



City of Tampa

Jane Castor, Mayor

Development and Growth Management
Housing and Community Development
4900 W. Lemon Street
Tampa, FL 33609

Office: (813) 274-7940

Fax: (813) 274-7941

**Affordable Housing Advisory Committee
Wednesday, July 21, 2021
4900 W Lemon St, Tampa FL 33609
Board Room**

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, July 21, 2021.

Members Present:

Harry Hedges	Russ Versaggi
Tony Rodriguez	Jennye Hall
Shawn Wilson	Tina Swain
Debra Koehler	John Dingfelder

Members Absent: Louis Ladson Ernest Coney

City Staff Present:

Kayon Henderson	Viola Dawson
Brian Morrison	Nicole Stehlar
Marquaz McGhee	
Latasha Hicks	

Public Member Present: None

1. CALL TO ORDER/ ROLL CALL

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, July 21, 2021 at 1:37pm by Chairman Hedges with members available for a quorum.

2. APPROVAL OF MINUTES

Chairman Hedges requested approval of minutes from the May 19, 2021 meeting.

Jennye Hall made motion for the May 19, 2021 minutes to be approved. The motion was seconded by Tony Rodriguez. Motion carried.

3. PUBLIC COMMENT

None

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES (PROGRAMS)

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

a. Infill Phase 2

Still using SHIP funds, working with Domain Homes to get back the full \$1.1 million from Phase 1, and looking to receive by weeks end. Have 14 lots and 11 developers, working with legal on documents (Developer Agreement & Land Use Restriction Agreement (LURA)). We are doing a 99-year lease with final conveyance of property upon completion. We will continue to be Liaison, August 16 the design review and finalize agreements, and September 2 the agreements to be approved by City Council.

Committee discussed further what is in process, what is expected, and what has happened in previous experiences.

b. Replacement Home Program

BDG Architects has offered services for first 3 homes pro-bono and we met July 1 to finalize inclusions of contract, discuss specs, and project delivery type and process. We are now working with legal and drafting Invitation to Bid (ITB) documents.

This is a SHIP/LHAP Pilot program providing \$600,000. These are existing homeowners that will not apply for a regular bank loan and are on a fixed income with homes that are in disrepair. We are still in the process of finalizing the loan and paperwork. A lot of discussion ensued to come up with ideas to best help with the program to make sure it benefits everyone and the best condition to make sure it stays affordable in the future.

c. DARE Program

On average, the program provides \$1 million annually. For FY20, there have been 48 closings with 3 in East Tampa and FY21 with closings through 3rd quarter, 24 closing with 7 in East Tampa.

The committee discussed changing the DARE program to include repayment provisions so that money can continue to be used for future homebuyers.

d. Owner Occupied Rehabilitation (OOR)

On average the program provides \$1 million annually with funds expended in the amount of \$975,789 with 48 homes rehabilitated. FY21 has funds expended \$647,291 through quarter 3 with 22 homes rehabilitated presently.

e. Emergency Rental Assistance Program (ERAP)

Total applicants are county wide in the amount of 9,895, with the city applications of 2,620. On average we are paying out an average of \$3,267.77 for rent and utilities \$211.66 for each person who comes through the program paying direct to landlord.

Further information was provided on each district and further discussion about each district. We have decided to go out to the community to Ragan Park and Barksdale Senior Center to help apply for this program.

5. NEW BUSINESS

Kayon provided several topics for discussion, will provide documents via email, and look forward to receiving any information that they can provide for further discussion and vote for future meetings. Please remember to only provide these ideas and information directly to Kayon to provide at the next committee meeting.

- AHAC Webinar to make us stronger as a committee.
- Define income in policies and procedures for underwriting process of DARE.
- Establish program for land acquisition.
- Reducing additional hurdles to affordable housing development.
- Identify alternative projects for receipt of available City of Tampa funding.

6. NEXT MEETING

We will have the Webinar previously discussed, at 4900 W Lemon St., Thursday, August 5th from 2 pm to 3:30 pm to attend the “Implementing a Successful AHAC conference”. The committee will also discuss how we move forward with some programs and further ideas.

Our next Committee meeting will be Wednesday, August 18, 2021 at 1:30 PM, at 4900 W Lemon St, Tampa FL 33609.

7. ADJOURN

There being no further business, Chairman Hedges adjourned the meeting at 3:41 PM.