



City of Tampa

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**Affordable Housing Advisory Committee
Wednesday, October 20, 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, October 20, 2021.

Members Present:

Ernest Coney
Harry Hedges
Tony Rodriguez
John Dingfelder

Russ Versaggi
Shawn Wilson
Jennye Hall

Members Absent:

Louis Ladson
Tina Swain

Debra Koehler

City Staff Present:

Kayon Henderson
Brian Morrison
Nicole Stehlar

April Espinosa
Marquaz McGhee
Abbye Feeley

Public Member Present:

Courtney Wilkerson
Alison A. Hewitt
Travis Brown
Kella McCaskin

Nathan Hagen
Haley Magee

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, October 20, 2021 at 1:45pm by Chairman, Hedges. There were sufficient members for a quorum.

2. APPROVAL OF MINUTES

Chairman Hedges made a motion to approve the August 18, 2021 minutes. The motion was seconded by Jennye Hall and unanimously approved.

Chairman Hedges made a motion to approve the September 15, 2021 minutes. The motion was seconded by Ernest Coney and unanimously approved.

3. PUBLIC COMMENT No comment

4. Housing and Community Development Updates

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

a. Infill Phase II

There are 165 first-time homebuyers currently on the list. November 30, 2021 is the deadline for the permitting and planning review. Construction is expected to be completed by April 19, 2023. There are currently four not-for-profit developers and seven minority companies participating in Phase II. Monitoring components include overall project management, performance and timeliness, and financial management. All agreements will be returned today.

b. 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.

The committee discussed increasing the maximum home sales price and the DPA amount. The loan terms and ratios might need to be updated.

c. Owner Occupied Rehab

There were 53 households serviced using SHIP funds only. The total amount of funds spent was \$1,682,303.38. There are 10 applicants currently in the pipeline.

d. Emergency Rental Assistance Program-ERAP

As of October 11, 2021, there were a total of 20,134 ERAP applications received. The City of Tampa received 5,476 applications and approved 3,493. The City of Tampa funded 3,155 applications, nearly 90% of the applications were approved.

The City of Tampa has two employees currently performing community outreach. These employees are assisting applicants with completing the online application process. There are an estimated 15-18 individuals seeking rent and utility assistance daily.

e. HOME-ARP

The 2021 fiscal year allocation is \$6,335,438. The HOME-ARP funds can be used for these four eligible activities: preservation of affordable housing, tenant-based rental assistance, support services (homeless prevention and housing counseling), and the purchase or development of non-congregate shelter for those experiencing homelessness.

f. American Rescue Plan Act (ARPA)

The ARPA allocation was approved for \$16,000,000. These funds cover affordable housing development costs for eligible populations and communities. ARPA is actively seeking new housing projects to increase the supply of affordable, highquality living units.

The committee discussed allotting a total of \$2,000,000 to create a new homeless prevention team. An additional \$100,000.00 would be allocated to purchase a van to strengthen community outreach. Having access to mobility would increase rental, utility, and security assistance efforts. The committee discussed contributing an additional \$5,000,000.00 of ARPA funds to combat the growing homeless population.

g. Upcoming Funding Opportunities

Rental Rehab still has CDBG funds available that would need to be released by Thanksgiving. The committee discussed the possibility of developers utilizing more tax credits as an incentive for upcoming projects. Additionally, staff would create an inventory list on a semi-annual basis to account for City of Tampa properties.

AHAC would be more involved with the oversight of program implementation. RFPs would need more AHAC input. Implementing a more feasible process should be considered with Chapter 27. The committee discussed placing these under Statue 17.5.

5. Proposed Incentives for Council

The committee discussed having Chairman Harry Hedges and Jennye Hall attend the upcoming Council session on December 2, 2021. Kayon Henderson spoke about the proposed incentives made by the Affordable Housing Advisory Committee. The

incentives included a targeted increase to the affordable housing supply and an expansion of successful housing support programs.

The committee discussed more affordable housing strategies geared to assist developers, such as, incorporating a density bonus that would allow developers to build more housing units on sites designated for affordable housing. It would be ideal to have 10% of new units set aside for affordable housing. A policy needs to be created to govern the Affordable Accessory Dwelling Units and how they will be used within the City limits.

Lot configurations can be reviewed and approved on a case-by-case basis. Abbye would have the flexibility to sign-off on the approvals.

6. Nathan Hagen - Presentation

Mr. Hagen presented his 1-3 Triplex Tampa Plan. His presentation encompassed the shortage of affordable housing. Mr. Hagen presented photos of established triplexes in other cities and how incorporating these triplexes in the Tampa area could expedite the building process and house families faster. The 1-3 Triplex Tampa Plan would use triplexes as a replacement to the traditional, family-style home. Rezoning would be a necessary component to accommodate the proposed triplexes. The committee asked questions pertaining to possible density and financing issues.

7. Announcements

Ernest Coney announced that Fifth Third Bank awarded \$20,000,000.00 to East Tampa.

8. NEXT MEETING November 17, 2021

9. ADJOURN

Meeting adjourned at approximately 3:30pm.