



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, December 14, 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, December 14, 2022.

Members Present:	Harry Hedges Tony Rodriguez Tina Forcier Lynn Hurtak	Shawn Wilson Jennye Hall Russ Versaggi
Members Absent:	Debra Koehler	Ernest Coney
City Staff Present:	Kayon Henderson Marquaz McGhee Rebecca Johns Denise Papajorgji	April Espinosa Michelle Boone Candice Cowen
Public Present:	Matthew Pleasant Constance Zimmer	Ron Carpenter Holly Garcia

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, December 14, 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 November 16, 2022 meeting.

Jennye Hall made a motion for the approval of the November 16, 2022 minutes. The motion was seconded by Russ Versaggi. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

Ronald Carpenter, Carpenter Homes, former AHAC member, spoke about extensive delays he was experiencing with permits (not designated as affordable). He states that Carpenter Homes does not have any homes under construction in East Tampa due to permits taking up to 12 months. Mr. Carpenter wants to see more fast-tracking of permits for affordable housing. Marquaz McGhee stated the average turnaround time for expedited permitting for the City was about 30 days.

Mr. Shawn Wilson presented his recommendations to the AHAC as a public comment. He was interested in reviewing a status report of all affordable housing activities and funding within the City. This would allow the Committee to better brainstorm for these activities. Mr. Wilson would like to see more transparency with the Mayor's goal of creating 10,000 affordable housing units, such as, assisting Kayon Henderson with a central tracker. Mr. Wilson would like to see AHAC serve in a true advisory role by reporting to City Council quarterly. Finally, he would like AHAC to review all HB-1339 Proposals before they are presented Council.

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 13 closings year-to-date, some using 'stacked' funding sources totaling \$560,000. HCD has been stacking as many funds as possible to provide eligible clients with sufficient down payment assistance to qualify for a first mortgage loan.

The City of Tampa expended \$350,000 on 13 closings and the East Tampa CRA expended \$210,000 on eight closings. HCD has 31 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 14 applicants currently under contract for FY23.

b. Homeless Outreach – Tampa Hope

December 12, 2022 was the one-year anniversary of Tampa Hope. As of 12/12/2022, Tampa Hope has served 476 unduplicated individuals.

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

- 26% discharged to permanent housing with the average stay of 75 days.
- 39% of the clients reported they were homeless in the 33605-zip code.
- 79% report they were not employed at intake.
- 12% have entered Tampa Hope and gained employment.

- 64% self-reported substance abuse or mental health illness.
- 14% are 62 years of age or older and 3% are between the ages of 18-24.

Tampa Hope has currently 125 tents and they are all occupied. The City has 25 tents used by the Homeless Outreach Team. Currently, there are 100 cottages that are waiting for TECO to install the electricity lines. Each cottage will have heat and A/C and are about 80 square feet. Initially, each cottage will house one individual but could eventually house two people.

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

- Homeless Outreach made about 866 touches in the community.
- Provided 716 information and referrals.
- Provided 253 food and/or snacks.
- There are 1136 total client contacts.
- Provided 69 diversions.

All data is being tracked annually to help budget for the changing needs in the community.

c. Rental Move-In Assistance Program (RMAP)

Phase I and Phase II are completed. Ms. Hurtak asked about the high number of expired applications from Phase III. These applications expired because there was no response from the applicant. Each applicant received three attempts to complete the application process.

RMAP Phase I received 335 applications, with 96 applications approved, and 76 applications being fully 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 II was created because funds were exhausted within days of the RMAP I release. Subsequently, a waitlist was created to accommodate the more than 3,500 unprocessed applications. All applicants have been contacted and only 200 of those individuals submitted a 'completed' application. Of those 200 applications, 121 applications were approved, but only 42 applications were fully funded.

There were 54 new move-ins and 23 lease renewals. The average application award was \$3,975.05.

RMAP Phase III opened on October 5, 2022 and 2,000 applications have been received. About 405 applications have been approved. A total of \$1,993,540 has been expended for Phase III and the average applicant award was \$5,021.78. There is a total of \$2,411,399.47 remaining of RMAP funds.

d. Owner Occupied Rehab

Currently, there is one household in progress. 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. City Council approved the amendment on 11/10/22 to add these funds, about \$3,300,000 in total, to assist individuals already on the waitlist. Inspections are set to start back-up in the middle of December.

