



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, April 20, 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, April 20, 2022.

Members Present:

Debra Koehler	Ernest Coney
Jennye Hall	Tina Forcier
Shawn Wilson	Tony Rodriguez
Russ Versaggi	

Members Absent:

Harry Hedges	Louis Ladson
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City Staff Present:

Kayon Henderson	April Espinosa
Rebecca Johns	Nicole Stehlar
Marquaz McGhee	Candice Cowen
Latasha Hicks	

Public Member Present: Tonya Brinkley Wright

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, April 20, 2022, at 1:30 pm by Ms. Debra Koehler, in absence of Chairman Hedges, with members available for a quorum.

2. APPROVAL OF MINUTES

Ms. Debra Koehler requested approval of minutes from the February 16, 2022 meeting. Mr. Shawn Wilson requested to add Blue Sky Communities, Sabal Place, to the previous minutes. Sabal Place is a joint venture with Metropolitan Ministries and is a similar development to the Village of Mercy in Orlando, Florida. Shawn Wilson made a motion for the minutes to be approved. The motion was seconded by Jennye Hall. Motion carried.

3. PUBLIC COMMENT

None

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

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

a. DARE

There were an additional 5 closings since the last AHAC meeting. Altogether, there has been a total of 17 closings this year, some used “stacked” funds. City of Tampa expended \$505,000.00 on 17 closings and East Tampa CRA expended \$235,000 on 8 closings. Currently, there are 11 applicants currently under contract. HCD has 52 active reservations.

b. Homeless Outreach – Tampa Hope

The Homeless Team has been actively completing outreach activities. Tampa Hope only has intake on Tuesdays. As of 4/19/22, a total of 197 unduplicated clients have been serviced. Clients are only accepted to Tampa Hope via COT Homeless Team and Catholic Charities. The following statistics were provided regarding Tampa Hope’s clients:

- 21 have moved in permanent housing
- 70% are males
- 39 have self-reported substance abuse
- Average length of stay is 38 days
- 78% of clients are from downtown/Ybor
- There were 12 veterans serviced
- The average client age is 53 years old

The data shows that half of these clients are not in HMIS, Homeless Management Information System, meaning they have been in the Tampa area and have never been previously identified as homeless. The homeless problem could be double than originally believed. The City completes an annual homeless point in time count and an initial sample shows the first 53 or 54 individuals were not in the system. The Homeless Outreach Team will be equipped with iPads to perform real time updates to HMIS. The City wants to build a closer relationship with the County and THHI to prevent the duplication of services.

c. RMAP

RMAP is providing gap funding to assist individuals who experienced a rent increase. This program was originally created to assist individuals between 80 - 140% AMI because other programs being offered using CARES funds stopped at 80% and below. Most applications being received are from 80% and below. Funds are still available through ERAP, those funds are used first if applicants qualify. The

Department of Treasury waived the COVID requirement. Instead, the individual needs to be impacted during the pandemic. Since the start of RMAP, HCD received over 1,000 applications in the first nine days. Currently, there is a waitlist of 2,500 applicants still needing assistance. There were many incomplete applications submitted, HCD temporarily closed the program at 1,000 applicants to allow 30 days for applicants to complete their application. There is a total of 335 completed applications received. The committee asked several questions regarding how much money each applicant receives. Ms. Kayon Henderson explained the amount awarded depends on the household size and income. RMAP is paying the security deposit and the monthly gap payment throughout the year. The highest amount a family can qualify for is \$24,000. The number one denial reason is the applicant lives outside the city and does not want to move within the city limits.

Mr. Ernest Coney offered an option to help with preserving these funds. If renters could create a multi-family co-op and let the renters purchase the building and become homeowners.

Ms. Debra Koehler inquired how much funds are available in the RMAP program. Ms. Kayon Henderson states there was originally \$1,000,000 and it was encumbered within 48 hours. There was an additional \$4,000,000 allocated to the program to create a total budget of \$5,000,000. As of April 12, 2022, the total funds expended for RMAP was \$29,469.68 and the average applicant award is \$10,652.50.

Ms. Kayon Henderson explained the team of five employees is working quickly to review applications. Organizing purchase orders and grouping landlords together for payments has been a challenge.

d. Rapid Rehousing Rental Assistance – Emergency Solutions Grant (ESG) Program

HCD met the expenditure deadline of 80% of the total \$5,000,000. There is \$1,000,000 left to expend. HUD may extend their expenditure deadline to September 30, 2022, because many municipalities have not used these funds. The City of Tampa could certainly use more funds. The budget included \$15,000 for transportation funds, including bus passes and other means. The Homeless Outreach Team has successfully unified seven homeless individuals with their families through usage of these funds.

