



# City of Tampa

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## Affordable Housing Advisory Committee

Wednesday, August 16, 2023

4900 West Lemon Street

Tampa, Florida 33609

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### MEETING MINUTES

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Pursuant to notice, the regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, August 16, 2023, at 1:30 PM.

<b>Members Present:</b>	Harry Hedges Shawn Wilson Debra Koehler	Lynn Hurtak Tony Rodriguez
<b>Members Absent:</b>	Jennye Hall Tina Forcier (Swain)	Ernest Coney Russ Versaggi
<b>City Staff Present:</b>	Michelle Boone Rebecca Johns Anne Cronyn Denise Papajorgji Trena Gaston-Gardner Ash Wallace Mary Ellen Vegeto Evan Johnson Stephen Benson	Abbye Feeley Kayon Henderson April Espinosa Matthew Pleasant Candice Cowen Derrick Lewinson Latasha Hicks Marquaz McGhee
<b>Public Present:</b>	Giovanny Cardenas Marile Arce Kas Tape	Nathan Hagen Derrick Fullwood Aaron Vargas

#### 1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, August 16, 2023, at 1:30 pm by Chairman Harry Hedges. There were not sufficient members to meet quorum.

## **2. APPROVAL OF MINUTES**

The minutes from the July 19, 2023 meeting were not approved due to a lack of quorum.

## **3. PUBLIC COMMENT**

Nathan Hagen, YIMBY, wanted to introduce his organization and let others know he is available.

Tony Rodriguez introduced Giovanni Cardenas, with the Planning Commission, to the Committee.

## **4. BLOOMBERG PRESENTATION**

Presented by Namon Freeman, Bloomberg Associates. Mr. Freeman highlighted strategies to assist the City reach the remainder of the 10,000-unit goal by 2027. The City is expected to continue to see growth. Housing goals need to be established to accommodate this growth without displacing current residents. A Housing Needs Assessment that is currently underway with the City Planning team will provide an update of income-level targets to potentially set new longer-term goals.

Mr. Freeman provided key findings and recommendations to further the City's housing goals, such as assisting vulnerable residents, providing long-term affordability, maximizing housing investments, investing in data software, and adding additional staff.

Mr. Freeman highlighted the spending of other cities' affordable housing budgets, including their local commitment, along with private investments. Additionally, the City's existing housing programs were discussed and the need to establish new housing programs were suggested.

Due to a lack of quorum, Debra Koehler would like to call a special meeting to propose constructing a Letter of Support from AHAC for the recommendations presented by Mr. Freeman. This letter will be presented to Council before their upcoming budget/millage vote. The special meeting would need to be scheduled before the September 5<sup>th</sup> Council meeting.

The Committee also discussed having Mr. Freeman present this information before Council.

## **5. 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 37 closings year-to-date, some using 'stacked' funding sources totaling \$2,402,809.50 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 \$1,010,000 on 37 DPA closings using HOME/CDBG/SHIP/HPF, four using ARPA Funds totaling \$267,809.50, and the East Tampa CRA expended \$675,000 on 25 closings. There were six closings using SHIP Infill Funds totaling \$450,000. HCD has 54 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are seven applicants currently under contract for FY23.

b. Homeless Outreach – Tampa Hope

As of 8/14/2023, Tampa Hope has provided shelter to 371 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
- 27% have successfully discharged to permanent housing. There were 108 from Catholic Charities (100 tents funded) and 19 from the City (25 tents funded).
- The average length of stay is 109 days.
- 79% have self-reported substance abuse or mental health illness.
- 82% report they are not employed at intake.

One client was approved for Rapid Rehousing using City funds. Six unaccompanied Youths were referred for housing. They were approved and sequentially housed. Seven individuals were referred to the ACTS Heart Program.

HCD provided funding to remodel Tampa Hope as a public facilities project. The Cottages are slated to be moved to provide more spacing and meet the electrical underground access requirements. There have been continued delays on equipment which caused installation delays for Tampa Hope.

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. Due to changes in tenancy of existing RMAP clients, HCD was able to reprogram some remaining funds to RMAP Phase IV. The RMAP Phase IV is not advertised, and applications are only available to callers who contact the Housing Information Line. The Tenant Advisory Specialists will pre-screen the callers for potential eligibility.

The Housing Information Line is (813) 307-5555 and was transferred to HCD on July 17, 2023. The two Tenant Advocacy Specialists are staying busy. In less than one

month, July 17<sup>th</sup> - August 9, 2023, the Housing Information Line received 912 calls. Most of the calls were for rent assistance and eviction prevention.

d. Owner Occupied Rehab

There are currently 6 households in progress. Rehab has been completed on 22 homes year-to-date. The active waitlist has 18 households pending eligibility. There are 12 upcoming scheduled closings.

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.

The program remains paused from receiving new applications.

e. Infill II

There are 17 lots in Infill Phase II. Currently, sixteen homes have been sold and the final home is closing this week.

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. This project is currently underway. ETBCA completed construction on five homes, and all have been sold. CDC of Tampa has sold all five of their homes. A new CHDO RFP was due on August 11<sup>th</sup> and four applications were received.

g. Multi-Family Rental Updates

HCD is working with Bel Mar (with Tampa Housing Authority), all 100 units will be affordable. The Adderley (Blue Sky), all 128 units will be affordable, this project is in progress. The 47<sup>th</sup> 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.

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). There will be a 99-year affordability 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 13<sup>th</sup> and August 24<sup>th</sup>.
- c. HOME/CHDO RFP was due on August 11<sup>th</sup>. A technical workshop provided information to new CHDOs.
- d. HOME ARP RFP 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 was released on August 1<sup>st</sup> and is due on August 31<sup>st</sup>. This is the year for a 9% tax credit project. There will be a \$750,000 match in SHIP funds.
- f. The Annual Action Plan was submitted to HUD for review.
- g. HCD is planning to move to the City Center on September 1st.

## **6. ANNOUNCEMENTS**

None

## **7. NEXT MEETING**

September 20, 2023

## **8. ADJOURN**

Harry Hedges requested approval to adjourn the meeting. No motion was made, due to a lack of quorum.