

WELCOME

**The Future of Affordable Housing: Challenges,
Opportunities, and a Diversified Toolbox**



Agenda

Welcome	5 minutes
Introductions	5 minutes
HCD Overview, Connection and Collaboration	15 minutes
Infill 1 and 2 Overview	10 minutes
Infill 3 and Incentives	10 minutes
Healthy Homes & Rehab	10 minutes
CHDO Partnership	10 minutes
Next Steps	5 minutes
Q & A	10 minutes

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Overview of Meeting



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Connection and Collaboration Kick-off

- Participants are designated into small breakout forums to connect with others complementary to their business sector/interest.
- Please take 2-3 minutes to introduce yourself and your organization to the group.
- We encourage participants to learn something about new connections and opportunities to collaborate.
- At the conclusion of the forum you will have a chance to revisit these breakout groups to exchange information or re-connect.

HAVE FUN!!

Mission of Division

- **What is Housing and Community Development?!**

Housing and Community Development is a department which administers a variety of housing programs that assist eligible low and moderate-income residents purchase, rent or rehabilitate existing housing units located within the City of Tampa limits.

We also provide services to the homeless community and funding to various community organizations to provide a variety of services.

Housing Priorities

A Foundation for Growth

The City of Tampa is expected to see ~20% increase in households by 2030. To accommodate that growth without displacing current residents the city needs to build a solid foundation complete with the infrastructure to achieve the following goals:

1. Expand temporary housing options to meet emergency housing needs and prevent displacement
2. Prioritize seniors, those with disabilities, and other protected populations
3. Stabilize renters and homeowners in low-income and majority minority neighborhoods vulnerable to displacement and gentrification
4. Ensure safe and quality housing for low-income residents (<80% AMI)- *rehabilitation*
5. Leverage City resources to fill the gap in funding for *workforce* housing (80%-140% AMI)

Barriers to Housing Opportunities

Population Growth



- Between 2010 and 2020 the City of Tampa grew 14% and saw an influx of high-income households during the pandemic
- Metro Tampa counties are leading post-pandemic population growth in Florida
- Polk, Lee, and Hillsborough County added more than 90,000 people between July 2021 and July 2022

Decreasing Affordability



- **Median home sale price has jumped to over \$375,000, a 140% increase from 2013 (\$155,000) home prices are rising 3x faster than incomes**
- **Median asking rent has increased by 71% since 2013**
- **More than 24% of homeowners and 50% of renters are housing cost-burdened.**

Infill Overview



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The City's intent is to convey city-owned lots in parts of Ybor City, East Tampa, Sulphur Springs and other neighborhoods to local developers.

Through this redevelopment opportunity, the City seeks to address one of its highest priorities, which is to increase the amount of affordable housing units.

Working with partners to add a targeted 10,000 housing units by the end of 2027.

Key Objectives:

- Increase the affordable housing supply
- Expansion of successful housing support programs
- Increase outreach and community engagement

Mayor's Infill Housing Program



- Converting vacant unused City parcels into affordable neighborhood homes.
- City provides the parcel for free to qualified builders
- Homes are built and must be sold to income-qualifying buyers
- Lots are deed-restricted for qualifying buyers for 10 years
- Continuous pipeline of affordable homes, built by local diverse builders, that will stay affordable for decades.
- Converts a gap on a street and neighborhood into an active family owning a home in the community

