



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, January 18, 2023

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, January 18, 2023.

Members Present: Harry Hedges
Tony Rodriguez
Lynn Hurtak
Debra Koehler
Shawn Wilson
Jennye Hall
Russ Versaggi
Ernest Coney

Members Absent: Tina Forcier (Swain)

City Staff Present: Abbye Feeley
Marquaz McGhee
Rebecca Johns
Matthew Pleasant
April Espinosa
Michelle Boone
Candice Cowen

Public Present: RN Meade-Curry
Yanira Sánchez-Rogers

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, January 18, 2023, 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 December 14, 2022 meeting.

Jennye Hall made a motion for the approval of the December 14, 2022 minutes. The motion was seconded by Tony Rodriguez. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

Shawn Wilson discussed his AHAC recommendations. He wants to focus more on the advisory part of AHAC and less on the detailed staff activities. He would like to see AHAC have more of a holistic approach citywide. Abbye Feeley would like to discuss these recommendations further at the next AHAC meeting. Debra Koehler agreed and wants to see the Committee have more of an advisory role to help the City further their affordable housing initiatives.

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

Michelle Boone updated the Committee with the following events per the presentation materials.

a. DARE (Down Payment Assistance)

There have been 17 closings year-to-date, some using 'stacked' funding sources totaling \$1,007,309.50. HCD has been stacking as many funds as possible to provide eligible clients with sufficient down payment assistance to qualify for a first mortgage.

The City of Tampa expended \$480,000 on 17 DPA closings using HOME/CDBG/SHIP/HPF, and the East Tampa CRA expended \$305,000 on eleven closings. HCD has 25 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are nine applicants currently under contract for FY23.

b. Homeless Outreach – Tampa Hope

As of 12/30/2022, Tampa Hope has served 522 unduplicated individuals.

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

- 27.7% have successfully discharged to permanent housing
- 483 unduplicated of first 100 tents
- 39 unduplicated of City 25 tents
- 12.6% have entered Tampa Hope and gained employment.
- 82% self-reported substance abuse or mental health illness.

c. Rental Move-In Assistance Program (RMAP)

Phase I and Phase II are completed and the RMAP program has closed. There is about \$1,000,000 left to allocate to eligible clients. This includes all the original money plus the FY23 allocations totaling \$6,000,000. The temporary staff is still working through the final applications.

d. Rapids Unsheltered Survivor Housing (RUSH) Funds

HUD announced the first round of funding allocations for their new RUSH program. RUSH will help address homelessness in communities hit by disasters. HCD was awarded approximately \$800,000 to assist individuals who are at risk of homelessness. A substantial amendment to include ESG type-funding will be

completed and added to the upcoming Action Plan. A quick update will be made to City Council on Feb 2nd under Staff Reports. A public announcement is not required to accept these RUSH funds. The RUSH Plan and the Substantial Amendment will be available on the HCD website.

e. Owner Occupied Rehab

OOR is kicking into high gear. There are currently six households in progress, the site assessments are complete. Four households are waiting to close. The team has been recertifying eligibility on the 146 applicants on the waitlist. The State does require these applications to be recertified.

There is \$1,300,000 in SHIP funding, \$1,000,000 in Housing Program Funds, and for residents living in East Tampa, there is an additional \$986,220 in ETCRA TIF funds.

f. Infill II

There are 17 lots in the Infill Phase II. Currently, four homes have been sold and there are two homes are under contract. All homes have been completed and received their Certificate of Occupancy. The amendments to allow the \$75,000 to pass-through to buyers as DPA is going before Council on Feb. 2nd.

There is a combined total of \$14,172 (ARPA funds) in Water Capacity Fee Waivers for our developer partners available. These waivers have had a huge impact in the project.

g. Community Housing Development Organization (CHDO)

The HOME CHDO Award was provided to Hillsborough Co. Habitat for Humanity CHDO for \$1,000,000. New construction for seven homes has been tentatively scheduled to start 1/1/2023. Curiosity Creek will have a total development of 25 new homes. The Agreement will go to Council on Feb. 2nd.

ETBCA has five homes and three were sold. This project is on schedule to be completed in 2023.

CDC of Tampa has five homes under construction, and four lots are in site preconstruction phase.

h. Multi-Family Rental Updates

HCD is currently working with Bel Mar - all 100 units will be affordable, the Adderley (Blue Sky) - all 128 units will be affordable, 47th Street (RUDG) – all 175 units are mixed income. They are all new construction.

Catholic Charities (Mercy Oaks II) - 17 efficiency and/or 1BR units will be an acquisition rehab of a commercial structure.

These multi-family rentals will provide almost 400 new units.

5. NEW BUSINESS

a. Infill III Updates

Marquaz McGhee presented the upcoming Infill III program updates to the committee. Ernest Coney provided feedback about having an extra layer of security on the upcoming Phase III properties beforehand. He felt that properties would have sold quicker in Infill II, if the properties were more secure.

No more City funds will be provided with Infill III. There will be 17 City owned lots providing both single-family and single-family attached. Affordable housing incentives will be available, such as, accelerated permitting and wastewater capacity fee waivers. The AMI will go up to 140% to allow more flexibility with buyers. Also, the sales price will be capped.

Infill Phase III will be operating on an accelerated timeline. All information will be entered into Neighborly.

