



City of Tampa

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Affordable Housing Advisory Committee
Wednesday, February 16, 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, February 16, 2022.

Members Present:	Harry Hedges Jennye Hall Shawn Wilson	Debra Koehler Tina Forcier John Dingfelder
Members Absent:	Ernest Coney Tony Rodriguez	Louis Ladson Russ Versaggi
City Staff Present:	Kayon Henderson Denise Papajorgji Marquaz McGhee Rebecca Johns	April Espinosa Abbye Feeley Candice Cowen
Public Member Present:	Darrick Fullwood Mathilde Jarrett	LaSandra Pedro Pristine Akiboh

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, February 16, 2022, at 1:30 pm by Chairman Hedges with members available for a quorum.

2. APPROVAL OF MINUTES

Chairman Hedges requested approval of minutes from the December 15, 2021, and January 19, 2022 meetings. Debra Koehler made a motion for both minutes to be approved. The motion was seconded by Shawn Wilson. Motion carried.

3. PUBLIC COMMENT

Shawn Wilson informed the committee of Blue Sky's decision to change the name of their Adderley property. A new project name was not given. The Adderley is a 9 percent LIHTC project and received final approval from the Florida Finance Corporation. The property includes 128 units, most at 60% AMI, with a 50-year affordability period accompanied with a \$610,000 City of Tampa commitment.

Mr. Wilson expressed concerns regarding the lack of automatic parking reductions in code for affordable housing projects. Blue Sky submitted a design exception to request approximately a 28% reduction in parking. Mr. Wilson wants the City to consider a By-Right or automatic parking reduction. He provided examples of other municipalities policies regarding parking reduction for affordable housing.

Ms. Henderson states the recent AHAC report has parking reduction as administrative and will be granted approval on a case-by-case basis.

Mr. Dingfelder informed the committee that he received a large packet from The Downtown Partnership, and they are proposing zoning/parking code changes for the downtown area by almost 50% of the current requirements. Mr. Dingfelder will request the same changes be applied for affordable housing at the next Council meeting. He proposes by implementing a few changes to Chapter 27, this should accomplish both goals. Mr. Dingfelder made a motion to address this matter at Council and state that he has the support of AHAC. The motion was seconded by Shawn Wilson. The motion was carried.

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

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

a. DARE

There were 12 closings year to date using stacked funds with East Tampa CRA. Mr. Dingfelder had concerns regarding the amount of funds provided per individual homeownership verses funding a 'big impact project'. Ms. Henderson explained that each funding source has very specific program requirements regarding homeownership and multi-family housing.

Ms. Forcier spoke about multi-family ownership and how the RFPs are written. Current RFPs have been written to service multi-family rentals not ownership. The committee discussed the need to maximize density while gaining the support of neighbors.

The committee discussed making affordable housing set-asides mandatory with new developers. If there was a statewide mandate, the City of Tampa would need to provide compensation to developers in form of parking waivers, density bonuses, etc.

Chairman Hedges asked how to make this issue a formal motion. Ms. Henderson states more staff would be needed to ensure that compliance is enforced. Tenants need to be income eligible. Long term eligibility based on federal and state funding, along with annual inspections are required. Mr. Wilson added that a buy-out option can alleviate the burden developers have in accordance with affordable housing compliance and still have the units constructed.

The committee further discussed developers paying a compliance monitoring fee. Ms. Feeley reports there may be an option to amend prior agreements. Chairman Hedges requested to have the language made available in the upcoming AHAC meeting that would be used in the agreements. Ms. Feeley will discuss this matter further with Legal and bring forward to Council in June.

There was a brief discussion regarding rent control and/or rent stabilization. Ms. Koehler states municipalities have the responsibility to create affordable housing and not to set limits on how much a landlord can charge for rent. Mr. Dingfelder states these issues are being discussed at Council. Mr. Dingfelder asked the committee how they felt about mandatory Section 8 acceptance, The Tenant Bill of Rights. Ms. Koehler states per the State's Fair Housing Act, source of income is already a protective class.

b. Owner Occupied Rehab

The program overview and objectives include maintaining decent, safe, and affordable housing for low-moderate income families by helping homeowner's make necessary repairs. The maximum award for each household is \$50,000.

