is something we've discussed, and standards need to be reviewed to speak to that affordability period and implementation mechanism for affordability.

We've researched to see if this has ever been implemented and nothing was found. We are looking to have this completed as soon as possible with all challenges focused, communicated, and worked through efficiently.

Further discussion ensued on implementation, communication, and needs going further. Some concern about certain property's, re-zoning requirements, and other eligibility requirements that should be considered.

#### 5. **INFILL PHASE 2 RFP**

Kayon Henderson presented an update of the Infill Phase 2 RFP with a draft available. She requested members to please review and provide feedback by Thursday, March 18<sup>th</sup>. We are not only looking for single family homes, but a mixture because some of the lots we have can be maximized. We also do not plan to give all the lots to one developer so that we can possibly do more than one lot at a time and we are not releasing all the lots at one time.

#### 6. **HCD DEPARTMENTAL UPDATES (STAFFING & PROGRAMS)**

Kayon Henderson provided a printed PowerPoint with updates for Housing Community Development.

We continue to try to secure the location found for Tampa Haven of Hope and working with Catholic Charities to give Tampa a holistic approach as Tent City in Pinellas. We hope to have occupancy by summer and will continue to update.

We have received additional guidance from Department of Treasury on our Rental Assistance Program. We must give priority to 50% or below area median income and we have decided to present application to this group first. Approximately 30 days after receiving those applications, we will then open it to everyone who is 80% or below.

Ernst & Young agreement was approved by County Commissioner and we are still working on our agreement with the County so that we can transfer the funds. Even though the agreement is not completed, we intend to open it on March 16<sup>th</sup> where the website will be live for the landlords to sign up for their residents.

We have two more homes for the Domain Home's project still under construction and should be completed by the end of April completing this project. We have successfully completed 73 homes with occupants.

Infill Phase 2 launch date has been pushed back to April 20<sup>th</sup> and some of those dates look a lot different since the original aim date of March 1<sup>st</sup>. We have some technical assistance workshops to all for submission of questions and more time for clarification. The agreements should begin in mid-July with new SHIP funds and the 1 million we should receive back for the Domain Home's project. We also will receive \$900,000 in SHIP funds since Centris Torino has closed business. We are looking to have approximately 8 million dollars for the upcoming year in SHIP funds.

First time homebuyers program continues to be strong. We had our Community Hero's Program and in speaking to the bank, they are not willing to go below the 80% area median and you must be between 80-120% area median in order to qualify. Still have some funds for our home program for those below 80% for those to receive the \$30,000 for GAP funding and we don't currently have any SHIP funds for that program that are above the 80%. We also administered for East Tampa CRA and they can be up-to 140% of the area median income, potentially giving them the opportunity to qualify for the East Tampa CRA and the Community Hero's Program.

We had a spike last year, even with the pandemic, in selling more homes in FY20 than we did in FY19. We closed on 53 homes last year for the First Time Homebuyers Program and for the 1<sup>st</sup> Quarter this year, we have spent \$150,000 in the month of January for those who are purchasing with approximately 6 homes closed.

The Owner-Occupied Rehab Program has increased now that we are getting more comfortable and inspectors and contractors are coming to complete the scope of services for qualifications. We spent \$500,000 in January for work that was put on hold at the end of 2020 and now we are back on track.

The tracker included, is an internal document that we use to show the progress of the 10,000 units and how we are reaching our goal.

Some of the numbers from our CAPER and what we have accomplished this last year, based on our program Section 3 Jobs. We were able to get 113 residents income paying jobs as a result of being on some of our programs. We did approximately \$373,000 regular Emergency Shelter Grant for homeless services and served a little over 1,200 people. This did not include our CV funds; this was strictly our entitlement funds and not our CARES funds. For our HIV Program we assisted 646 individuals for about \$4.3 million. Overall, with our CDBG funds we assisted approximately 2,640 people in FY20 and that represents the approximate \$8 million spent.

We are not fully staffed yet but will be filling 3 new positions, 1 for construction and 2 for our homeless section. We have approximately 9 positions that are still vacant that we will be interviewing for in the coming weeks.

## **7. NEW BUSINESS**

Kayon Henderson presented new business.

We worked with our grant writer to complete an application for racial equity. Kayon did a brief taping on CCTV to provide information on what that will look like in our community and how we can assist. We are looking at individuals who are doubled up and not considered homeless by HUD or the States definition, to determine how to get them to a place or a voucher for move in. We contacted the School Board to find that there were 4,000 families that were homeless. We are partnering with CDC, Solstice House, and Metropolitan Ministries to get that project. It would be a grant for \$20 million over 10 years, or \$2 million per year to do approximately 75 families a year. This will provide a voucher for a year, get them to self-sufficiency, and then move off the program. This is to be submitted tomorrow, March 11, 2021.

We received our new award amounts from HUD. We received some increase in homes, CDBG, HOPWA, and a slight decrease in ESG funding. We did get about \$4 million in CARES funding from ESG which we never did a lot. We are looking to get \$274,000 for homeless but looking at different ways to get different funding sources to maximize.

Department of Treasury funds are only for rental, but we do still have some CDVG CV funds that can be used for mortgage, so we reached out to HUD for more information. If we can use those funds, there is about \$1.7 million that can be used for mortgage assistance and utilities for families that have fallen on hard times.

## **8. NEXT MEETING**

Wednesday, April 21, 2021 with location TBD.

## **9. ADJOURN**

Meeting adjourned at approximately 2:51 pm.