- Feb. 7th - Technical Assistance Workshop
- Feb. 9th - Technical Assistance Virtual Workshop
- Feb. 10th - RFP will be released to the public
- Feb. 17th - Deadline for Clarification Responses
- Mar. 17th - Applicants notified as a qualified participant
- Apr. 5th - Building plans and design submission to J.C.'s team
- Apr. 13th – Design review with Construction Services, agreement preparation
- Apr. 20th – Agreement approval by Tampa City Council
- Apr. 13th – Contract period from May 1, 2023 to April 30, 2025

Eleven developers participated in Infill II and most of the eleven developers were minority-owned and never worked with the City. Infill II developers will be eligible to participate in Infill III. HCD is hoping to advertise the next contractor's meeting in the local newspaper to attract more general contractors. New contractors will be rewarded extra points on the weighted application to encourage participation. Also, financial capacity will determine how many lots a developer will qualify for.

Abbye Feeley stated that Florida Statute requires all City-owned properties to be evaluated for the ability to serve affordable housing. The upcoming properties were taken off the list presented at last week's CRA meeting.

Infill Phase III properties, all are eligible for the DARE program:

- 1) 2210 E. 24th Ave., lot size dimension 31.5 X 98, one potential unit.
- 2) 2209 E. 24th Ave., lot size dimension 63 X 98, two potential townhomes with

parking in the back. A Party Wall agreement is currently with Legal in lieu of having a HOA. Abbye shared with the committee that the properties on the list have been fully vetted. The properties were previously sent to Water, Stormwater, Wastewater, and Zoning and these properties are a legal lot of record, plat, or deed. They were checked for potential density and if the property is on the stormwater advisory list.

- 3) 4805 35th Circle, lot size dimension 61 X 103, one potential unit – the committee suggested because of the irregular lot size, it could support an ADU.
- 4) 2405 E. 23rd Ave., lot size dimension 45 X 74, one potential unit – this is a small property. A standard lot in Tampa is about 50 X 100.
- 5) 3003 E. 38th Ave., Unit AB, lot size dimension 50 X 103, one potential unit – this lot could support two possible units. The CG General Commercial zoning will need a Special Use 1, this is an administrative process that takes about 45 days.
- 6) 4207 N. 30th St., lot size 50 X 103, one potential unit.
- 7) 2915 Chipco St., lot size dimension 50 X 95, one potential unit – with the RM-16 Residential Multi Family zoning, if the neighboring properties were purchased then more density could be added.
- 8) 4503 30th St., lot dimension 51 X 72, one potential unit.
- 9) 2802 22nd St., lot dimension 33 X 61, one potential unit – the neighboring lot is for sale. This property is located on a commercial corridor. Lynn Hurtak suggested if the neighboring lot was purchased this could be a live/work lot, commercial on the lower floor and residential upstairs. However, this may have challenges because of the funding sources.
- 10) 2934 N. 22nd St., lot dimension 30 X 95, one potential unit. Chairman Harry Hedges suggested if using CRA and a Land Trust, properties would need to be monitored on an ongoing basis to make sure there was no deferred maintenance that would devalue the asset.
- 11) 1526 N. Nebraska Ave., lot dimension 94 X 110, four potential units – the committee discussed taking off the Infill III and putting into Land Trust. If this property became multi-family, then it needs to become a condo. Multi-family for sale would become a condo through the State and this process may become pricey. The property may no longer remain affordable. A motion was made to take this property out of Infill III. The motion was made by Lynn Hurtak and seconded by Shawn Wilson. The Committee unanimously approved the motion. With this lot being removed from Infill III, this property would return to the

inventory list for affordable housing.

- 12) 1903 N. Taliaferro Ave., lot dimension 55 X 204, four potential units – Abbye and Kayon have been working on these upcoming larger properties, they are alley-loaded properties. These are single-family houses. The intention for these properties were to introduce alternative housing stock in a meaningful way to compliment single-family homes and to increase density.
- 13) 1808 N. Mitchell St., lot dimension 138 X 100, four potential units.
- 14) 1809 N. Taliaferro Ave., lot dimension 139 X 100, four potential units – the City almost owns the entire block.
- 15) 805 E. Oak Ave., lot dimension 37 X 70, one potential units – this property was taken out of Infill III.
- 16) 1807 N. Mitchell Ave., lot dimension 130 X 70, four potential units.
- 17) 3207 Holmes St., lot dimension 97 X 126, four potential units – this is large lot and will need to have infrastructure because it is located next to a retention pond.

Shawn Wilson made a motion to review his AHAC recommendations at the March AHAC meeting. Debra Koehler seconded the motion. The Committee unanimously approved the motion.

Jennye Hall inquired about placing Tiny Homes or Container Homes on smaller or odd-shaped lots. Abbye Feeley will invite JC Hudgison, Building Official, to the next AHAC meeting to share his knowledge.

Shawn Wilson asked for more information about the \$20 million from the CRA. This information will be emailed to AHAC.

Tony Rodriguez asked if there are any other properties throughout the City, since the list of Infill properties are all concentrated around Ybor. Abbye Feeley stated that inventory is not growing; the Ybor area is where the City has the land.

A list of AHAC vacancies will be emailed to AHAC.

6. ANNOUNCEMENTS

None

7. NEXT MEETING

February 15, 2023

8. ADJOURN

Harry Hedges requested approval to adjourn the meeting. The motion was made by Debra Koehler and seconded by Tony Rodriguez.

Chairman Hedges adjourned the meeting at approximately 3:05 pm.