Councilwoman Lynn Hurtak asked what the average wait time is for OOR. The wait time depends on the availability of funding and has been about eight months. However, the wait time moving forward is expected to be significantly less. The OOR program moving forward will complete 6 walk throughs/bids per week, therefore, processing applicants quicker.

Ms. Tina Forcier expressed issues about the need to bring the entire house to code, whereas the homeowner just needing a new roof. Ms. Forcier would like to discuss this issue further and see how non-profits could better assist. Programs utilizing SHIP funds do not require the entire home to be brought to code.

e. Infill II

There are 17 lots in the Infill Phase II. Currently, there are three homes under contract. All permits have been issued for the Infill lots. Nine homes have been completed and received their Certificate of Occupancy. Four more homes will receive their C.O. within the next 30 days. The Developers and Housing Counseling Agencies are working together to match income eligible buyers to the newly constructed homes. Two homes have been sold (Habitat for Humanity and Jerry Bell).

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.

Councilwoman Hurtak asked about selling a single-family house with an ADU. The committee discussed the affordability period for the renter, and other requirements if City funds are being used. Insurance and liability are possible issues to be discussed.

f. The Warrick Dunn Foundation

The Warrick Dunn Foundation contributed about \$40,000 in down payment assistance, in addition to, fully furnishing both homes. Both recipients of the Home for Holidays program were part of Infill Phase II.

g. Replacement Home Pilot

There are three 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. 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 pro bono for the first property at 2614 E. Chelsea St. Mr. Washington's home was demolished on October 24th, and he is currently living with relatives.

An Invitation to Bid will go out to the contractors to build a new home.

h. 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 will tentatively be scheduled to start 1/1/2023. Curiosity Creek will have a total development of 25 homes.

CDC of Tampa has five homes, one under construction, and four lots are in site preconstruction phase. The agreement was extended. ETBCA has five homes pending sale and this project is on schedule to be completed in 2023. Habitat will use CHDO proceeds towards building four new homes.

i. LHAP Revisions -Infill

Technical Revisions were added to the 2019-2021 LHAP to allow homebuyers to go up to 140% AMI. To help secure homebuyers, all Infill Agreements will be amended to allow the \$75,000 developer subsidy for DPA to the buyer if needed.

j. Multi-Family Rental Updates

Casa Bel-Mar is new construction using \$2,000,000 in HOME Funds. There is a partnership with the Tampa Housing Authority to utilize the Section 8 program. The MOA for Historic Review was approved City Council 12/1/2022. There are 100 rental units (1 and 2 bedrooms) located on 4003 S. Manhattan. All units are all designated for 80% AMI or below. This is a 4% Tax Credit and will have a 30-year affordability period.

5. NEW BUSINESS

a. AHAC Incentives Updates

The Florida Affordable Housing Incentive Strategy Report was reviewed with the committee and will go to the next City Council meeting on December 15, 2022. The main update was with the ADUs. Ms. Forcier asked if this report can be tracked for benchmarks and progress. She wanted to know if AHAC should help assist with the proposed incentives. Chairman Hedges requested approval of the report as written.

Tina Forcier made a motion for approval and Shawn Wilson seconded. The AHAC Incentives Reports was unanimously approved.

b. SHIP Funding

SHIP planned funds will be used for Down Payment Assistance, Owner Occupied Rehab, Demo/Rebuild, Adderley (multi-family new construction), and Funland Acquisition (with ARPA). The first portion of the allocation was received and will be earmarked for \$400,000 in Down Payment Assistance. The Adderley agreement will go to Council December 15, 2022.

c. Acquisition/Rehab RFA Multi-Family

The City released an open RFA for acquisition/Rehab of multi-family units. There is \$1,250,000 available in CDBG CV and other City funds. The project must be for a minimum of 10 units with a targeted population of homeless and Rapid Re-housing. The RFA is posted on the City of Tampa website.

Chairman Hedges requested an approval of the RFQ Invitation to Bid for Replacement Homes. Tina Forcier made a motion for approval and the motion was seconded by Jenyee Hall. The Committee unanimously approved the motion.

6. ANNOUNCEMENTS

None

7. NEXT MEETING

January 18, 2023

8. ADJOURN

Harry Hedges requested approval to adjourn the meeting. The motion was made by Shawn Wilson and seconded by Tina Forcier.

Chairman Hedges adjourned the meeting at approximately 2:40 pm.