



City of Tampa

Jane Castor, Mayor

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Affordable Housing Advisory Committee
Wednesday, November 17, 2021
4900 West Lemon Street
Tampa, Florida 33609

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, November 17, 2021.

Members Present:	Harry Hedges Ernest Coney Tony Rodriguez John Dingfelder	Russ Versaggi Debra Koehler Shawn Wilson Jennye Hall
Members Absent:	Tina Swain	Louis Ladson
City Staff Present:	Kayon Henderson Carl Brody Natalia Verdina Latasha Hicks Nicole Stehlar Ash Wallace Anne Cronyn	April Espinosa Marquaz McGhee Abbye Feeley Candice Cowen Denise Papajorgji Indira Palomino Latoya Randolph
Public Member Present:	Maureen Martin Ray Rairigh Kella McCaskin	James Martin Alison A. Hewitt Brianna Bush

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, November 17, 2021 at 1:30pm by Chairman Hedges. There were sufficient members for a quorum.

2. APPROVAL OF MINUTES

Chairman Hedges requested approval of minutes from the October 20, 2021 meeting. John Dingfelder made a motion for the October 20, 2021 minutes to be approved. The

motion was seconded by Jennye Hall. The motion was approved with an amendment to be made to change the dollar amount of \$1,000,000.00 to \$100,000.00 for money being allocated for the homeless team to purchase a vehicle.

3. PUBLIC COMMENT

Alison A. Hewitt, East Tampa CRA, wanted to make a recommendation to add more resources to help East Tampa's aging population. She has noticed seniors are moving from East Tampa to the Riverview/Brandon area because of rising housing prices. Ms. Hewitt had concerns about the seniors moving further away from their community and family members. She would like to add this recommendation to the Mayor's report.

Kella McCaskin, Center for Economic Development, is launching a program, American Dreams, to help deliver information to potential homebuyers. Her program provides assistance with connecting first-time homebuyers with lenders, local businesses, and how to obtain much needed services. Ms. McCaskin would like to give a presentation at a future date. She was advised to email her information to Kayon, and it would be distributed to the committee.

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

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

a. New City Employee Introduction

Natalia Verdina, Communications and Project Coordinator with the City of Tampa was introduced. Her role is to promote HCD programs and initiatives to the media and promote community outreach. John Dingfelder inquired about the planning show, Planning Today for Tampa's Tomorrow. Abbye and Kayon are planning to appear on the show in January. Natalia and Abbye are working to get more press attention to promote Fair Housing Month in April.

b. Infill Phase II

The fully executed agreements have gone out to developers. HCD has received them back and the closings are all scheduled. All closings are to be completed by December 15, 2021.

c. DARE

The 2021 fiscal year had 33 home closings totaling \$1,165,000.00. These closings used HOME (\$780,000.00), CDBG (\$90,000), and SHIP (\$30,000) funds. Some of these closings used 'stacked' funds. November had 7 homes close, this exceeds last year's number. HCD has already spent approximately \$250,000, HCD is hoping to close on 5 homes per month.

d. Owner Occupied Rehab

There were 53 households assisted using SHIP funds. HCD will be intentional when using SHIP funds to pay for home repairs. The total amount of funds spent was

\$1,682,303.38. There are a few applicants remaining in the pipeline and an additional 13 are in the pipeline for the current year totaling \$650,000. An amendment was created for East Tampa Business and Civic Association to add an additional \$755,893.63 to their agreement to encumber the applicants that are currently in the pipeline. There are 23 applications pending, a waitlist was created because funds have been exhausted for the current contract. A new RFP will be released so those names can be assisted.

e. Emergency Rental Assistance Program-ERAP

For ERAP I, approximately \$12,000,000 in funds have been fully committed. The county has received approximately \$11,000,000 and they have fully expended these funds. Some of these funds have been used internally to assist with water assistance for those in need. The need for assistance has trickled down. HCD is now looking to provide the county ERAP II funds to continue with the process because ERAP I funds are depleted. The Department of Treasury reached out to HCD to take on additional funds. Other municipalities have not fully expended their funds. The county is requesting another \$20,000,000 and the City may take another \$10,000,000. Regarding ERAP II, if the projections are correct, the funds should be expended by March 2022. After March, the assistance maybe exhausted. If the City gets the additional \$10,000,000, the assistance should remain available until September of 2022.

The committee inquired how individuals qualify for rental assistance. Kayon informed the committee that applicants need to have been affected by the pandemic. Rent assistance can be paid 3 months forward or cover the remaining balance on the lease. If less than 3 months are remaining, then up 12 months in arrears can be paid. The money is paid directly to the landlord. Kayon did answer the questions regarding if the landlords are receptive to receiving these funds. She explained that some landlords, roughly 5-10% are not interested in receiving the rental assistance because they are already in the eviction process. The process has evolved to involve the landlord in the application process. Kayon reiterated that funds will only go to the landlord not the tenant.

