



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, February 15, 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, February 15, 2023.

Members Present: Harry Hedges
Tony Rodriguez
Lynn Hurtak
Debra Koehler
Jennye Hall
Ernest Coney

Members Absent: Tina Forcier (Swain)
Russ Versaggi
Shawn Wilson

City Staff Present: Abbye Feeley
JC Hudgison
Rebecca Johns
Candace Cowen
Kayon Henderson
Michelle Boone
April Espinosa

Public Present: Holly Garcia
Aaron Vargas
Constance Zimmer
Alexis Monroe

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, February 15, 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 January 18, 2023 meeting.

Chairman Hedges made a motion for the approval of the January 18, 2023 minutes. The motion was seconded by Tony Rodriguez. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

None

4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

Kayon Henderson 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 2/8/2023, Tampa Hope has served 575 unduplicated individuals.

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

- 27.7% have successfully discharged to permanent housing
- 523 unduplicated of first 100 tents
- 52 unduplicated of City 25 tents
- 12.5% have entered Tampa Hope and gained employment
- 57% self-reported substance abuse or mental health illness
- Average length of stay is 77 days

Councilwoman Lynn Hurtak wanted an update on the next 100 cottages. Ms. Henderson stated the cottages would be in by the end of the month per the last update she received from Catholic Charities. However, JC Hudgison was recently at Tampa Hope and provided an update regarding the electrical services. The permits are complete and electrical inspections are underway. Once the electrical is finished, then the remaining portion of the project will move relatively fast.

Catholic Charities installed a second shower trailer at Tampa Hope as client capacity is expecting to increase. Tampa Hope broke ground on 2/1/2023 on the electrical system to make way for the Pallet Hope Cottage installation in 4/2023. Currently, the City has two inspectors on this project.

Catholic Charities is rehabbing the existing Tampa Hope building using CDBG CV funding.

c. Rental Move-In Assistance Program (RMAP)

Phase I and Phase II are completed and the RMAP program is closed. On January 6th, a press release was sent out to inform the public that applications were being accepted for only two more weeks due to a lack of funding. Also, a tagline was added to the first page of the application to inform applicants that the program will close on January 13th.

However, if an applicant drops or moves, then a new applicant would be selected based on the remaining funding. Staff is only updating expenditures.

d. Owner Occupied Rehab

The OOR team has processed 57 applications last month. There are currently 15 households in progress. The team has been recertifying eligibility on the 89 remaining applicants on the waitlist. The State does require these applications to be recertified. The OOR program remains paused from receiving new applications.

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.

e. Infill II

There are 17 lots in 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 was approved by Council.

f. 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 went 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.

g. 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. These units are all new construction.

Catholic Charities (Mercy Oaks II) - 17 efficiency and/or 1BR units will be an acquisition rehab of a commercial structure. The application is open for multifamily rental rehab. Legal and Purchasing is assisting with the application. Only two applications have been received, even though, many barriers were removed.

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

5. NEW BUSINESS

- a. Infill II has homes that have not sold; therefore, Infill III has not started. The Amendment to increase the AMI from 80% and below to 140% was approved by Council. The LHAP was updated with a technical revision to reflect the \$75,000 provided to the developer, can be used as down-payment subsidy.

Ms. Abbye Feeley spoke about the eight completed homes that were sitting vacant because there were difficulties getting them under contract at the 80% or below AMI requirements. Within 48 hours after the Amendment was approved by Council, five of the eight houses were under contract. This adjustment helped families get into these vacant homes.

The Committee discussed how to find creative financing to assist very low-income individuals. Finding targeted funding sources, such as, Federal Home Loan Bank, New Market Tax Credits, and Capital Magnet Funds will be necessary.

Ms. Abbye Feeley spoke about the Planning Commission bringing back their bonus suggestions. One of their considerations is a housing fee; if a developer wants to bonus up, then they will add the units or pay a fee. The City wants to setup for success, not failure.

Mr. Ernest Cooney added that he would like to continue seeing neighborhoods with mixed incomes. The City could accomplish this with creative financing and different housing styles.

- b. The Demo/Rebuild Invitation to Bid for Booker T. Washington's home will be published on February 17th. The invitation needs to be open for 30 days per SHIP requirements.
- c. Inventory List of Real Estate - The printed inventory of locally-owned public lands suitable for affordable housing has not been published by the Real Estate Department.
- d. Acquisition/Rehab RFA (multifamily) – The City did have about \$1.2 million in CARES funds (CDBG) that went to Catholic Charities. This Agreement should be heading to Council shortly. The City is using multifamily to capture more 80% or below AMI rental units. The City's current units had 20 – 30 years affordability period but these units will

soon be no longer available. Ms. Debra Koehler would like to see a 50-year affordability period for rentals instead of the current 20 years.

- e. LIHTC RFP – This is the year for a 9% tax credit project. The application will be released around mid-March. There will be a \$750,000 match in SHIP funds, AHAC will need to vote on this.
- f. Universal Application 2023 – It will have seven different funding sources. This application will include HOPWA, ESG for homeless projects, \$800,000 RUSH funds, and tenant-based rental assistance. HOME ARP will have about \$6,000,000 in funds for both construction projects and services.
- g. The Adderley Groundbreaking Ceremony is scheduled for March 15th at 11:00 am. The Adderley received both SHIP and ARPA funds. The Adderley was the City’s 2021 9% tax credit project.
- h. AHAC has three vacancies for Citizens engaged in advocacy for low-income persons, Representative of Employers in City of Tampa, and Essential Services Personnel. The Committee requested clarification of what is considered an Essential Services Personnel.
- i. Tiny Homes – presented by JC Hudgison, City of Tampa’s Building Official/Construction Services Manager. Mr. Hudgison spoke about two types of tiny homes: site-built dwellings and modular buildings. Tiny homes and building code have their set of differences. A tiny home is a dwelling that is 400 square feet or less. Some common code-related issues are room size and dimension, lofts, headroom, means of escape, egress width, and stairs.

Unfortunately, if any plans for tiny homes are submitted to the City, they would be automatically denied based on code. The current building code does not include tiny homes provisions. However, Appendix Q has been included in the Florida Building Code back on December 31, 2020. If local jurisdictions approve Appendix Q, then this could be a ‘work-around’ of the current building code pertaining tiny homes.

Modular or closed construction (built offsite) cannot be certified by Mr. Hudgison’s staff because the construction was already completed prior to inspection. These units would be deferred to the State of Florida Manufactured Building Program. Most of these manufacturers are new and do not have out of state approvals, this is a major hurdle. Once approved by the State, then zoning and land use needs to approve the foundation and utility plans. The City of Tampa has not approved Appendix Q; therefore, all proposed tiny homes need to be built to existing code.

6. ANNOUNCEMENTS

None

7. NEXT MEETING

March 15, 2023

8. ADJOURN

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

Chairman Hedges adjourned the meeting at approximately 3:15 pm.