



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, August 17, 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, August 17, 2022.

Members Present:	Harry Hedges Jenny Hall Tina Forcier	Debra Koehler Ernest Coney Lynn Hurtak
Members Absent:	Tony Rodriguez Russ Versaggi	Louis Ladson Shawn Wilson
City Staff Present:	Michelle Boone Denise Papajorgji	April Espinosa Candace Cowen
Public Present:	Travis Brown Ernest Bray	Amber Dickerson Darrick Fullwood

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, August 17, 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 June 15, 2022 meeting.

Debra Koehler made a motion for the June 15, 2022 minutes to be approved. The motion was seconded by Jenny Hall. Motion carried.

3. PUBLIC COMMENT

No comment

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

HCD Supervisor, Michelle Boone, introduced herself and updated the Committee with the following events.

a. DARE

There were 22 closings this year, some used “stacked” funds. City of Tampa expended \$665,000 on the 22 closings and East Tampa CRA expended \$365,000 on 12 closings. There are 18 applicants under contract. HCD has 59 active reservations. Finally, 11 of the 18 applicants are waiting for their home to be constructed.

b. Homeless Outreach – Tampa Hope

As of 8/08/22, Tampa Hope has served 325 individuals (100 current residents). The following statistics were provided regarding Tampa Hope’s clients:

- 30.6% have successfully discharged to permanent housing.
- 35% of the clients reported they were homeless in the 33605-zip code.
- 9% from 33602.
- 26% equally reported from zip codes: 33612, 33604, 33619, 33610, 33607, and 33606.
- 78% report they are not employed at intake.
- 12% of those that have entered Tampa Hope have gained employment while staying there.
- 45% report they have a substance abuse or mental health illness (self-reported).
- 16% are 62 years of age or older.
- 5% report they are veterans.

Ernest Coney had concerns regarding the disproportionate amount of homeless staying at Tampa Hope that have an East Tampa zip code. Mr. Coney hopes to see more partnerships form in East Tampa. Councilwomen Hurtak added that in an upcoming CRA meeting, there was discussion about taking \$10,200,000 from next year’s budget to focus on housing, especially the homeless problem. The committee agreed that partnerships will be imperative to help address the needs of the growing homeless population.

Chairman Hedges spoke about attending a Dorothy Day program that focused on homelessness. Chairman Hedges would like to see more structure and organization to combat the possibility of having 3 times the amount of homeless in the next 5 years. The committee discussed the importance of having a centralized system to address homelessness.

From May 16 - August 12, 2022, the Homeless Outreach Team has provided the following services:

- Homeless Outreach made about 373 touches in the community.
- Distributed approximately 75 personal hygiene bags.
- Provided transportation to 73 individuals.

The Homeless Outreach Team is utilizing program protocols to match available beds. Right now, the Salvation Army is assisting to obtain additional beds. These beds would be dedicated to the Homeless Outreach Team.

c. RMAP

Rental and Move-in Assistance Program will be funded with \$1,000,000 of the \$5,000,000 in general funds.

The committee asked what the difference was between Phase I and Phase II. Phase I includes move-in costs and monthly rental subsidies. Phase II only covers monthly rental subsidies.

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.

RMAP Phase I updates include 335 total applications, with 96 applications approved, and 77 of them being funded. A total of \$895,085 was encumbered and \$318,853.07 total funds were expended. The average applicant was awarded \$5,967.24.

RMAP Phase II received 23 applications, 11 applications were approved, and 4 applications were funded. There were 54 new move-ins and 23 lease renewals. The average application award was \$4,013.25.

d. HOME American Rescue Plan (ARP)

The City will receive \$6,335,438 in HOME-ARP funds to provide homeless assistance and supportive services through these eligible activities: Rental Housing Development, Acquisition and Development of Non-Congregate Shelter, and Tenant-Based Rental Assistance.

The City is required to provide a HOME-ARP Allocation Plan to identify preferences for eligible activities and describe distribution of funds to support homeless and other eligible populations. The public comment period of the proposed Allocation Plan will run August 4th-20th and will be approved by Council on August 25th, and subsequently submitted to HUD for review.

e. Owner Occupied Rehab

Currently, there are 38 households in progress. There are 158 households on the active waitlist. Furthermore, 4 households have their initial inspection scheduled for August 18th. There have been conversations with the CRA's 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.

f. Infill 2

There are 17 lots in the Infill Phase 2, with most close to Certificate of Occupancy. Currently, there are seven homes under contract for sale. All permits have been issued for the Infill lots. Four homes have been completed and received their C.O. Two more homes will receive their C.O. within the next 30 to 60 days; this is only 8 months after 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 available; Up to \$75,000 is available to each lot for construction costs as revolving loans that are paid back to the City at closing.