- 89 households were assisted with RRH (additional 152 with homeless prevention)
- 29 RRH with ESG
- 89 RRH with ESG-CV
- Total RRH = 118 households

Mr. Ernest Coney spoke about the increasing homelessness in front of the CDC building. He states that many homeless persons were displaced when FDOT started

construction on the nearby overpass. He wants to find a solution because it is causing safety issues for both clients and nearby businesses. Ms. Kayon Henderson will have the Homeless Outreach Team assess these individuals. The committee spoke about other areas where the homeless population is increasing. Ms. Kayon Henderson has been talking to community partners, such as, Catholic Charities to increase the number of tents and cottages at Tampa Hope. The committee further discussed low success rates when clients are not provided with caseworkers. The need for both wrap-around mental health services is imperative.

e. Owner Occupied Rehab

Housing and Community Development has decided not to move forward with procuring housing sponsors at this time. HCD will carry out the program in another direction resulting in the decision to cancel the subject RFP. HCD is revising the OOR Program and will strategize efforts to move the speed of the program. There is an extensive waitlist and home repairs needs to be completed quicker. Ms. Kayon Henderson will provide more details at the next AHAC meeting.

f. LHAP

A new LHAP is due to the state on May 2, 2022. The public comment period ended. Public input has been solicited through face-to-face meetings with housing providers, social service providers, local lenders, and neighborhood associations. The public meeting dates were scheduled on 3/1/22 from 1:00 pm – 4:00 pm and 3/14/22 from 9:00 am – 12:00 pm. There were two individuals that showed up for the first public meeting, one was Ms. Jennye Hall and the other was an individual seeking a job. No one showed up for the second public meeting.

The following steps were taken to ensure opportunity was provided for public input: HCD provided the draft LHAP to AHAC at the February 16, 2022 meeting. The draft LHAP was placed at local public facilities and placed on HCD's website. Also, emails were sent to notify community partners of the availability of the draft LHAP. The final LHAP will be available on the HCD website.

5. NEW BUSINESS

- a. Ms. Abbye Feeley was unable to attend the AHAC meeting due to a conflicting meeting scheduled at the mayor's office. Ms. Abbye Feeley will discuss incentives/strategies at the next AHAC meeting. Ms. Kayon Henderson distributed a list of approximately 30 properties/lots to the committee. HCD is anticipating to start Infill Phase 3 by late May or early June. Mr. Ernest Coney had a suggestion about AMI since most of the available lots are located in East Tampa. He would like to change to mixed income. Ms. Kayon Henderson states the 80% AMI was previously chosen because the revolving loan was state funded. Therefore, program income limited HCD to whom the property could be sold to.

If HCD conveys the property, then there are no funds to assist with the revolving loan. HCD had one developer who chose not to use the revolving loan and it benefited HCD because there is no money allocated for revolving loans at this time. HCD anticipates going to 140% AMI, no revolving loans would be used. HCD would convey the property/lots. Mr. Ernest Coney would like to see elevated incomes in East Tampa. Ms. Kayon Henderson explained in the last phase the City of Tampa worked with minority-owned developers who depended on the revolving loan to participate.

Mr. Russ Versaggi inquired why there were only 30 property/lots on the real estate list. Ms. Kayon Henderson states real estate will provide an updated list. Also, some of the City's properties has liens, designated to another project, and some needed extensions. Mr. Russ Versaggi had concerns about conveying these lots outright. Ms. Kayon Henderson stated the current agreement conveyed these lots outright but had performance measures in place. If these performance measures were not met by a certain time period, then the lot was returned to the City.

HCD is seeking to purchase a parcel off of Columbus; it is about 2-3 acres. HCD is hopeful to close the deal and add this property to the real estate list. It would be ideal to build both single and multi-family units for Infill Phase 3.

- b. The timing of Infill Phase 3 will coordinate with June Homeownership event on June 25th at the convention center. The convention center will have housing counselors, realtors, developers, and lenders located in the main ballroom. There will be three rooms. Two rooms will include budget counseling, financial literacy, loan products, and fair housing, this information would be available in both English and Spanish. The third room would focus on rental assistance and will have resources available.

There will be two bus tours to show available lots. The developer would be available at the property/lots to speak with potential homebuyers. The 1st bus tour is from 10:00 am – 11:30 am and the 2nd bus tour would be 12:30 pm – 2:00 pm.

