



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, July 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, July 19, 2023, at 1:30 PM.

Members Present:	Harry Hedges Shawn Wilson Tina Forcier (Swain) Russ Versaggi	Lynn Hurtak Jennye Hall Debra Koehler
Members Absent:	Tony Rodriguez	Ernest Coney
City Staff Present:	Michelle Boone Rebecca Johns Schekinah Providence Denise Papajorgji	Abbye Feeley April Espinosa Matthew Pleasant Candice Cowen
Public Present:	Aaron Vargas Angelina Ryan Kas Tape	Hajj Masun Derrick Fullwood

1. CALL TO ORDER/ ROLL CALL:

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

Chairman Hedges requested a motion for the approval of the June 21, 2023 minutes. A motion to approve the minutes was made by Debra Koehler and seconded by Jennye Hall. 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 36 closings year-to-date, some using 'stacked' funding sources totaling \$2,367,809.50. 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 \$990,000 on 35 DPA closings using HOME/CDBG/SHIP/HPF, four using ARPA Funds totaling \$267,809.50, and the East Tampa CRA expended \$660,000 on 24 closings. HCD has 57 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are six applicants currently under contract for FY23.

b. Homeless Outreach – Tampa Hope

As of 7/14/2023, Tampa Hope has provided shelter to 304 unduplicated individuals living in the first 100 tents.

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.

HCD provided funding to remodel Tampa Hope as a public facilities project. 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; installing electricity is almost complete. New privacy screens are in the process of being replaced around the property.

c. 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.

d. Owner Occupied Rehab

The OOR team processed 33 applications last month. There are currently 15 households in progress. Owner Occupied Rehab has been completed on 17 homes to date. The team has been recertifying eligibility for the 20 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.

e. 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, sixteen homes have been sold and one home is under contract. All homes have been completed and received their Certificate of Occupancy.

f. 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. A new CHDO RFP is due August 11th.

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, 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 by City Council.

Catholic Charities (Mercy Oaks II), 17 efficiency and/or 1BR units was acquired and will be rehabilitated/converted from 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.

Funland (Richman Group) has a \$12,000,000 agreement and will provide 354 units using ARPA funds (general funds).

Shawn Wilson had a few questions for the Committee regarding this massive agreement. Abbye Feeley, Deputy Administrator for Development and Economic Opportunity, provided further explanation regarding the costs and benefits the City would gain with the Richman Group Agreement. This property will be designated to go into the Community Land Trust once the trust is established. The affordability period will be 99-years. Additionally, The Richman Group agreed to make improvements on 22nd Street. A private entry will be provided as a 'touchdown' hub for Tampa Police Department (a place for meals and/or restrooms). This hub allows Tampa Police to have more presence in the community. The Richmond Group committed to a national green building requirement. Finally, each unit would cost approximately \$330 per year. This equates to \$12,000,000 divided by 354 units over the 99-year period.

5. NEW BUSINESS

- a. Infill 3 has a pending Request for Qualifications release.
- b. DEMO/Rebuild (Booker T. Washington's replacement home) was approved by City Council on July 13th.
- c. HOME/CHDO RFP pending for all new and existing CHDOs to apply for CHDO status and funding. A technical workshop provided information to new CHDOs that would like to partner 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 for development of rental units is pending release in August.
- 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 is pending a 30-day public comment period. This information is available on HCD's website.
- h. SB 102 became effective July 1st and there are no pending projects.

- i. HCD is planning to move to the new building (City Center) on September 1st.
- j. AHAC has 3 vacancies and committee members with expired terms. AHAC members were asked to continue to serve until there are replacements. There have been several applications received. These applications will be reviewed by the Mayor and Council. Abbye Feeley is working on a process to advertise all vacancies in a grouping and have an open application period. Onboarding and training would be held at one time to smoothly move the Board forward.

6. ANNOUNCEMENTS

Chairman Harry Hedges provided a brief overview of the Live Local Act. The State has used over one billion dollars of the Sadowski Act Housing Trust Funds to help support efforts in creating affordable housing. The State used these funds designated to state and local housing and added them to the general revenue. With the rising costs, the State is playing 'catch up' with affordable housing.

Shawn Wilson wants cities to approve developments without going through the rezone process. While the developer submits an application to the City; the City should view this process as a protection to approve affordable housing without taking the difficult zoning vote.

Debra Koehler added to the discussion that Live Local will add affordable housing for the missing 'middle' population (80-120% AMI). This category has a lack of programs. She hopes Live Local will build inventory and economic development. This would allow individuals to live where they work.

Councilwoman Lynn Hurtak does not want policy-making decisions taken away from Council without prior discussion. She would like to focus on affordable housing, 80% AMI and below, rather than the "missing middle". Live Local does not have this requirement. Councilwoman Hurtak complemented Abbye Feeley's team for their community outreach efforts. The Good Neighbor Notice helps educate the public and neighborhood associations with upcoming development projects.

Jenny Hall would like to promote more positivity regarding affordable housing within the community. Perhaps providing the proposed renderings to help create a better visualization of the project to the community. This may assist with neighborhood support.

Tina Forcier would like to see the education efforts go a bit further. She feels that there is opposition regarding who is moving into these homes. She would like to educate the community that affordable housing includes teachers, nurse assistants, and other productive citizens.

Russ Versaggi suggested creating a video that would be available on the City's website and at other venues. This video can be branded as 'Tampa's Affordable Housing' and showcases these individuals in their work uniforms to give a clear perception what is affordable housing.

The Committee discussed waiting until there is a new board to select new officers and/or chairperson.

7. NEXT MEETING

August 16, 2023

8. ADJOURN

Harry Hedges requested approval to adjourn the meeting. The motion was made by Jenye Hall and seconded by Debra Koehler.

Chairman Hedges adjourned the meeting at approximately 2:30 pm.