HCD is in the middle of the CAPER. City of Tampa receives HOPWA funds for Hillsborough, Pasco, Hernando, and Pinellas counties and has 17 agreements for this one funding. HOPWA and ESG CAPER were both submitted separately to HUD and the presentation to council on the draft CAPER will be presented on December 9th. Public comment period will be open until December 17th for the final CAPER to be submitted to HUD.

The CV funds for HOPWA have been fully expended totaling about \$600,000. The ESG CV still is on target and has expended 20% the remaining 80% and needs to be expended by March. Another \$2,000,000 needs to be expended by March to assist the homeless get rehoused through rapid rehousing or homeless prevention

Some of these grants can be conflicting. ESG CV funds can be used for rapid rehousing and outreach. So, ERAP funds from Department of Treasury have been earmarked for prevention to avoid double-dipping. If a future applicant attempts to apply for both programs, they would only be qualified for one program based on their criteria. There are case managers to help stop any potential double-dipping of programs. Chairman Hedges expressed concerns about landlords potentially taking advantage of their tenants and how to come up with a system to expose them.

The Security Deposit and Utility Assistance Program has \$100,000 and has only assisted 6 households. However, with all the assistance that is currently available there wasn't much of a need. Households were staying in their existing units and not moving.

The Office of Human Rights reports 13 housing inquiries, 2 landlord-tenant inquiries, and 2 employment inquiries. Intake has increased since individuals have returned to the office. A grant was received for \$125,000 to assist with community outreach. The Human Rights Team is working with Stetson Law to produce mini videos and create advertisements to be placed on city buses. Also, a recent case was settled for \$30,000; it was Tampa's first transgender case.

f. HOME-ARP

No additional changes reported. Kayon is still waiting for the grant agreements. Shawn Wilson asked what direction is HCD moving regarding ARP funds. Kayon states the condition of HOME-ARP is to meet with homeless providers first, then draft what the plan would potentially look like, and then create a substantial amendment to add to the action plan. Then the RFP would be released. A voucher program extending to 24 months is being considered along with acquisitions for new construction.

g. American Rescue Plan Act (ARPA)

Abbye states there was a meeting with the budget department to understand what the expenditures and programs would look like and possibly swapping out ARPA money for General Fund money because the ARPA funds are too limited. They are available to those adversely affected by COVID and are one-time funds.

John Dingfelder made a motion to add an additional \$5,000,000 to assist with affordable housing and homelessness and become part of the second tranche of upcoming \$40,000,000. He would like to codify this in form of a letter to the Administration and/or the Mayor. The motion was seconded by Debra Koehler. All were in favor.

5. PRESENTATION FOR CITY COUNCIL

Abbye reviewed the PowerPoint presentation that would be presented to City Council on December 2, 2021. Kayon and Chairman Hedges would give the presentation.

Kayon was going to introduce AHAC and how it is rooted in the Florida statutes. She was going to cover what the AHAC recommendations are and how they align with the Mayor's Housing Affordability recommendations.

The strategic key objectives include a targeted increase in affordable housing supply, expansion of successful housing support programs, review and alignment of building and zoning polices to support objectives, and increase outreach and community engagement.

The committee requested clarification on the addition of 10,000 affordable units. John Dingfelder inquired about the 6,000 units and requested how this number was derived.

The committee discussed the current housing projects and to add the number of housing units that would be yielded on the PowerPoint slide.

Chairman Hedges would give the remaining presentation. The committee discussed revisions to ADU's and how to get the community more involved.

Abbye and Kayon will finalize the PowerPoint presentation this week.

6. PRESENTATION - RAY RAIRIGH

Mr. Rairigh traveled to California to learn about what works and doesn't work in Los Angeles's programs to combat homelessness. He found that a path to independence was necessary verses warehousing the homeless. Programs needs to be an integrated part of the shelter. Mr. Rairigh heard on multiple occasions 'not to rely on the government to do it alone', instead the government needs to partner with non-profit organizations. Los Angeles needs to consider passing a directive to prohibit tents in the parks. It would be beneficial to have the sheriff's department partner with a Homeless Outreach Specialist to move these homeless individuals to more organized shelters. Mr. Rairigh finds it imperative to get ahead of the homeless issue before Tampa loses the character that makes it great.

7. ANNOUNCEMENTS

8. NEXT MEETING

December 15, 2021

9. ADJOURN

Chairman Hedges adjourned the meeting at approximately 3:25pm.