



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, June 15, 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, June 15, 2022.

Members Present:	Harry Hedges Jennye Hall Shawn Wilson	Debra Koehler Russ Versaggi Tony Rodriguez
Members Absent:	Ernest Coney Lynn Hurtak	Louis Ladson Tina Forcier
City Staff Present:	Abbye Feeley Denise Papajorgji Marquaz McGhee Rebecca Johns	April Espinosa Latasha Hicks Alis Drumgo
Public Member Present:	John Blevins Constance Zimmer	Kera L. Beard

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, June 15, 2022, at 1:30 pm by Chairman, Harry Hedges. There were sufficient members for a quorum.

2. APPROVAL OF MINUTES

Chairman Hedges requested approval of minutes from the May 18, 2022 meeting.

Shawn Wilson made a motion for the May 18, 2022 minutes to be approved. The motion was seconded by Russ Versaggi. Motion carried.

3. PUBLIC COMMENT

No comment

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

Kayon Henderson updated the Committee with the following events.

a. DARE

There were 19 closings this year, some used “stacked’ funds. City of Tampa expended \$565,000 on the 19 closings and East Tampa CRA expended \$295,000 on 10 closings. Currently, there are 13 applicants under contract. HCD has 49 active reservations. There are multiple applicants unable to find a home.

Starting July, the mid-credit score will be raised to 670. Household income must be at or below 140% AMI to qualify.

HCD general funds are limited to 80% AMI, the \$1,000,000 in approved funds allows HCD to reach more individuals, up to 140% AMI.

b. Homeless Outreach – Tampa Hope

As of 06/15/22, a total of 260 unduplicated clients have been serviced by Tampa Hope. Clients are only accepted to Tampa Hope via COT Homeless Team and Catholic Charities. Tampa Hope will now perform intake outside of Tuesdays. The following statistics were provided regarding Tampa Hope’s clients:

- Maintaining a successful discharge of 28%.
- A significant number of clients with pending housing so successful discharges will get closer to 40% by the end of the year.
- Approximately 12% are employed.
- 24% are over the age of 60 years old.
- 70% are males.
- 25 Hope Cottages are ready for delivery and 75 are in fabrication.
- Permitting is underway for the first new client services building.
- Once the new building and electric is in place, Tampa Hope will be ready to house 200 residents.

The Construction Services Team will assist Tampa Hope with the next phase. The upcoming phase includes small cottages, they will all have A/C but no plumbing. Russ Versaggi asked if the cottages were containers. Kayon Henderson provided more information regarding these cottages since they will eventually replace most of the tents. These cottages are fabricated in Seattle and made from recycled material and are mold resistance.

Other homeless efforts include:

- Homeless Outreach made about 132 touches in the community.
- Provided 82 referral responses.
- Distributed approximately 16 personal hygiene bags.

c. RMAP

Rental and Move-in Assistance Program is another \$1,000,000 of the \$5,000,000 in general funds. This is a supplement to grant funds received from the federal and state governments. Total funds encumbered is \$1,681,658, total funds expended is \$162,841.99, and total unencumbered funds remaining is \$3,318,342. The average applicant award is \$11,211.06.

RMAP can assist individuals up to 140% AMI. Currently, the waitlist is closed. There are about 4,000 individuals on the waitlist. Most applications received are from the 80% AMI category and below. Only 2 applications were approved from the 120-140% category.

District 7 (New Tampa Area) has the most funded applications, 21 in total, per council district. District 6 had 13 funded applications, District 5 had 17 funded applications, and District 4 had 9 applications.

d. Owner Occupied Rehab

HCD has been strategizing on the best use of varying funding sources and compliance methods.

For SHIP and General Funds, an amendment is needed as soon as possible to remove the Replacement Home Provision. Also, there is an increase in funding to \$1,200,000 for SHIP and \$1,000,000 for General Funds (up to 140% AMI). Also, SHIP and General Funds do not require an Environmental Review.

For federal resources, there are \$1,000,000 in CDBG and \$1,999,560 for the Healthy Homes Grant. The Housing Rehabilitation Specialist has an RFQ that is currently being reviewed by Legal. The scope of services for the RFQ is spec writing, estimating, and physical inspections. The anticipated RFQ release date is still to be determined.

Currently, there are 37 households in progress. There are 162 households on the active waitlist with 12 of them having an approval letter. Furthermore, 5 households have their initial inspection next week. There have been conversations with CRA to leverage resources to address the program needs.

Due to the high number of homeowners on the waitlist; OOR is no longer accepting

applications through the end of the year.

e. Infill 2

This Monday was ribbon cutting for the first completed home. All infill lots have been issued permits and 4 homes will be completed, with certificates of occupancy within the next 45 to 60 days. This process is moving efficiently, only 6 months after having fully executed agreements.

