



City of Tampa

Jane Castor, Mayor

Development and Growth Management
Housing and Community Development
4900 W. Lemon Street
Tampa, FL 33609

Office: (813) 274-7940

Fax: (813) 274-7941

Affordable Housing Advisory Committee

Wednesday, June 21, 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, June 21, 2023 at 1:30 PM.

Members Present: Harry Hedges
Tony Rodriguez
Tina Forcier (Swain)
Ernest Coney
Lynn Hurtak
Jennye Hall
Debra Koehler
Shawn Wilson

Members Absent: Russ Versaggi

City Staff Present: Michelle Boone
Rebecca Johns
Schekinah Providence
Denise Papajorgji
Dana Crosby Collier
Kayon Henderson
Abbye Feeley
April Espinosa
Candice Cowen

Public Present: Aaron Vargas
Tomeka Shaw
Yanira Sanchez Rogers
Amy Shaw
Geral Leath
Hajj (no last name provided)

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, June 21, 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 May 17, 2023 meeting.

Chairman Hedges requested a motion for the approval of the May 17, 2023 minutes. Debra Koehler requested an amendment to remove her name for scoring the LIHTC RFP

due to a conflict of interest. The motion to approve the minutes was made by Debra Koehler and seconded by Lynn Hurtak. 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. DGM and Legal Updates (Live Local – SB102)

Abbye Feeley provided a presentation to the Committee regarding Senate Bill 102. On March 29, 2023, this Bill was signed by the Governor with an effective date of July 1, 2023. The Bill will be presented to City Council on July 13, 2023. This Bill is a mandate from the State, not an option. SB102 requires local governments to approve multifamily and mixed-use residential construction in commercial, industrial, or mixed-use zoning districts where a minimum of 40% of the units are affordable and remain affordable for at least 30 years. This excludes single-residential zoning districts.

SB 102 preempts some local authority. The City cannot restrict density below the highest density allowed for residential. The City cannot restrict height below the highest commercial or residential structure with 1 mile of project or up to 3 stories. The City must consider reduced parking under certain circumstances.

However, the following is not preempted: tree retention, buffering, setbacks (was changed to RM-75 standards), stormwater management, floodplain management, and landscape.

An Interpretation Memorandum will be available online by July 1, 2023. The applicant will need to submit a site development plan, provide commitment to complete transportation study prior to a building permit, and provide an affidavit of 30-year affordable housing commitment. The fees for submittal are the same as the site plan review fee. There will be a 60-day staff review period. Review of official ruling as per 1-19 of the Code.

Councilwoman Hurtak asked if fees could be increased for any projects going through Live Local Act. Abbye Feeley stated that a fee study is currently being undertaken and would like to take a holistic approach to address incoming applications.

This portion of the Bill was not intended to provide affordable housing, instead it would provide incentives to attract more market-rate housing developers. This would provide additional inventory to help with housing supply and demand.

The SB102 does not work with projects receiving tax credits, no double-dipping. This Bill can assist with cleaning up neglected strip malls, etc. and build housing without the need for rezoning.

b. DARE (Down Payment Assistance)

May and June have been busy months for DARE team. There have been 35 closings year-to-date, some using 'stacked' funding sources totaling \$2,232,809.50. 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 \$960,000 on 35 DPA closings using HOME/CDBG/SHIP/HPF, four using ARPA Funds totaling \$267,809.50, and the East Tampa CRA expended \$630,000 on 23 closings. HCD has 52 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are seven applicants currently under contract for FY23.

c. Homeless Outreach – Tampa Hope

As of 6/08/2023, Tampa Hope has provided shelter to 385 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 has decreased to 104 days.
- 59% self-reported substance abuse or mental health illness.
- 72% report they are not employed at intake.

Construction on the public facilities, Phase 1, is almost complete. Shower #1 has reopened after remodeling and repairs. Shower #2 work is in progress of remodeling new cabinets. Cottages are slated to be fully 'energized' by August; the electricity is almost complete. New privacy screens are in the process of being replaced around the property.

d. 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. 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.

e. Owner Occupied Rehab

The OOR team processed 32 applications last month. There are currently 11 households in progress. The team has been recertifying eligibility for the 31 remaining applicants on the waitlist. The State requires 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.

f. Infill II

HCD is preparing for the SHIP Annual Report, therefore, all funds need to be expended by the end of June.

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

g. 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. ETBCA completed construction on five homes, and all have been sold. CDC of Tampa has all five of their homes sold.

h. Multi-Family Rental Updates

HCD is currently working with Bel Mar, all 100 units will be affordable. Bel Mar just had their groundbreaking ceremony last week. 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 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. This project is getting started, the agreements 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. 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.

5. NEW BUSINESS

- a. Infill 3 has a pending Request for Quote release.

- b. DEMO/Rebuild (Booker T. Washington's new house) will be going to City Council on July 13th due to no Council meeting in June.
- c. HOME/CHDO RFP is pending release. An upcoming workshop is scheduled to provide information to new CHDOs that want to start working with the City.
- 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 in April 2023. It includes 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. The Annual Action Plan will have its 2nd Public Hearing on June 22nd, followed by the 30-day Public Comment Period. This information is available on HCD's website.
- h. AHAC vacancies and expired term limits were discussed. Chairman Harry Hedges asked the Committee to help assist in recruiting new members.

5. ANNOUNCEMENTS

Ernest Coney had comments regarding how to better engage the community on East Tampa projects, such as, training local residents in construction. Abbye Feeley recommended reviewing the Community Benefits Agreement (CBA) that was signed into Ordinance. For projects with over a certain percentage of affordable housing, they are exempt from a CBA. The benefit to the community is the housing that will be provided, the CBA will not be available. Mr. Coney would like to see both affordable housing and better economics for the East Tampa area; this includes having more Black business owners.

The second issue that Mr. Coney wanted to address was that Hillsborough County has a larger budget than the City, this includes having a larger role in affordable housing decisions. Mr. Coney wants to bring this matter to the attention of the Committee because Hillsborough County almost denied Blue Sky's request for bonds. The vote was barely passed 4-3, due to one swing voter.

Abbye Feeley informed the Committee that she would like to wait until the Affordable Housing Needs Assessment is complete before addressing policy. The Assessment will answer the question regarding where are the City's greatest needs.

Tina Forcier had concerns about the rising cost of homeowners insurance. Habitat for Humanity serves the population of 80% AMI and below and it is becoming harder to help because of the rising costs of homeowners insurance and property taxes. They are unable to obtain bank loans and insurance. She was asking if anyone had any resources to offer.

7. NEXT MEETING

July 19, 2023

8. ADJOURN

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

Chairman Hedges adjourned the meeting at approximately 2:45 pm.