



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, September 21, 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, September 21, 2022.

Members Present:	Harry Hedges Tony Rodriguez Tina Forcier Jennye Hall	Shawn Wilson Ernest Coney Lynn Hurtak
Members Absent:	Russ Versaggi	Debra Koehler
City Staff Present:	Kayon Henderson Michelle Boone Denise Papajorgji Rebecca Johns	April Espinosa Candace Cowen Abbye Feeley
Public Present:	Katrina Demorat Geoff Harlan	Trena Montgomery Travis Brown

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, September 21, 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 August 17, 2022 meeting.

Tina Forcier made a motion for the August 17, 2022 minutes to be approved. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

No comment

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

Kayon Henderson updated the Committee with the following events.

a. DARE

There were 22 closings this year, HCD has been stacking as many funds as possible to provide eligible clients with down payment assistance.

Infill Phase II project is close to completion, some applicants have received the maximum DPA of \$90,000.00. There will be at least 3 homes that will be sold to individuals at 50% or below AMI. They will need additional funding. HCD set aside ARPA funds for those cases. With ARPA funding, the affordability period will increase from 10 years to 20 years.

The City of Tampa expended \$715,000 on the 24 closings and East Tampa CRA expended \$365,000 on 13 closings. HCD has 63 active reservations, these individuals have funds reserved while they are looking for a home. There are 20 applicants currently under contract. Finally, 8 of the 20 applicants are waiting for their home to be constructed. Construction should be completed by the end of this year.

b. Homeless Outreach – Tampa Hope

As of 09/13/22, Tampa Hope has served 325 individuals (100 current residents).

The following statistics were provided regarding Tampa Hope's clients:

- 31.3% have successfully discharged to permanent housing.
- 6% report they are Veterans.
- 30% are females
- 13% have increased their income while staying at Tampa Hope.
- 4% are under the age of 24 years old.
- 16% are 62 years of age or older.

The Homeless Outreach Team has been busy. They receive phone calls throughout the day and over the weekend. The Outreach Team tries to be always available by rotating weekend work to provide emergency housing (Tampa Hope, hotel/motels).

There are incidents of the county sheriff's department dropping homeless individuals off in Tampa or near Tampa Hope. If the individual spends one day in the City limits as homeless, they will have access to Tampa Hope. Currently, there is no solution to this growing issue.

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

- Homeless Outreach made about 530 touches in the community.
- Provided 424 information and referrals.
- Provided 171 food and/or snacks.
- There are 720 total client contacts.

About 41 diversions have been approved. Diversions are approved based on having a case management plan. The furthest diversion request was to Egypt; this request was denied because the entire budget would have been drained. Unfortunately, Egypt was the only place this individual had family available.

The City is using tents and distributing cooling towels to help decrease heat-related injuries. Efforts are being utilized to prevent hospitalizations. Also, the City is staying intentional with hotel/motel stays, it is not meant to be a long-term solution. There needs to be a housing exit plan to not overtax the system.

c. Rental Move-In Assistance Program (RMAP)

RMAP will be funded with an additional \$1,000,000 in general funds in addition to the balance of the \$5,000,000 from last year.

RMAP Phase I updates include 335 total applications, with 96 applications approved, and only 76 of them being funded. A total of \$759,255.87 was encumbered and \$378,828.07 total funds were expended. The average applicant was awarded \$9,990.21.

RMAP Phase II was revised due the overwhelming number of applications from individuals living in the County that need assistance. Phase II was updated to only assist City residents with an existing lease. County residents were referred to the R3 program for assistance.

RMAP can assist individuals up to 140% AMI. Currently, the waitlist is closed. There were about 3,600 individuals on the waitlist and only 200 of those individuals actually submitted their application. Of those 200 applications, 121 applications were approved, and 4 applications were funded to date.

There were 54 new move-ins and 23 lease renewals. The average application award was \$3,600.41. HCD hired 8 temps and hope to hire 12 temps altogether. RMAP is planning to open and accept more applications on October 5th.

Lately, there has been more resistance from landlords to accept RMAP money. Ms. Hurtak would like to partner with Bay Area Apartment Association to create a campaign to urge landlords to accept RMAP money for rent by creating positive publicity.

Mr. Coney suggested a market-driven approach by creating co-ops with apartments, duplexes, or triplexes. CDC has some money available from Wells Fargo to assist with a possible pilot.

