



City of Tampa

Jane Castor, Mayor

Housing & Community Development

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Affordable Housing Advisory Committee

Wednesday, October 18, 2023

2555 E. Hanna Ave., 1st Floor

Tampa, Florida 33610

MEETING MINUTES

Pursuant to notice, the regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, October 18, 2023, at 1:30 PM.

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| Members Present: | Harry Hedges Shawn Wilson Jennye Hall | Lynn Hurtak Tony Rodriguez Tina Forcier |
| Members Absent: | Russ Versaggi Debra Koehler | Ernest Coney |
| City Staff Present: | Michelle Boone | April Espinosa |
| Public Present: | Giovanny Cardenas | Juawana Colbert |

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, October 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 July 19, 2023 and August 16, 2023 meetings.

Shawn Wilson made a motion for the approval of the July 19, 2023 and August 16, 2023 minutes. The motion was seconded by Lynn Hurtak. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

Juawana Colbert wanted to know the process for applying to an AHAC vacancy. Chairman Hedges informed her about living within the City limits and completing an application.

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 46 closings for FY23, some using 'stacked' funding sources totaling \$2,980,309.50. 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 \$1,382,500.00 on 46 DPA closings using HOME/CDBG/SHIP/HPF funds, four using ARPA Funds totaling \$267,809.50, and the East Tampa CRA expended \$805,000.00 on 29 closings. There were seven closings using SHIP Infill Funds totaling \$525,000.00. HCD has 47 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are five applicants currently under contract for FY24 (started on October 1st).

b. Homeless Outreach – Tampa Hope

As of 10/06/2023, Tampa Hope has provided shelter to 556 unduplicated individuals have been provided shelter.

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

- There are 125 tents at Tampa Hope
- 27% have successfully discharged to permanent housing. There were 132 from Catholic Charities (100 tents funded) and 18 from the City (25 tents funded).
- 100 Cottages are being constructed on site.

New agreements are in process for \$1,000,000 in General Funds (for 25 set-aside beds for the City). HCD provided funding to remodel Tampa Hope as a public facilities project. The Cottages are slated to be moved to provide more spacing and meet the electrical underground access requirements. There have been lengthy delays with TECO pertaining to the underground electrical work. Renovations to the existing building are complete.

Chairman Hedges spoke about the recent fundraising event setup by the Mayor. A local couple made a large donation of \$1,300,000.

c. Rental Move-In Assistance Program (RMAP)

The RMAP Program closed January 13, 2023 to new applicants. Over 925 applicants were approved for \$5.7 million in assistance. HCD continues to process payments to landlords for \$5.7 million in assistance. HCD continues to process payments to

landlords for the remaining active clients. Due to changes in tenancy of existing RMAP clients, HCD was able to reprogram some remaining funds to RMAP Phase IV. The RMAP Phase IV is not advertised, and applications are only available to callers who contact the Housing Information Line. The Tenant Advisory Specialists will pre-screen the callers for potential eligibility.

The Housing Information Line is (813) 307-5555 and was transferred to HCD in July 17, 2023. The Tenant Advocacy Specialists have received about 483 total calls. The majority of the calls are for rent assistance and RMAP client inquiries.

d. Owner Occupied Rehab

There are currently 6 households in progress. Rehab has been completed on 22 homes year-to-date. The active waitlist has 18 households pending eligibility. There are 12 upcoming scheduled closings through ETBCA.

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

The program remains paused from receiving new applications until the budget is approved.

e. Infill II

All 17 homes have been sold. The average sales price is \$ 276,041 and the down payment assistance (all sources) totaled \$1,590,309.

f. Community Housing Development Organization (CHDO)

The HOME CHDO was awarded to Hillsborough Co. Habitat for Humanity CHDO for \$1,000,000 to build seven homes in Curiosity Creek. This project is currently underway. ETBCA completed construction on five homes, and all have been sold. CDC of Tampa has sold all five of their homes.

g. Multi-Family Rental Updates

HCD is working with Bel Mar (with Tampa Housing Authority), all 100 units will be affordable. The Adderley (Blue Sky), all 128 units will be affordable, this project is in progress. The 47th Street (RUDG), all 175 units are mixed income and were purchased with federal funds and will have a 99-year affordability period. City Council approved the agreements, and they are all signed and executed. The Pittman Group (Columbus Drive) all 10 townhomes will be affordable rentals.

Catholic Charities (Mercy Oaks II), 17 efficiency and/or 1BR units was acquired and will be rehabilitated/converted from a commercial office structure. This project is in the permitting stage.

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

RTTB has 5 single family homes in Sulphur Springs and are close to completion. These homes will be designated for 50% or less AMI renters. Ribbon-cutting has been delayed due to break-ins before the final inspections.

Funland (Richman Group) has a \$12,000,000 agreement and will provide 354 units using ARPA funds (General Funds). There will be a 99-year affordability period.

5. NEW BUSINESS

- a. Infill 3 has a pending Request for Qualifications release on December 18th. Developers night will be on December 11th. There are about 18 lots, including single and multi-family.
- b. DEMO/Rebuild (Booker T. Washington's replacement home) was approved by City Council and under contract.
- c. HOME/CHDO RFP is pending award notification.
- d. HOME ARP RFP has about \$6,000,000 in funding and can be used for tenant-based assistance and new construction. The RFP for development of rental units is pending release in November.
- e. LIHTC RFP has selected this year's project, New South Residential (Madison Highlands II) for the 9% tax credit project. There will be a \$750,000 match in SHIP funds provided by the City. This project will provide 88 units for elderly affordable housing. This project will be developed as a six-story, midrise apartment building situated on 1.7 acres on East Hillsborough Ave.
- f. The Annual Action Plan was approved by HUD on October 1st for the new fiscal year.
- g. CAPER is underway and due to HUD by December 30th.

Councilwoman Hurtak asked if the Committee can discuss future land use (the 2050 update in the Comprehensive Plan) and identify affordable housing strategies. Michelle Boone stated that the Planning Department will provide a presentation once The Housing Needs Assessment is complete.

Shawn Wilson would like the Committee to make specific recommendations regarding density, especially at major corridors. Councilwoman Hurtak would like to add input from AHAC early, hopefully in November.

6. ANNOUNCEMENTS

Juawana Colbert asked about the DARE funding PowerPoint slide. What happens when there are no homes available for individuals with active reservations? Michelle Boone explained that reservations are available for a specific period of time, and if a house was not purchased within that time period, then the individual may receive an extension, or they may need to reapply. Also, increasing the maximum sales price from \$307,000, set by HUD, could help with the home-qualifying process, if allowable under funding guidelines.

Juawana Colbert asked about receiving permits in timely matter for Infill III. Michelle Boone stated that Infill III should have no permitting delays since it is an affordable housing project and expedited permitting will be provided.

Chairman Hedges asked what is the average time from application to permit, and to compare the timeline to both non-affordable and affordable housing projects. This item will be researched, and updates provided when information is available.

Giovanni Cardenas asked about the City offering a streamlined approach for permitting and plan reviews.

Shawn Wilson asked for Rome Yard updates, specifically pertaining to the request of an additional \$1,000,000 from the CRA. An update will be provided at the next meeting if information is available.

Shawn Wilson asked about the 2024 Interlocal Agreement between the City and County for the alternating year 9% Tax Credit. He was asking if this is an evergreen agreement or if it needs to be renewed. This question will be forwarded to Legal. The existing agreement will be emailed to the Committee for review after the meeting.

7. NEXT MEETING

November 15, 2023.

8. ADJOURN

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

Chairman Hedges adjourned the meeting at approximately 2:20 pm.