The Developers and Housing Counseling Agencies are working together to match income eligible buyers to the newly constructed homes. There is a combined total of \$14,172 in Water Capacity Fee Waivers for our developer partners; these are revolving loans.

f. Infill 3

Infill Phase 3 will begin this fall. Staff has identified lots for development in Phase 3, some of these lots are difficult due to tree issues. The Developers need expediting permitting and waivers. HCD wants to incorporate both single family and multifamily dwellings with this round of construction. Staff with assistance from legal are reviewing both the Shared Roof Agreement and HOA documents for townhomes, duplexes, and triplexes. The single family attached will use a party wall instead of HOA.

The project charter is currently being reviewed prior to program implementation this summer.

g. Replacement Home Pilot

There have been 3 homeowners that have been identified to participate in this pilot program. This pilot consists of homes that exceeded the repair allowance for the OOR program. Home plans have been provided by BDG Architects for the first property at 2614 E. Chelsea St.

An invitation to Bid will go out the contractors in July for demolition and reconstruction. There was previous discussion about the homeowners having their property taxes increased. The committee discussed that the homeowner is receiving a new house for no costs, and they should pay the new taxes.

Rebecca Johns is working on the contract and expects it to be completed by August. Letters will be mailed to the homeowners to let them know if they were approved.

The committee discussed how different municipalities are using ADUs to help with creating affordable housing. The State statue would need to be changed.

h. CHDO

The 2022 RFP closed on 6/9/22 and HCD received 2 proposals. The review committee has been selected and will meet with Purchasing on 6/23/22. The scoring on this proposal will be scheduled. The agreements are tentatively scheduled to go to Council this August or September.

CDC of Tampa has 5 homes, all are currently underway. ETBCA has 5 homes constructed and closings will start in July. Finally, Habitat for Humanity has 7 completed homes and were sold to income eligible buyers in 2020. HCD currently reviewing proceeds to be used for additional affordable housing developments.

i. SHIP Funds

The LHAP has a conditional approval as of June 8, 2022. A 2% for administrative delivery is requested and at this point it would not be possible.

5. **NEW BUSINESS**

a. Action Plan

The public hearings and comment period are scheduled. The second public hearing is June 23, and the 30-day public comment period ends on July 23rd. Hybrid meetings will be available to conduct the public hearings. Jennye Hall recommended having a hearing in the South Gandy neighborhood because of their community involvement. A total of 7 meetings are currently scheduled.

The current allocations include spending for CDBG - \$3,180,845, HOME - \$1,931,791, ESG - \$280,989, and HOPWA - \$4,695,272. HCD will be receiving an additional \$2.4 million in HOPWA funds towards next year's budget.

b. June Homeownership

HCD Homeownership Event is Saturday, June 25th at the Tampa Convention Center. The convention center will have housing counselors, realtors, developers, and lenders located in the main ballroom. There will be 53 vendors at the event.

There are two bus tours to show 8 available lots. Developers would be available at the property/lots to speak with potential homebuyers. The 1st bus tour is from 10:00 am and the 2nd bus tour would be at 12:30 pm.

Lunch will be provided by Mr. B's food truck.

The registration website is now active: <http://www.tampa.gov/dream>. On this website, you will have the option to purchase a vendor table and select from 4 different levels of sponsorship. 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. A total of \$17,000 was raised with \$4,000 as a

surplus. With this surplus, HCD does not need to use any grant money.

c. City Council Workshop

Abbye Feeley will be attending the City Council Workshop on June 23rd at 9:00 am. She will be discussing the following topics:

- Affordable Housing as a specified use – including 28 specified uses, such as, kennels, medical marijuana, reduction in green space, 50-year affordability period. Shawn Wilson discussed the HB 1339 implementation (local government can approve).
- Bonus Density Restructuring – pay to play with the comp plans being currently updated. Shawn Wilson states that Blue Sky would need about 50 units per acre.
- Accessory Dwelling Units – making a presentation to include the Seminole Heights and Sulphur Springs neighborhoods. Principle residents need to obtain homestead.
- Allowing ADUs and EFRs (extending family residents) in Non-Conforming Structures.
- Housing Needs Assessment Update – RFP has been issued and proposals are in.

The committee discussed how to provide support to Abbye Feeley. Debra Koehler made a motion to give support in concept and the motion was seconded by Jennye Hall. Motion carried.

6. ANNOUNCEMENTS

None

7. NEXT MEETING

July 20, 2022, at 1:30 pm.

8. ADJOURN

Debra Koehler made a motion to adjourn the meeting, and the motion was seconded by Jennye Hall. Chairman Hedges adjourned the meeting at approximately 2:40 pm.