



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, April 19, 2023

4900 West Lemon Street

Tampa, Florida 33609

MEETING MINUTES

Pursuant to notice, the regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, April 19, 2023.

Members Present: Harry Hedges Debra Koehler
Tony Rodriguez Jennye Hall
Russ Versaggi Ernest Coney

Members Absent: Tina Forcier (Swain) Shawn Wilson
Lynn Hurtak

City Staff Present: Michelle Boone April Espinosa
Rebecca Johns

Public Present: Derrick Fullwood George Romagnoli
Mary Fellows

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, April 19, 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 February 15, 2023 meeting.

Chairman Hedges made a motion for the approval of the February 15, 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

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

a. DARE (Down Payment Assistance)

There have been 23 closings, some using 'stacked' funding totaling \$1,287,809.50. 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 \$640,000 on 23 DPA closings using HOME/CDBG/SHIP/HPF, four using ARPA Funds totaling \$267,809.50, and the East Tampa CRA expended \$380,000 on 14 closings. HCD has 38 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 11 applicants currently under contract for FY23.

b. Homeless Outreach – Tampa Hope

As of 4/17/2023, Tampa Hope has served 581 unduplicated individuals.

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

- There are 125 tents at Tampa Hope
- 100 tents are funded by Catholic Charities, 25 funded by the City.
- 30% have successfully discharged to permanent housing.
- The average length of stay is 143 days.
- 62% self-reported substance abuse or mental health illness.
- 89% report they are not employed at intake.

The rehab on the existing building was completed. The workstation has been installed to make a great workflow environment. Tampa Hope broke ground on February 1, 2023, on the electrical system and the power station. On April 10, 2023, 100 Hope Cottages were assembled and hope to be in full use by August 2023. The warehouse remodel was completed, including installation of new dock doors for easier access and efficiency for deliveries. The Mayor will have a press conference at Tampa Hope on April 20th to showcase the 100 new Hope cottages.

Rental Move-In Assistance Program (RMAP)

Phase I and Phase II are completed; the RMAP program is closed. The total applications accepted were 3,624 with 2,162 applications approved. There were 1462 expired applications (did not submit documentation).

c. Owner Occupied Rehab

The OOR team processed 30 applications last month. There are currently 18 households in progress. The team has been recertifying eligibility for the 59 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 currently \$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. These funds have been awarded to ETBCA for program management.

d. Infill II

There are 17 lots in Infill Phase II. Currently, eight homes have been sold and there are nine homes under contract. All homes have been completed and received their Certificate of Occupancy.

e. Community Housing Development Organization (CHDO)

The HOME CHDO was awarded to Hillsborough Co. Habitat for Humanity CHDO for \$1,000,000. ETBCA has five homes, all were sold. CDC of Tampa has five homes under construction.

f. 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. The Pittman Group (Columbus Drive) – the 10 new townhomes will be affordable rentals. 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.

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

5. NEW BUSINESS

- a. Neighborhood Lending Partner (NLP) provided a presentation. NLP is a certified CDFI that offers flexible financing for affordable housing and community development. NLP offers underwriting options, long-term monitoring, and rental loan portfolio management.

NLP assembles funds from several dozen banks to provide lending to affordable housing projects. Last year, NLP annual capacity was roughly \$80,000,000. They offer bridge, construction, and short-term financing for local government and agencies. NLP can make payments for faster delivery to contractors for local government funded projects, such as CDBG or HOME.

Their Rental Rehabilitation (Construction) is primarily for non-profits that have small rental developments that need rehab and/or deferred maintenance.

- b. Infill 3 has a Request for Quote pending release.
- c. DEMO/Rebuild is pending an Invitation to Bid approval.
- d. A printed inventory of locally-owned public land suitable for affordable housing (with Real Estate) was approved at March's Council.
- e. Acquisition/Rehab RFA (multifamily) closed. The City has roughly \$1.2 million in CARES funds (CDBG) that was delegated to Catholic Charities.
- f. LIHTC RFP is pending release. This is the year for a 9% tax credit project. There will be a \$750,000 match in SHIP funds, AHAC will need to vote on this.
- g. Universal Application 2023 was released April 3rd – May 2nd. It will include 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.
- h. Mortgage Servicing Updates for Fiscal Year 2022 includes: the total revenue in mortgage satisfactions (repayments) was \$3,571,481.43. The revenue from SHIP satisfactions was \$2,403,677.00. The total revenue in mortgage releases (forgiven) was \$1,743,074.85. Currently, the City has 940 open loans with a principle balance of \$60,230.159.73

6. ANNOUNCEMENTS

None

7. NEXT MEETING

May 17, 2023

8. ADJOURN

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

Chairman Hedges adjourned the meeting at approximately 2:35 pm.