



# City of Tampa

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**Affordable Housing Advisory Committee  
Wednesday, December 15, 2021  
4900 West Lemon Street  
Tampa, Florida 33609**

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## MEETING MINUTES

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Pursuant to notice, the public hearing/regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, December 15, 2021.

**Members Present:**

Harry Hedges	Russ Versaggi
Jennye Hall	Debra Koehler
Tony Rodriguez	Shawn Wilson
John Dingfelder	Tina Forcier (Swain)

**Members Absent:** Ernest Coney      Louis Ladson

**City Staff Present:** Kayon Henderson      April Espinosa

**Public Member Present:** None

### 1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, December 15, 2021 at 1:30 pm by Chairman Hedges. There were sufficient members for a quorum.

### 2. APPROVAL OF MINUTES

Chairman Hedges requested approval of minutes from the November 17, 2021 meeting.

Debra Koehler made a motion for the November 17, 2021 minutes to be approved. The motion was seconded by Tony Rodriguez. The motion was approved.

### 3. PUBLIC COMMENT

None

#### 4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

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

a. Infill Phase II

All fully executed agreements have been distributed to the developers. The final closing will be on Friday, December 17, 2021. HCD has met with Abbye's team at Construction Services and are aware of the incoming permits. Construction is planned to be completed by April 19, 2023.

b. DARE

There were 10 families that have purchased homes using both HOME and CDBG funds since October 1<sup>st</sup>, 2021. The maximum sales price will increase from \$240,000 to \$280,000 and subsequently, the ratios need to increase from 36 and 43%. This ratio will reflect the increase in the home sales price. These changes will take effect at beginning of the year.

The program will be modified to \$40,000 for those at or below 80% AMI and increasing from \$30,000 to \$80,000 for each family and will be stacked with East Tampa CRA funds. CRA will contribute \$50,000 and the City of Tampa will provide \$40,000; whereas a homebuyer will have the potential to receive \$90,000 for their down payment.

The committee discussed removing the down-payment assistance as forgivable on the mortgage/note. HCD will have legal review this change in the future.

c. Owner Occupied Rehab

There are over 30 households on the active waitlist. Funds have been fully encumbered, with East Tampa Business and Civic Association. New RFPs are waiting to be released. Their release is anticipated for January 2022. A total of \$3,300,000 is in the upcoming RFP, which is a combination of local, state, and federal funds.

Today was the Contractors Workshop. The turn-out was overwhelming due to the increased media exposure. The workshop was split into two sessions with a total of 31 new contractors added to the list. Previously, the waitlist was bottlenecked because of a lack of participating contractors.

A pilot program has been discussed for replacement homes if funds for Owner-Occupied Rehab exceed the home value. The pilot program will target 3 homeowners whose homes are in such disrepair that the funds from OOR cannot bring it up to standards. The applicants are referrals from the City's Owner Occupied Rehab program. The total SHIP allocation for the pilot is \$600,000. The City is partnering with BDG architects who will be providing the home plans at no cost. HCD will be using local contractors to demolish and build on the lot owned by the resident. This is an effort to keep those people who have lived in the community

in their neighborhood and at the same time remove blighted homes.

d. Emergency Rental Assistance Program-ERAP

For ERAP I, almost \$12,000,000 has been fully expended. The county has expended more than 60% of their funds. The funds are used for rent and utility assistance to those impacted by COVID-19. The Department of Treasury requested HCD and the county to take additional funding. HCD requested \$10,000,000 and the county requested \$20,000,000. HCD is uncertain about the outcome of this request.

As of November 30, 2021, the second round for ERAP II has started to be expended, totaling \$590,531.54. The second allocation was only 40%, totaling \$3,819,922 and was already distributed to the county. HCD needs to report on the status of these expenditures before the additional 60% of funds are released. There is a possibility that \$10,000,000 of the ERAP I will be released instead of the 60%. HCD has not received the final guidance how these funds will trickle down. HCD is hopeful to receive both the \$9,000,000 (ERAP II) and the \$10,000,000 (ERAP I) to assist the numerous families in need of assistance.

e. CAPER

Kayon provided the breakdown of the CAPER. The total amount of entitlement funds was about \$9,300,000. A total of \$9,727,670 were expended; there was additional program money contributed. HOPWA is the largest expenditure due to the program covering 4 different counties.

For homeless assistance, about 600 shelter beds were assisted. These shelter beds were at the DV shelter, The Spring of Tampa Bay. Shelter beds located at Tampa Haven of Hope were not included due to HUD counting them as street outreach and not actual shelter beds. For voucher assistance, some rapid rehousing was completed and HCD will continue to use HOME funds to support their homeless initiatives.

HOPWA assisted over 1,010 individuals. This program provides short-term rent, mortgage, and utility assistance. As rental prices continue to rise, HCD reached out to HUD and obtained a FMR waiver. With this waiver, HCD does not need to use fair market rent for their homeless and HIV programs. This waiver helped alleviate a huge barrier for families who could not find affordable housing.

There were 519 households assisted during the fiscal year. They are comprised of 37 direct homebuyers, 54 owner-occupied rehabs, and 428 assisted with public services (youth services, senior services, childcare).

f. Tampa Office of Human Rights (TOHR)

TOHR made history as the first agency to be funded by the US Department of Housing and Urban Development as a Fair Housing Assistance Program (FHAP) and

Fair Housing Initiative Program (FHIP). FHAP enforces the initiatives and FHIP creates and builds initiative programs for fair housing. Currently, TOHR has the authority to perform both tasks.

Additionally, HUD's Fair Housing Education and Outreach Initiative Grant was awarded to TOHR. This \$125,000 grant allows TOHR to partner with Stetson Law to update training and outreach materials and distribute public service announcements.

TOHR issued the first public charge in the agency's history. A \$12,000 settlement resolved allegations of sexual orientation (transgender) discrimination.

## **5. NEW BUSINESS**

### **a. Tampa Hope**

Tampa Hope recently opened. Tampa Hope is a partnership between Catholic Charities and the City of Tampa. This program is both a homeless shelter and resource center providing a permanent shelter, case management services, and supportive services to 50 individuals.

### **b. State and Federal Audits**

There are two current audits. The State audit is being performed on the current year. The State is auditing SHIP funds for the First Time Homebuyer Program, Owner-Occupied Rehab, and the Infill Phase I Program. The second, is a federal audit by HUD for the Human Rights Office to review the cases that have been investigated, and cause, and no-cause cases.

### **c. Local Housing Incentives Strategies Recommendation Report**

Kayon shared a draft of the Local Housing Incentives Strategies Recommendation Report that will be provided to the State. The final copy will be distributed by email to the committee members.

This report includes the background of AHAC, appointed AHAC Committee members, and their appointed date. Also, the Florida Affordable Housing Incentive Strategies per Florida Statutes 163.3177(6)(f)(3) were listed, accompanied with their review synopsis, and AHAC recommendations.

## **6. ANNOUNCEMENTS**

None

## **7. NEXT MEETING**

February 16, 2022

## **8. ADJOURN**

Chairman Hedges adjourned the meeting at approximately 3:20pm.