The convention center is hosting this event and providing free parking. Food provided by the convention center is pricey. Another option is having two food trucks and one dessert truck available. HCD is charging \$100 for vendor registration fees. Additionally, there will be sponsorship levels available: platinum for \$500, gold for \$300, silver for \$200, and bronze for \$100. Revenue from vendors will offset the price of the coach buses and food.

- c. HOME ARP Allocation

The HOME ARP funds are specific to the population. The funds total about \$6,300,000 and HCD was able to use 15% for admin costs, this was beneficial to the Homeless Outreach Team. An allocation plan needs to be approved by HUD before

a substantial amendment to the Action Plan. HCD is working with a consultant, Stan Fitterman, to complete this plan. HCD plans to release the RFP around August.

6. ANNOUNCEMENTS

Mr. Shawn Wilson inquired about the ARPA funds. Ms. Kayon Henderson states a large portion of these funds are designated for acquisition and a portion will fund the lot readiness program. HCD is still deciding how to make best use of these funds.

Mr. Shawn Wilson states that he has a part in a webinar that is being hosted by Florida Housing Coalition. The targeted audience are local governments that have HOME ARP funding. Blue Sky Communities has been successful getting HOME ARP funds allocated for gap funding on tax credit developments. Mr. Shawn Wilson would like to discuss new construction rental developments with the AHAC committee because they have huge impacts on the City. Mr. Shawn Wilson wanted to congratulate the City of Tampa on a successful RFP for 47th Street and selecting THA, Related, and ETBCA. Mr. Wilson had concerns about the selected RFP and a 9% transaction in one area and applying for bonds in another area. He offered technical assistance to the City to work out any details.

Mr. Shawn Wilson provided updates with Blue Sky Communities and their 9% tax projects. They did receive their parking reduction waiver and wants to recognize the City's cooperation. They are still coordinating with DOT on driveways because the development is in a highly trafficked area and there is a neighbor being developed simultaneously. Blue Sky is experiencing a funding gap, primarily due to the increase of construction costs and rising interest rates. Blue Sky is not planning on slowing down and is hopeful to fill this funding gap.

Mr. Shawn Wilson had another question regarding RMAP and where the additional \$4,000,000 funds came from. These funds are general funds, the full \$5,000,000, totaling \$8,000,000 in general funds for housing. The breakdown of the \$8,000,000 includes the Homeless Outreach, RMAP, Owner Occupied Rehab, and the First Time Homebuyers Program.

HCD had \$16,000,000 in ARPA and \$8,000,000 in General Funds. ARPA funds became very restricted; depending on where the individual is in the census track, was the individual impacted by COVID, and if AMI was below 80%. There was a gap in assistance in the 80-140% AMI range. HCD felt individuals in this income range needed additional services.

Ms. Debra Koehler asked if the City of Tampa has a Community Land Trust established. Ms. Kayon Henderson had a meeting with Ashon from Florida Housing Coalition to figure out what the next steps are and what department would manage

a CLT. The County is also having the same issue. HCD did reach out to the county to collaborate. Ms. Koehler states that she is a member of the ULI Executive Committee, and a report was completed about 1-2 years ago. There is a group of investors that own a huge amount of real estate, and they are willing to look at supply and demand. Ms. Koehler wanted to know if HCD is completing a gap/needs analysis with the county. Ms. Kayon Henderson states that Council did recommend a report to be completed. HCD will report back to Council in July with the findings. Ms. Koehler states that ULI has resources and grants to help with this report. Ms. Koehler states that she sits on the FHA committee, and they had a presentation showing that 35% of the county's DPA funds goes directly to the City.

Mr. Ernest Coney states that Wells Fargo asked CDC to put in a grant with several partners to create 5,000 homeowners over the next 4 or 5 years. Mr. Coney would like to bring people together to think about how to create efficiencies, create policies, and how to work together to create leverage. CDC did submit the planning grant for \$150,000 and they are waiting for a response.

Ms. Tonya Brinkley Wright was invited by Jennye Hall to attend an AHAC Meeting. Ms. Wright works at Tampa Bay Tech High School and owns a financial literacy company and wants to teach students how to purchase a home. Ms. Wright would like to help and get involved, especially with Habitat for Humanity.

7. NEXT MEETING

May 18, 2022, at 1:30 pm.

8. ADJOURN

Ms. Debra Koehler adjourned the meeting at approximately 2:40 pm.