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 and will be torn down and a new home built on the same lot. 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 September for demolition and reconstruction. This was previously updated from July.

h. Community Housing Development Organization (CHDO)

The 2022 RFP closed on 6/9/22 and the proposal is in the award phase.

CDC of Tampa has 5 homes, 1 under construction, and 4 are pending. ETBCA has 5 homes pending sale. Finally, Habitat for Humanity has 7 completed homes and were sold to income eligible buyers. HCD is currently reviewing proceeds to be used for additional affordable housing developments.

The Committee discussed how to measure success with this program. What are some measurable practices? Michelle Boone states that there are outcomes to measure against, such as, timelines, funding that was awarded, reinvesting the proceeds, and revolving the funding.

i. Multi-Family Updates

The two newest multi-family projects include The Adderley and Casa Bel Mar.

The Adderley's 9% LIHTC agreement is planned to be presented at September's Council meeting. The anticipated closing is January 2023. The funding sources includes SHIP (\$750,000) and City ARPA (\$1,250,000) funds for new construction. The Adderley will have an affordability period for 50 years for City assisted units. There will be 20 City assisted units. The Adderley will provide 128 affordable rental units from 30% - 80% AMI.

Casa Bel Mar has their environmental review underway. Closing is tentatively scheduled for 10/2022. This project is funded by HOME (\$1,000,000) for new construction. The affordability period is 20 years for the 6 assisted units (HOME funded) and other funding sources on all units will have a 99-year affordability period. Casa Bel Mar will provide 100 affordable rental units with 30% - 80% AMI.

There will be a total of 228 affordable rental units coming available at the same time.

5. **NEW BUSINESS**

a. Action Plan and Consolidated Plan

The public hearings and comment period were already scheduled and the 30-day public comment period ends on July 23rd. The plans were approved by City Council on July 14th. On August 9th, they were submitted to HUD for review.

The current allocations include spending for CDBG - \$3,180,845, HOME - \$1,931,791, ESG - \$280,989, and HOPWA - \$4,695,272.

b. June Homeownership

The Homeownership Event was held on Saturday, June 25th at the Tampa Convention Center. HCD wanted to recognize and thank the event sponsors. This event was a huge success. There were over 300 people in attendance.

c. SHIP Report

There was a total of \$1,084,340.64 expended during this funding year. The 2019 - 2020 Closeout Draft was posted to the HCD website in July and the draft was presented at the August AHAC meeting. On or before September 15th, the Closeout Report will be submitted to Florida Housing Finance Corporation.

d. Discussion

The committee discussed the importance of tracking successes and how to leverage every dollar the City has. It is important to have a database to know where available resources are. It helps plan where the resources go in the community, for example, zip code analysis.

Data collection from the City of Tampa Call Center is extremely helpful. The first data-dump received from the Call Center showed that callers were of unaware of City programs, such as, down-payment assistance and rental deposit assistance. There was further discussion on having the City and County to start collaborating, since both are working with the same agencies and administrating the same type of programs.

The committee discussed how to further showcase the City's developments to the public, such as, sharing more success stories and pictures. This would help gain support from the neighbors for future projects. Also, the Committee discussed having a public dashboard to share the City's progress to reach the 10,000 affordable units goal.

The committee discussed the importance allowing ADUs. This allows more housing units to be built almost anywhere. Ernest Coney discussed a model in Atlanta. It is a non-profit, that partners with the residents to help fund low-income residents to build their own ADUs. The non-profit would basically manage the ADU until it is paid off, then turned over to the landowner. Mr. Coney also discussed partnering with the private sector to create a 'first-look program' allowing low-income homebuyers the opportunity to view new homes. Additionally, creating co-ops to allow tenants to own a part of the property. He hopes to gain the City's support.

6. ANNOUNCEMENTS

None

7. NEXT MEETING

September 21, 2022 at 1:30 pm.

8. ADJOURN

Harry Hedges made a motion to adjourn the meeting, and the motion was seconded by Debra Koehler. Chairman Hedges adjourned the meeting at approximately 2:45 pm.