



City of Tampa

Jane Castor, Mayor

Housing & Community Development

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Affordable Housing Advisory Committee

Wednesday, February 21, 2024

2555 E. Hanna Ave., 3rd 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, February 21, 2024, at 1:30 PM.

Members Present:	Harry Hedges Giovanny Cardenas Jennye Hall	Lynn Hurtak Russ Versaggi Tina Forcier
Members Absent:	Shawn Wilson Ernest Coney	Debra Koehler
City Staff Present:	Michelle Boone April Espinosa Abbye Feeley	Kayon Henderson Rebecca Johns Trena Gaston-Gardner
Public Present:	Felix Feliciano II	Pristine Akiboh

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, February 21, 2024, 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 January 17, 2024 meeting.

Jennye Hall made a motion for the approval of the January 17, 2024 minutes. The motion was seconded by Russ Versaggi. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

Felix Feliciano asked where the AHAC meetings are advertised and was curious why the AHAC meeting did not have more public participation. Mr. Feliciano provided some ideas how to create more sustainable living structures. All meetings are published on the City Clerk's website as well as the HCD webpage.

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 13 closings for FY24 some using stacked funds.

The City of Tampa expended \$340,000 using HOME/CDBG/SHIP/HPF and \$75,000 using East Tampa CRA funding. HCD has 56 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are ten applicants currently under contract for FY24.

b. Homeless Outreach – Tampa Hope

For January 2024, Tampa Hope has served 154 unduplicated persons sheltered and 33 unduplicated persons sheltered in City-funded beds. Roughly 27% of these clients have moved into permanent housing.

The project completion date for the Hope Cottages is March 2024.

c. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department did a soft launch on February 1st. The program is only open on Tuesday's and Thursday's at 9:00 am and will accept the first 25 applications. This allows staff to maintain a manageable caseload.

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 up to a year, or the to the end of the current lease. This phase was created to assist individuals that were not previously eligible for assistance due to being in arrears.

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, which allows up to two months of arrears. These funds are available from the 2024 approved budget.

The Committee had questions regarding the availability of wrap-around services and creating self sufficiency within the program. These funds pass through the City from the federal government.

HCD created a streamlined, online eligibility application process, which will be partnered with individual assistance of the Tenant Advisory Specialist and the Housing Information Phone Line. These services are for City of Tampa residents.

d. Owner Occupied Rehab

There are currently 5 households remaining to close. There were 4 closings completed last month. Rehab has been completed on 28 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 was \$1,300,000 in SHIP funding with a remaining balance of \$60,000, \$1,000,000 in Housing Program Funds (General Funds) with a remaining balance of \$800,000, 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 new process is finalized.

e. Healthy Homes

This grant from HUD totals about \$1,999,560 with a CDBG (federal funds) match of \$1,000,000. This grant is to protect children and families from home health hazards, such as mold and lead. In addition, mold and lead remediation, other household repairs (roofs, HVAC, etc.) can be completed. Healthy Homes has coordinated with City's Job Order Contracting (JOC) program. This grant plans to serve 90 households.

There are 14 houses in progress. Two closings were completed in January. There are 18 households on the active waitlist pending income eligibility.

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 last year.

Habitat for Humanity was selected for PY23, the HOME agreement is currently under Legal review.

g. Infill 3

There are 18 lots that will including opportunities to build both single and multi-family homes, with most lots located in East Tampa. There were 29 applications submitted by developers. Site awards will be held on February 23rd.

Infill 3 will concentrate more on density. The City was looking for new developers to get fresh ideas on increasing density.

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 47th 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 completed and occupied. These homes are designated for 50% or less AMI renters. Ribbon-cutting has been delayed due to break-ins before the final inspections.

Marquee (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.

The Committee discussed the shortage of three-bedrooms, especially South of Gandy. Councilwoman Hurtak spoke about Robles Park, and they will be offering both three- and four-bedroom apartments to focus on families. Also, the importance of offering wrap-around services with public housing to help individuals move forward.

5. NEW BUSINESS

- a. HOME ARP RFP has about \$5,000,000 in funding and will be used for multifamily rentals to assist qualified populations. The RFP was released in December and two respondents' applications did not meet threshold criteria. One application was for homeownership, and the other application did not provide enough documentation. The RFP will be re-released in March.
- b. Multi-family RFA will be released on February 20th.
- c. MOU (Tax Credit Agreement) with Hillsborough County – Local Preference.

5. ANNOUNCEMENTS

Michelle Boone addressed the AHAC about the Florida statute that governs AHAC and their roles and responsibilities. Councilwoman Hurtak provided her fellow Councilmembers two months of AHAC minutes and the Annual Report. In return, they created a list of questions to present to AHAC. Council members had questions pertaining to the housing budget and wanted suggestions from AHAC. Councilwoman Hurtak recommends having a small workshop in August when the budget comes due. Council members had questions regarding ROI, and what percentage of the budget should be spent on rent versus homeownership?

The Committee discussed receiving program income from zero interest loans. The City received almost \$2,000,000 from deferred-payment mortgages last year from properties that sold before their affordability period was over. However, if the homeowner stays in the house for the duration of the affordability period, then the loans are forgiven. The affordability periods have increased on some properties from 20 and 30-years, to 99-years. Ms. Henderson discussed the possibility of adding Restrictive Covenants to the properties. The homeowner would fulfill their affordability period, but a provision would be added that the property would stay affordable with another income qualified buyer.

The Committee asked how the recycling of program income works. Once the City receives the funds back then they are reallocated to new programs. Ms. Henderson explained that how the money is originally spent does not necessarily mean it is spent in the same manner. The recycling of funds has different rules under different programs. The funds become more restrictive. The funds must be spent first in, first out, and they may put the current year of funding at risk.

Ms. Henderson asked the Committee if they were interested in the Florida Housing Coalition presenting at a meeting, and maybe checking out how other municipalities AHAC operate.

Ms. Henderson shared that ideas from AHAC have been implemented within the City, such as the Infill Program. The Infill Program was created by the AHAC.

The Committee shared their focus points and questions that were later combined into one document and emailed to Committee members.

The Committee spoke about voting on a recommendation to either go to Council or be tracked by staff. The Committee expressed the need for their ideas to be heard.

Mr. Versaggi would like to see the approved proforma from the development to view the cost per unit. Ms. Henderson expressed concerns because there are Committee members that apply for funding from the City and may put their projects at an unfair advantage.

Chairman Hedges wants to see our successes measured. The LHAP is a report sent to the State annually that discusses what the City has done with the incentives. The LHAP report is Public and can be brought to AHAC for review.

7. NEXT MEETING

March 20, 2024.

8. ADJOURN

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

Chairman Hedges adjourned the meeting at approximately 3:22 pm.