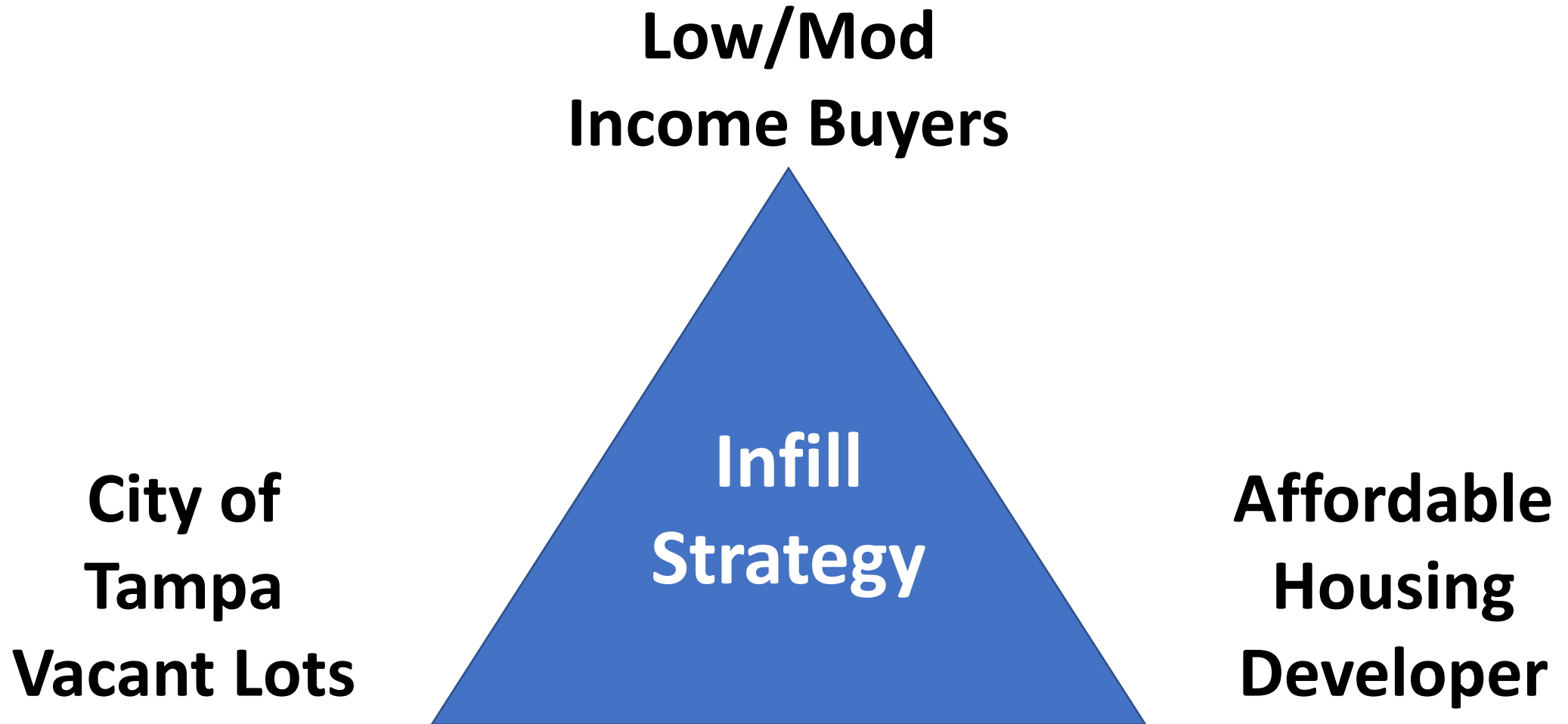
Key Strategic Objectives

- Redevelopment of infill lots to ensure the highest and best use of the City properties.
- Redevelopment neighborhoods is seen as a catalyst creating more opportunities that foster place-making and additional community investment.
- Providing a path to homeownership for our City's residents.

Path to affordability: Infill Housing Strategy

- Increase the supply of affordable homeownership opportunities for first time home buyers
- Move City owned lots back on the tax rolls
- Increase Property Values & Tax Base
- Build Energy Efficient homes for Low-Mod Income first time home buyers
- Match Preapproved Recipients for the Down Payment Assistance program with available City Lots and Developers
- Stabilize Tampa Neighborhoods

Infill Strategy Diagram



What is INFILL Housing Redevelopment?



- In 2018 – 2020, the City initiated a program to achieve sustainable, affordable housing inventory.
- Through an RFP process, awarded a 3-organization partnership a program to convey 75 residential, single family lots and provide a \$1.1 million-dollar Revolving Loan Fund at 0% interest to build new single-family residential homes on infill lots across East Tampa.

What is INFILL 360 Housing Redevelopment?



- The Infill 360 Housing Program achieved its goals of creating a market for private sector development of affordable housing in East Tampa, an area that was desperate for new housing options.
- The program resulted in a business model that can incentivize private developers.
- The City learned valuable lessons for improving and moving forward.