Both RMAP Phase I and II received a total of \$5,000,000 in Tampa funds. Total funds encumbered in both phases include \$925,600.47 and total amount expended was \$419,169.87.

d. Owner Occupied Rehab

Currently, there are 7 households in progress. There are 148 households on the active waitlist. The amended agreement will add more funds, about \$3,300,000 to assist individuals already on the waitlist. This money includes the new funding year. OOR will provide needed repairs to help homeowners obtain insurance.

The only other money still available is from the Healthy Homes grant, about \$1,900,000. This is a match grant, HCD can use CDBG funds. However, HCD is not able to access the HUD system to access the Healthy Homes program to date to be able to expend these funds.

Mr. Coney asked if the City could partner with banks or RTTB for leverage. RTTB showed up to the workshop, but they are at capacity and unable to assist.

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

There are 17 lots in the in Infill Phase 2, with most close to Certificate of Occupancy. Currently, there are six homes under contract. All permits have been issued for the Infill lots. Five homes have been completed and received their C.O. Three more homes will receive their C.O. within the next 30 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 (ARPA funds) 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.

Per the contract, the 17 homes need to be completed by June 2023 or the City may take back the lot. HCD has held contractors more accountable in this phase to avoid previous non-compliance issues.

f. 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. There is about \$725,000 to build the 3 new homes. The mortgage will remain 'silent' or can be assumed. The replacement home may be sold; however, the City's money would need to be paid back. The affordability period will be 30 years.

Home plans have been provided by BDG Architects for the first property at 2614 E. Chelsea St. The demo is starting for Mr. Washington.

An Invitation to Bid will go out to the contractors in October for demolition and reconstruction.

g. Community Housing Development Organization (CHDO)

The 2022 RFP closed on 6/9/22 and the HOME Award was granted to Hillsborough Co. Habitat for Humanity CHDO (\$1,000,000). New construction for seven homes will tentatively be scheduled to start 1/1/2023.

CDC of Tampa has 5 homes, 1 under construction, and 4 lots are in site preconstruction phase. ETBCA has 5 homes pending sale and this project is on schedule. Habitat will use CHDO proceeds towards building 4 new homes.

h. Multi-Family Updates

The following are updates on the 47th Street project.

The land was purchased with CDBG funds for new construction. The RFP to convey the land was held in January 2022. The agreement is planned to go before Council in November. The Developer is a Related (RUDG) and Tampa Housing Authority partnership. The affordability period is 99 years and the City's assisted units are at 80% AMI. There are 172 mixed income rental units with 30% - 140% AMI. It is possible to have some units accept Section 8 vouchers.

There was discussion regarding using actual dollars amounts instead of percentages to show who would qualify for affordable housing to avoid neighborhood pushback.

i. Single-Family Rental Updates

RTTB has been awarded \$200,000 ARPA in funds for new construction. Deal closing tentatively scheduled for 10/6/2022. The affordability period with ARPA funds is 20 years. There will be 5 single-family rentals at 50% AMI located in the Sulphur Springs area.

5. NEW BUSINESS

a. Action Plan and Consolidated Plan

On August 9th, they were submitted to HUD for review. HUD's additional questions were responded to on 9/1/22 and the plans were returned for final review on 9/16/22.

The Affirmatively Furthering Fair Housing plan needs to be updated. A new AFFH plan needs to be completed when submitting The Action Plan for next year.

HCD applied and received \$2,200,000 in a HOPWA competitive grant to be used in Hillsborough County for vouchers only.

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

b. SHIP Report

The 2019 - 2020 Report was approved; this was the first time the report was submitted early. There was a total of \$1,084,340.64 expended during this funding year consisting of \$31,238.72 in Down Payment Assistance, \$1,001,219.05 in Owner Occupied Rehab, and \$51,882.87 in Rental Security Deposits.

c. SHIP Award and Accommodation

The City's HCD Team received an award at the Florida Housing Coalition Affordable Conference at the SHIP Administrators Roundtable for Successful Affordable Housing Partnerships.

d. Abbye Updates

Next month, HCD is taking affordable housing as a specified use before Council for consideration for code modification. Abbye has been working on new language in the code that rezoning a property would not be necessary if conditions were met in specified use. The perimeters of the code will be found in the Development Agreement under Specified Use Criteria. This would consist of tier-incentives, such as, bonus densities. Abbye asked for input from the AHAC members.

6. ANNOUNCEMENTS

None

7. NEXT MEETING

October 19, 2022 at 1:30 pm.

8. ADJOURN

Harry Hedges made a motion to adjourn the meeting, and the motion was seconded by Mr. Rodriguez. Chairman Hedges adjourned the meeting at approximately 2:35 pm.