



# City of Tampa

Jane Castor, Mayor

## Housing & Community Development

2555 E Hanna Ave, 2<sup>nd</sup> Floor  
Tampa, FL 33610

Office (813) 274-7940

Fax: (813) 274-7945

### Affordable Housing Advisory Committee

Wednesday, November 15, 2023

2555 E. Hanna Ave., 1st Floor

Tampa, Florida 33610

---

## MEETING MINUTES

---

Pursuant to notice, the regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, November 15, 2023, at 1:30 PM.

**Members Present:** Harry Hedges  
Russ Versaggi  
Jennye Hall  
Debra Koehler  
Lynn Hurtak  
Ernest Coney  
Tina Forcier

**Members Absent:** Shawn Wilson  
Tony Rodriguez

**City Staff Present:** Michelle Boone  
Marquez McGhee  
Donald Paredes  
April Espinosa  
Rebecca Johns

**Public Present:** Giovanni Cardenas  
Geoff Harlan  
Kas Tape

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

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, November 15, 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 October 18, 2023 meeting.

Jennye Hall made a motion for the approval of the October 18, 2023 minutes. The motion was 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. DARE (Down Payment Assistance)

There has been 1 closing for FY24 (fiscal year starting in October).

The City of Tampa expended \$15,000.00 on this closing using HOME/CDBG/SHIP/HPF funds. HCD has 53 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are five applicants currently under contract for FY24.

b. Homeless Outreach – Tampa Hope

As of 11/7/2023, Tampa Hope has served 816 clients. Roughly 30% of these clients have moved into permanent housing. Another 5% of these clients have moved to another level of care (assisted living facility, hospital stay, substance abuse rehab, etc.)

Catholic Charities received a \$1,500,000 donation for construction of the first building, \$75,000 donation for the second building, and a \$50,000 donation for an onsite medical respite facility, and commitments for additional cottages.

Water and sewer preliminary designs were reviewed by City and Health Department. Catholic Charities has paid capacity fees, and the engineer was requested to do full construction drawings for the revised utility plan.

Catholic Charities met with cutting company to start trenching and to run the electrician's piping. After the piping is complete, Catholic Charities will begin anchoring cottages. Once the new water and sewer plans are submitted, it is estimated that the City's approval will take 30 days. After approved, materials will be ordered for the new Client Services Building.

c. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department is preparing to open RMAP Phase V in December. This phase of the program is a bit different than the previous phases. RMAP Phase V will offer rent assistance, move-in assistance, and eviction prevention assistance. Eviction prevention will assist individuals with up to two months of rent arrears and on-going rent subsidy. This phase was created to assist individuals that were not previously eligible for assistance due to being in arrears.

Councilwoman Hurtak stated that she is working with the finance department to replace paper checks with an automated system for payment.

If eligible, City of Tampa residents will be able to access \$1.6 million set aside for Rent and Move-In Assistance, and an additional \$1 million for Eviction Prevention. These funds are available from the 2024 approved budget.

HCD is working with T&I to create a streamlined, online eligibility application process, which will be partnered with individual assistance of the Tenant Advisory Specialist and the Housing Information Phone Line.

The Housing Information Line is (813) 307-5555 and was transferred to HCD in July 17, 2023. The Tenant Advocacy Specialists have received roughly 161 calls between October 1<sup>st</sup> to November 9<sup>th</sup>. The majority of the calls are for rent assistance and RMAP client inquiries.

d. Owner Occupied Rehab

There are currently 10 households remaining to close. One closing was completed last month. Rehab has been completed on 23 homes year-to-date. The active waitlist has 18 households that are income eligible for the next phase. These clients may be moved to the Healthy Homes Program which is currently in progress.

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 available for this program.

The program remains paused from receiving new applications until the budget is approved.

e. Healthy Homes

This grant from HUD totals about \$1,999,560 with a CDBG match of \$1,000,000. This grant is to protect children and families from home health hazards, such as mold and lead. In addition to the mold and lead remediation, other household repairs (roofs, HVAC, etc.) can be completed. This grant plans to serve 90 households. There are 5 houses in progress. One home closed in November.

f. Community Housing Development Organization (CHDO)

The HOME CHDO awarded Hillsborough County Habitat for Humanity CHDO \$1,000,000 to build seven homes in Curiosity Creek.

Two agencies were selected from the new Request for Proposal. Notice of intent to award will go out to the agencies.

g. Infill 3

There are 18 lots including both single and multi-family homes, most lots are located in East Tampa. The RFP is planned to be released on December 18<sup>th</sup>.

h. 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 and 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. Ribbon-cutting has been delayed due to break-ins before the final inspections.

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 to be released on December 18<sup>th</sup>. Developers night will be on December 11<sup>th</sup>.
- b. DEMO/Rebuild (Booker T. Washington's replacement home) was approved by City Council and under contract.
- c. HOME/CHDO RFP is pending award notification.
- d. HOME ARP RFP has about \$5,000,000 in funding and will be used for programs supporting the homeless. The RFP was released and is due December 18<sup>th</sup>.
- e. The Annual Action Plan has new projects underway.
- f. CAPER has a public hearing scheduled November 30<sup>th</sup>, and due to HUD by December 30<sup>th</sup>.

## **5. ANNOUNCEMENTS**

Debra Koehler states the renewal of the Memorandum of Understanding between the City and County is currently being drafted. Ms. Koehler supports this agreement because it guarantees the City will receive a 9% Tax Credit deal.

Tina Forcier wanted to open a discussion on how to help low-income families with increasing property taxes. Michigan passed a Bill to assist with property assessments. For example, if a low-income family purchased a home through a nonprofit agency, then the assessment would be based on their first mortgage. Councilwoman Hurtak would support a proposal to assist with property assessment for the low income.

The Committee asked about the status of Community Land Trusts. Councilwoman Hurtak states there were setbacks because the millage vote did not pass. The upcoming CLT is planned to be under the umbrella of the City.

Chairman Hedges would like to have a City of Tampa or County representative to fill a position on the Florida Housing Finance Corporation Board. Debra Koehler informed the Committee about the upcoming FHFC Board Meeting being held at the Marriot Hotel at the airport on December 15<sup>th</sup>.

Councilwoman Hurtak wanted to discuss an article from Gainesville, Florida regarding reforming lot sizes. This proposal will be designed as a middle ground between “the status quo” and “eliminate single-family zoning”. It allows single-family homes to be built in more diverse ways while maintaining single-family zoning by changing the City’s restrictions on lot sizes. This article will be sent via email to the Committee for review.

Jennye Hall stated people are wanting to leave Tampa due to rent increases and low wages. She has seen businesses close because employees cannot afford to live where they work.

## **7. NEXT MEETING**

December 20, 2023 Tentatively.

## **8. ADJOURN**

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

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