



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, May 17, 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, May 17, 2023 at 1:30 PM.

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

Members Absent: Tina Forcier (Swain) Debra Koehler

City Staff Present: Michelle Boone
Rebecca Johns
Schekinah Providence
Denise Papajorgji
April Espinosa
Matthew Pleasant
Howard Smith

Public Present: Holly Garcia Angelina Ryan

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, May 17, 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 April 19, 2023 meeting.

Chairman Hedges requested a motion for the approval of the April 19, 2023 minutes. The motion was made by Jennye Hall and seconded by Russ Versaggi. 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.

a. DARE (Down Payment Assistance)

There have been 23 closings year-to-date, some using 'stacked' funding sources 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 5/17/2023, Tampa Hope has served 646 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 construction included the flooring, paint, bathrooms, and office spaces. The workstations have been installed to accommodate healthcare workers that will be onsite, in order, to cut down on hospital visits. 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 plan 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.

Rental Move-In Assistance Program (RMAP)

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 the remaining active clients. Clients that need to move after approval, their approval will transfer to their new unit, if eligible. The HCD staff continues to

monitor progress on expenditures and answer any client/landlord questions.

c. Owner Occupied Rehab

The OOR team processed 34 applications last month. There are currently 21 households in progress. The team has been recertifying eligibility for the 44 remaining applicants on the waitlist. There have been 15 home inspections completed this month. 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 (General Funds), and for residents living in East Tampa, there is an additional \$986,220 in ETCRA TIF funds.

d. Infill II

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

e. Community Housing Development Organization (CHDO)

There are two CHDO projects in progress. The HOME CHDO was awarded to Hillsborough Co. Habitat for Humanity CHDO for \$1,000,000 for seven homes. CDC of Tampa has five homes under construction with one sold and four under contract.

f. Multi-Family Rental Updates

HCD is currently working with Bel Mar - all 100 units will be affordable. The groundbreaking ceremony will be next week. The Adderley (Blue Sky) - all 128 units will be affordable. The 47th Street (RUDG) – all 175 units are mixed income were purchased with federal funds and will have a 99-year affordability period. This will be on City Council's Agenda for approval on May 18th. The Pittman Group (Columbus Drive) – the 10 new townhomes will be affordable rentals. These units are all new construction and were approved at the last City Council's meeting.

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

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

RTTB has 5 single family homes in Sulphur Springs close to completion.

5. NEW BUSINESS

- a. Infill 3 has a Request for Quote pending release.
- b. DEMO/Rebuild is going to City Council on May 25th.

- c. HOME/CHDO RFP is pending release, it is still with purchasing.
- d. HOME ARP has about \$6,000,000 in funding and can be used for tenant-based assistance and construction. The RFP is still pending.
- e. 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.
- f. Universal Application 2023 was released April 3rd – May 9th. It will include seven different funding sources. This application will include HOPWA (3 years), 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. 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
- h. Columbus Drive Apartments, Pittman Design Group LLC., will build (10) ten 3-bedroom townhomes to rent to 50% AMI or below. About \$3,156,500 in SHIP funds will be used for acquisition and new construction. Construction is projected to be completed in 2024.
- i. AHAC vacancies and expired term limits were discussed. For further information or to obtain an application please contact Karencia Ciagala at (813) 274-8397.

6. ANNOUNCEMENTS

Chairman Harry Hedges distributed an article titled Home Sweet (Small) Homes, ADUs Could Increase Housing Options to the committee. Chairman Hedges discussed overcoming the 'not in my backyard' mentality. The committee had a discussion regarding ongoing education and overcoming hurdles that maybe hindering affordable housing efforts.

7. NEXT MEETING

June 21, 2023

8. ADJOURN

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

Chairman Hedges adjourned the meeting at approximately 2:12 pm.