



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, January 19, 2022

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, December 15, 2021.

Members Present:

Harry Hedges
Jennye Hall
Tony Rodriguez
Ernest Coney

Russ Versaggi
Debra Koehler
Tina Forcier (Swain)

Members Absent:

John Dingfelder
Shawn Wilson

Louis Ladson

City Staff Present:

Kayon Henderson
Howard Campbell
Marquaz McGhee
Rebecca Johns

April Espinosa
Denise Papajorgji
Abbye Feeley

Public Member Present:

Kella McCaskill
Geoff Harlan

Darrick Fullwood
Sue-Tanya Crosbourne

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, January 19, 2022 at 1:30 pm by Chairman Hedges. There were sufficient members for a quorum.

2. APPROVAL OF MINUTES

The December 15, 2021 meeting minutes were not available for approval. The minutes will be emailed for Committee approval.

3. PUBLIC COMMENT

None

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

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

a. Infill Phase II

Most of the lots are under permit and HCD has closed on the properties. There were two agencies awarded the lots and chose not to draw upon the \$75,000. This caused \$150,000 to remain as program income.

Marquaz McGhee provided an update regarding several properties he visited today. He states the lots are in good shape; however, a few lots have tree issues and are situated on busy corridors. Each lot will receive a water waiver resulting in a \$4,000-\$5,000 savings for the developers.

b. DARE

The new Dare to Own the Dream flyer was distributed to AHAC attendees. Changes have been made to the program to help balance Tampa's growing housing market. The maximum purchase price increased to \$300,000. Since October 1st, 2021, there were 10 families that purchased homes using both HOME and CDBG funds. The maximum sales price will increase from \$240,000 to \$280,000 and subsequently, the ratios increased from 36 to 43%. A sliding scale was introduced allowing the need of down-payment assistance to collate with AMI. HCD is currently accepting applications with 80-140% AMI due to the \$1,000,000 of General Funds. These funds were originally ARPA and were later switched to General Funds to allow more spending flexibility.

Debra Koehler requested to remove the forgivable portion of the City's 10-Year Rider. The Committee discussed changing the DPA as unforgivable to help recirculate this money for future funding. Rebecca Johns states removing the language on the flyer concerning the fully forgivable loan will not be possible without the Mayor input. Rebecca will address this request in the upcoming months.

For fiscal year 2022, there were 12 closings using stacked funds with East Tampa CRA.

c. Owner Occupied Rehab

The active waitlist is growing and has over 69 households. New RFPs are waiting to be released. A total of \$3,300,000 in funds is in the upcoming RFP, which is scheduled to be released January 24th.

The Technical Assistance Workshop is scheduled for the 2nd week in February and HCD is hoping for responses to be available by February 28th.

d. 47th Street

The RFP has been released for the property located at the northeast corner of 47th Street and Schipman Court in East Tampa. COT is expecting to receive proposals on January 17th. All interested developers are required to attend the Technical Assistance Workshop scheduled on January 25th at 10:00 am. CDBG funds were used to purchase this property and will trigger Davis Bacon and Section 3 reporting. The purpose of this workshop is to ensure that developers remain in compliance with reporting provisions.

Kayon noted that possible rezoning of this property can yield about 158 affordable units. Since funding is CDBG, 51% needs to be affordable at 80% AMI or below.

e. LHAP

A new LHAP is due on May 2, 2022. Public input is required and will be solicited through face-to-face meetings with housing providers, social service providers, local lenders, and neighborhood associations. A LHAP draft will be prepared for the next AHAC meeting. Additionally, the draft LHAP will be placed at local public facilities and available on Housing's websites. An email will be distributed to notify our community partners of the availability of the draft LHAP. This draft will need to be presented at Council, have a 30-day public comment period, and published in the local newspaper.

The State wants the project delivery costs reviewed. In the past, HCD had a 10% with a 7.5% administrative cost. A subrecipient cannot receive administrative cost, only a grantee can receive them. The LHAP needs to be revised to allow the 17.5%. Since this is extremely high, the State is requesting a flat percentage, maybe 10% and capping an agency at \$5,000. HCD will assess the projects, incentives, and strategies to allow these changes.

f. Tampa Hope

There are 28 individuals currently in tents and 30 individuals moved into hotel/motels. These clients are on the path to receiving their vouchers to Rapid Rehousing. There were 12 more platforms built for tents but currently not in use.

The largest need at Tampa Hope is finding reliable staff, they are currently hiring. Blankets, sheets, and towels are always appreciated.

Tampa Hope is performing weekly COVID 19 testing for staff and clients. Additionally, they are offering the vaccine to help keep their infection rate low.

The average length of homelessness is 5 years, and the average age is 55 years old. Moving clients in and out quickly has been a challenge. The CARES funds have been beneficial to help purchase the tents and cottages. Each cottage will have central air and heat.

5. NEW BUSINESS

a. Healthy Homes Production Grant

This is a new grant totaling \$1,999,560 and will work alongside the City's Owner-Occupied Rehabilitation program. The goal of the City of Tampa's Healthy Homes program is to inspect homes for housing related hazards, such as, lead based paint, radon, and mold. The Healthy Homes Production Grant would cover the items up to \$10,000 not covered by OOR. This program will not be administered independently but leveraged with OOR. The goal is to assist 90 homes over a 3-year span. Section 3 reporting is required since the grant is federal money.

b. HOPWA Competitive Grant

This competitive grant of \$2,250,000 will benefit people living with HIV in Hillsborough County. The grant is over a 3-year span and services over 74 households annually. The grant would assist new households needing traditional housing, Tenant-Based Rental Assistance (TBRA), intensive case management, and wrap-around supportive services.

c. Audits

There are currently two active audits, the State for the Cares Program and federal for Human Rights Office. The State audit is virtual, and they are requesting information for the OOR Program and for the clients we assisted for mortgage, rent, and utilities. Both audits should be completed this month.

d. Vacant Positions

Homeless Outreach was seeking to fulfill 2 positions. The interviews are complete and a decision may be made by Friday. The Homeless Outreach employee would transport the clients to different shelters. HCD is currently interviewing for a much-needed Human Rights Investigator. Kayon and Abbye are completing interviews for Kayon's previous position on Friday. The Mortgage Portfolio Specialist position is open due to Denise's promotion. Finally, there are two Housing Counselors positions open. Both positions are hoping to be filled in-house.

6. ANNOUNCEMENTS

Ernest Coney discussed a homeless problem at his workplace, 1907 E. Hillsborough. He states there are about 5 tents behind the building and requesting assistance to have them moved.

Ernest spoke about the partnership with Fifth Third to bring additional funding to East Tampa. CDC of Tampa is seeking to increase entrepreneurship, affordable housing, and commercial development opportunities.

Finally, CDC of Tampa has a partnership with Wells Fargo. They be working to increase homeownership in Hillsborough County and needs to implement a policy to help achieve these goals. They are hoping to utilize this money to attract additional funding.

7. NEXT MEETING

February 16, 2022

8. ADJOURN

Chairman Hedges adjourned the meeting at approximately 2:30 pm.