



City of Tampa

Jane Castor, Mayor

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Affordable Housing Advisory Committee
Wednesday, April 21, 2021
The Tampa Convention Center
333 S Franklin St, Tampa FL 33602
Rooms 18 and 19

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, April 21, 2021.

Members Present:

Harry Hedges	Russ Versaggi
Tony Rodriguez	Ernest Coney
Shawn Wilson	Tina Swain
John Dingfelder	

Members Absent:

Jenny Hall	Debra Koehler
Louis Ladson	

City Staff Present:

Kayon Henderson	Viola Dawson
Brian Morrison	Nicole Stehlar
Marquaz McGhee	Ash Wallace
Latoya Randolph	

Public Member Present: Aneil Budhram

1. CALL TO ORDER/ ROLL CALL

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, April 21, 2021 at 1:35pm by Chairman Hedges with members available for a quorum.

2. APPROVAL OF MINUTES

Chairman Hedges requested approval of minutes from the March 10, 2021 meeting.

Russ Versaggi made motion for the March 10, 2021 minutes to be approved. The motion was seconded by Tony Rodriguez. Motion carried.

3. PUBLIC COMMENT

None

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES (STAFFING & PROGRAMS)

Kayon Henderson updated the Committee with the following events and updates.

Introduced Housing and Community Development's newest staff members attending. Chairman Hedges suggested we all go around and introduce ourselves.

HCD had the honor and privilege to tour two of the homes that was completed with Habitat for Humanity last week. One through contract and the other with assistance from the City of Tampa's donated land. A picture with Mr. Valentine, Mack family, Mayor Castor, HCD and Habitat for Humanity staff was presented.

The discussion that was presented in 2019 or early 2020 of income being a protected source has been in progress with our Human Rights Supervisor/Investigator, Maurice Foster. The ordinance should be finalized by June in order to present to council.

The \$12 million received from the Department of Treasury for the Emergency Rental Assistance Program has presented 3,000 applications with some approved, some denied for over income, and some missing required information. Anyone missing information is provided more time and we are looking at other ways to get documents. Others were duplicates, property ineligible, and/or they were not past due. We noticed that on average, people owe approximately 3.5 months of rent and 2 months on utilities and from what we've awarded, the base amount averages \$3,400. If we receive all documents, the process takes one week and each week the goal is to have 1,000 applicants. This is the partnership with Hillsborough County where the call center is processed by Ernst and Young to get applications. Feedback has been positive with not having to focus on geographical area with centralizing eligibility.

Landlord registration is just over 1,000 and 3,500 who have started the process. Logged just over 150,000 units just from 1,000 landlords. The landlord can't apply without the tenant, but the tenant can apply without the landlord. We have tracked the calls to be about 13,000 with an average of 64 calls a day for landlords and a little over 450 from tenants. The call center has about 100 people and Hillsborough County has hired more staff. Audrey Sealer and her team has committed to processing the applications and doing a great job.

Marquez McGhee presented Infill Phase II which kicked off April 20, 2021. Phase I was Domain Homes of 75 lots. Phase II is seeking to convey city-owned lots in parts of Ybor City, East Tampa, and Sulphur Springs to local developers. Focus is on affordable units with targeting partners large and small to spread the wealth, bring new developers and contractors on board, and we need houses that do not depress the values of other homes. Lots provided at no cost to the developers and then they should provide units at a lower price. We identified 14 single-family lots, provided to the public, and the City

will provide through the RFP \$1.1 million revolving loan fund at 0% interest to build the homes.

To get participants, we thought we could imitate what St Pete does with providing lots to smaller developers. Hopefully using a lease hold option to go to the bank and get construction loans to be sure of a 12 month build out. Avoiding the single developers with possible unfinished lots. Currently 101 were registered at kick off and out of those were 77 attendees and 14 preapplications. We have this going through our software, Neighborly, which has 11 processed. There are 23 registered for mandatory technical assistant workshop on Tuesday.

Discussion ensued on the costs of the homes and the decision on the 50% and 80% of AMI and the determination of the lots. Kayon will have more information on which lots are specified to meet the lot restrictions.

Further explanation was given on how the program will work, the steps and needs. We will also need volunteers to be a part of our review committee especially those with development experience to look at the performance and financial statements with us to ensure affordable lots.

5. NEW BUSINESS

Kayon Henderson presented new business.

U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge announced the allocation of nearly \$5 billion in American Rescue Plan funds to help communities across the country create affordable housing and services for people experiencing or at risk of experiencing homelessness. The City of Tampa's allocation is \$6,335,438 and the allocation for Hillsborough County is \$10,374,531.

We toured Sable place and found that to be great and hope to get Sean's input on other projects.

We received an email to get additional funds, \$5-10 million for our HIV and AIDS programs, which is extra on top of our entitlement funds.

Starting the action plan and put out an RFP for public service of the CDBG funds left of about \$800,000. We did a Bloomberg application outside of federal funds and looking to complete another application for funds to meet the 120-140% with the owner-occupied rehab as well as to assist with that gap for those over 80%. Waiting to hear about the racial equity grant that we partnered with CDC, Metropolitan Ministries, and Solita's House to receive \$2 million per year to assist our homeless that is not homeless by state or federal definition. We are asking the school board for their input on possible homeless individuals. The \$2 million will provide a staff person for each; CDC, Metropolitan Ministries, Solita's House, and the City with the remaining for vouchers. Critical to this grant, CDC is trying to give them a trade and jobs to create a reasonable action plan, with Solita's House helping with financial and Metropolitan Ministries will

have a case manager following that person a full year. Visiting monthly and then every other month and keeping them on their feet to pay a full year's rent. No income requirement for this plan.

Gearing up for our action plan now and working with our consultant, Stan Fitterman, who will help until we have full staff.

Chairman Hedges shared that on the state level on the Florida Housing, to reach out to our state representative. We had at one time, \$430 million coming to Florida Housing plan and now down to \$209, trying to get it up to \$225 with this call to action. It does make a difference when they hear from us. As you have seen in the news, the bay area is suffering when it comes to affordable housing. Looking for long term goals to address this need.

Stay apprised as to what's going on in Tallahassee within the next 10 days.

6. NEXT MEETING

Wednesday, May 19, 2021 at Tampa Convention Center – Rooms 18-19 at 1:30 PM.

7. ADJOURN

There being no further business, Chairman Hedges adjourned the meeting at 2:30pm.