Infill Phase II

- The City conveyed a total of 15 city-owned lots in parts of Ybor City, East Tampa and Sulphur Springs to local developers for the creation of affordable homes.
- The program produced 17 new housing units; 3 bed 2 bath units – that sold between \$240,000 and \$300,000
- Designated for income-qualifying buyers at 80% and 50% of AMI
- Revolving funds of up to \$75,000 per home to seed costs at 0% interest rate (SHIP funds) to the developers, that was then passed through to the buyer as DPA if needed to make the home affordable
- Housing counseling was required for all buyers

Roles in Partnership

- City awarded 15 residential, single family lots through an RFP process and provide a loan up to \$75,000 per lot at 0% interest to build new single-family residential homes on infill lots within the City of Tampa.
- Successful Developers responded with a plan that maximized the opportunity to provide affordable housing units in the city, beyond just building a house on a City provided property to include design, construction, marketing, etc.
- Together in partnering with the builders, many of them new to working with the City, Lenders, Realtors, Housing Counseling Agencies, we can make the dream of homeownership attainable residents in our city and contribute to the longevity of affordable housing stock for future generations.

Infill Phase II: Weighted Metrics

- Each Application was scored on the following metrics:
- Financial Capacity – (Funding commitment/Construction Hard + Soft cost)
- Construction Timeline - (3 pts awarded for 120 day or less, 2 pts for 121-180 days & 1 pts for 181 days plus)
- Past performance - Number of lots not completed by community partner
- History of providing affordable housing to under 50% AMI clientele or evidence of a partner who has a history of assisting buyers who fit this criteria

Overview of Infill Program Phase 3



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- 18 – 20 Infill lots to be conveyed to eligible developers
- No funding is available from the City for construction
- Buyers **must** complete the HBE with an approved Housing Counseling Agency and **may** be eligible for additional DPA through the DARE program
- Both rental and for sale housing developments will be considered
 - Single family attached (larger lots)
 - Single family detached
- Developers/Contractors must have a history of building in the City
- There will be a limit to the number of lots awarded to one entity
- Lots will be identified in the RFA which will be released this month

Proposed Housing Incentives Package

- The City is proposing a number of different strategies to incentivize affordable housing and support our community's needs.
- This multifaceted approach continues to move us toward achievement of Mayor Castor's goal of an additional 10,000 affordable housing units by 2027.



Incentives for Consideration

➤ **Accelerated Permitting**

Priority to qualifying affordable housing proposals

Dedicated construction services personnel for projects with affordable housing units

➤ **Fee Waivers**

Water and wastewater capacity fee waiver

Evaluate potential for impact fee payment deferment

➤ **Reduced Parking & Setback Requirements**

Create reduced parking ratios for affordable housing

Evaluate administrative relief for site design elements

Overview of Healthy Homes & OOR Rehab

- \$1.99 Million HUD Grant to mitigate LBP, Radon and rehab homes
- ITB/RFQ will be released by the City of Tampa's Procurement Dept in early 2024 days to secure more General Contractors
- JOC (Job Ordered Contracting) participation is required
- Type of trades include: roofs, HVAC, plumbing, flooring, drywall, etc.
- Properties located in the East Tampa CRA can receive >\$100,000

Overview of CHDO

- Is a special designation for a private nonprofit, community-based organization that develops affordable housing for the community it serves
- CHDOs can receive set aside funding for housing development, organizational support and training on nonprofit development and management
- Certification of CHDOs by the City take place by RFP – throughout the year as needed
- HOME funds must be used for populations at or below 80% AMI
- Contact City staff if your organization is interested in becoming a City CHDO

Other Ways to Partner with HCD

- HCD is interested in partnering to bring more housing units to the public!
- If you have property or know of opportunities for acquiring parcels for development, we are interested
- We have funding for both acquisition and construction of units

Next Steps

- **Sign up on Demand Star/GetALL systems**
- **Infill Phase III TECHNICAL ASSISTANCE WORKSHOP will be held as a Virtual Event on Tuesday, December 19th, 2023 at 10:30 AM (EST).**

Survey Distribution

- **Please take a few minutes to complete the survey on the tables. This survey is essential to the continued growth and development of your partnership with the City of Tampa.**

Discussion and Q & A

- 10-15 minutes