Pursuant to the RFP, the City is seeking to award the following funds to Qualified Housing Sponsor(s) to carry out the OOR program with eligible home rehabilitation repairs consisting of \$1,300,000 in SHIP, \$1,000,000 City of Tampa General Funds, approximately \$3,000,000 in Federal Dept. of Housing and Urban Development Funds, \$1,000,000 CDBG funds, and approximately \$1,900,000 from the Healthy Homes Grant. Other funding possibilities include TIF funds for homes in ET CRA.

Funding source requirements include that all homes must be within the City's limits. Homeowners must be qualified as income eligible, up to 80% for State and Federal and up to 140% for COT General Funds. Because the City of Tampa uses General Funds not grants, the income limits have been increased to 140% for owner-occupied rehab. Since CDBG funds are being used, Section 3 reporting, Lead Safe Housing Rule, and Environmental Review will be required. CDBG, SHIP, and HOME can be stacked with the Healthy Homes Grant for mold remediation. This is the initial year that HCD was granted unrestricted funds, these funds will be utilized to help as many people as possible. The administrative costs will be paid from one of the grant funds.

Eligible expenditures include organization staff time, project costs, and eligible home repairs. Eligible repairs include roof, plumbing, electrical, structural systems, HVAC, exterior deterioration, weatherization, water heater, accessibility improvements, lead base paint and mold remediation. These households must meet code.

The Healthy Homes Grant will provide an additional \$10,000. A meeting with HUD is scheduled for March 1, 2022. If mold or lead based paint remediation is needed, this grant can provide \$7,500 to families for relocation assistance.

The proposal due date is March 4 2022, at 3:00pm EST. All submittals must be electronic via the internet as an attachment to an email addressed to Bidcontrol@tampagov.net. Registration with Demandstar is required. The subject line needs to include the bid number #410304422. Failure in submitting the proposal by the time and date previously specified will result in non-consideration. All submittals are time and date stamped and received by the purchasing department.

Mr. Dingfelder asked if there is expedited permitting for OOR. Ms. Feeley states the permitting process is prompt. Her department is reviewing pre-applications before submitting a permit to ensure the process is seamless. Marquaz McGhee states it took 13 days from application to permit issuance for the infill project he is working on.

The upcoming timeline for OOR includes RFP Due on 3/4/22, Threshold Review 3/11/22, Evaluation Review 3/25/22, Notification of Award 4/01/2022, Post-Award Conference 4/15/22, Agreements to Council/Execution 4/21/22, and Program Implementation in May 2022.

Currently, there are 44 households in progress. There is an active waitlist of 80 households, 12 of those have been issued an approval letter. The Contractor Workshop certifications are currently in progress, it is anticipated that HCD will have 6 new contractors. The next scheduled Contractor Workshop is March 1, 2022.

c. 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. The tentative meeting dates and times are 3/1/22 from 1:00 pm – 4:00 pm and 3/14/2022 9:00 am – 12:00 pm. Ms. Henderson is requesting AHAC members be present at the face-to-face meeting with housing providers.

The following steps will be taken to ensure opportunity was provided for public input: provide the draft LHAP to AHAC on the February 16, 2022 meeting, the draft LHAP will be placed at local public facilities, the draft LHAP will placed on HCD's

website, and emails will be sent to notify community partners of the availability of the draft LHAP.

The most significant changes are in the strategies for (J) Tenant Assistance-Rental portion of the LHAP, fiscal years covered: 2022-2023, 2023-2024, 2024-2025. The maximum award increased to \$5,000 per unit from \$3000. There were challenges with the 2.5% being allocated for Project Delivery Costs (PDC). HCD is proposing 10% of each project count towards project delivery. These PDC performed by non-city housing will not exceed \$5,500.

The committee discussed removing the forgiveness clause but avoid lump sum language with repayment of these loans. Ms. Koehler proposed changing the language from 'deferred' to 'repayment' for the down-payment assistance, owner-occupied rehab, and rental assistance program loans. She would like to see this money recovered for future program use. The committee proposed having the program changes added to this year's LHAP. Ms. Koehler will provide a Homeowners Assistance Education Packet to show how this language is written.

Chairman Hedges asked how AHAC can help HCD achieve their goals. Allocating more funds were discussed to address staffing shortages to help achieve the Mayor's Affordable Housing Initiative. Debra Koehler made a motion that AHAC would like to make a recommendation to receive more funds to support adequate staffing for HCD for the upcoming budget year. The motion was seconded by Shawn Wilson. Motion carried.

d. HOME-ARP

The City of Tampa opened a HOME-ARP survey to conduct a needs assessment. The survey needs to remain open for 30 days and will run from January 4, 2022 - February 4, 2022. The survey will be distributed to local CoC partners. These dollars are specifically earmarked for homeless initiatives. HUD requested 35 responses returned and HCD received 61 responses. The next step is to create an allocation plan, most responses received was for creation of affordable housing units. Based on the community housing needs, the City plans to use HOME-ARP funds to construct or rehabilitate 80-100 affordable housing units.

A public hearing with community stakeholders is required before going to Council. The public hearing target date(s) is scheduled for April 14/15, 2022, in-person meeting with a virtual option. The City Council Workshop target date is April 28, 2022. HUD has reduced the public comment period from 30 to 15 days. The approval needs to be submitted to HUD by May 2022.

5. **NEW BUSINESS**

a. CAPER

An email was received today stating the CAPER was approved by HUD.

b. Rental Rehab

HCD is reviewing the Action Plan. The focus will be on Public Services to distribute an RFA next month. Public Services has approximately \$500,000. Additionally, \$300,000 for Housing Counseling and will go directly to the agencies that oversee the DARE program. Public facilities have about \$1,700,000 in CDBG Cares Funds and About \$750,000 in CDBG Entitlement Funds. HUD is seeking a rental rehab project. The previous RFA, only generated one application. The individual wanted the money but did not want to make the units affordable. Therefore, HCD will release a new RFA in March.

c. HOPWA Competitive Grant

This competitive grant of \$2,250,000 will benefit persons living with HIV in Hillsborough County. The grant covers a 3-year span and intends to provide services to over 80 households annually. HUD provided a start date of July 1, 2022. Contracts need to be amended and an RFP will be required. Due to capacity, some of the agencies will not be able to accept additional funding. However, Tampa Housing Authority opened their Section 8 voucher waitlist. The grant would assist new households needing traditional housing, Tenant-Based Rental Assistance (TBRA), intensive case management, and wrap-around supportive services. The current allocation is about \$4,200,000; therefore, with this additional funding of \$3,000,000 will total approximately \$7,000,000. This jump in funding is due to changes made to the formula to only count new HIV cases.

d. Village on Mercy

Ms. Henderson and Ms. Feeley spoke about their recent visit to the Village on Mercy in Orlando. The Village on Mercy is comprised of 166 affordable housing units. About 50% of the households were previously homeless. Mr. Wilson states that Blue Sky Communities has a similar development located in Tampa. The development is a joint venture with Metropolitan Ministries called Sabal Place.

A future meeting was scheduled with their developer and finance department. Ms. Henderson is interested to learn how their agreements are structured. This would be for HOME-ARP funds, designated for the homeless population.

6. ANNOUNCEMENTS

On January 24, 2022, The Achieving Affordability Report from the Urban Land Institute was distributed to the AHAC members via email per Ms. Koehler's request.

7. NEXT MEETING

March 16, 2022, at 1:30 pm.

8. ADJOURN

Chairman Hedges adjourned the meeting at approximately 2:55 pm.