



# City of Tampa

Jane Castor, Mayor

## Housing & Community Development

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### Affordable Housing Advisory Committee

Wednesday, March 20, 2024

2555 E. Hanna Ave., 3rd Floor

Tampa, Florida 33610

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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, March 20, 2024, at 1:30 PM.

**Members Present:** Harry Hedges  
Giovanny Cardenas  
Jennye Hall  
Shawn Wilson  
Robin Lockett  
Lynn Hurtak  
Russ Versaggi  
Debra Koehler  
Ernest Coney

**Members Absent:** Tina Forcier

**City Staff Present:** Michelle Boone  
April Espinosa  
Marquaz McGhee  
Kayon Henderson  
Rebecca Johns  
Trena Gaston-Gardner

**Public Present:** Aaron Vargas  
Connie Burton  
Autumn Waters  
Pristine Akiboh  
Black Rose

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

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, March 20, 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 February 21, 2024 meeting.

Russ Versaggi made a motion for the approval of the February 21, 2024 minutes. The motion was seconded by Jennye Hall. The Committee unanimously approved the motion.

### 3. PUBLIC COMMENT

Connie Burton expressed concerns that the City of Tampa is not doing enough to eliminate slum and blight in East Tampa. She would like to make sure that the poor and vulnerable are not left behind.

### 4. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

Michelle Boone updated the Committee with the following events per the presentation materials provided to the board.

#### a. DARE (Down Payment Assistance)

There has been 14 closings for FY24 some using stacked funds.

The City of Tampa expended \$370,000 using HOME/CDBG/SHIP/HPF and \$75,000 using East Tampa CRA funding. HCD has 61 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are ten applicants currently under contract for FY24.

Mr. Versaggi asked how much is the average amount that is provided for down-payment assistance. Trena Gaston-Gardner stated that if the property is in the East Tampa CRA, the homeowner may receive additional funds that can be stacked. Some approved lenders may have some additional funds available as well. Additional funding is not always available. It may take 4 to 5 funding sources to place a potential buyer at 50% AMI into a home.

There was further discussion about the possibility of overburdening a potential buyer. However, these homebuyers are required to complete homebuyer counseling with a housing counseling agency beforehand.

#### b. Homeless Outreach – Tampa Hope

For February 2024, Tampa Hope has sheltered 151 unduplicated persons and sheltered 34 unduplicated persons in City-funded beds. Roughly 30% of these clients have moved into permanent housing and 99% reported not being employed upon intake.

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

#### c. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department did a soft launch on February 1<sup>st</sup>, 2024. The program is only open on Tuesdays and Thursdays at 9:00 am and will accept the first 25 eligible applications. This allows staff to maintain a manageable caseload. Applicants are moving through the process relatively quickly.

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 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.

HCD staff developed a direct application process for the Homeless Outreach Team to use for persons facing homelessness with no access to a computer. Since February 1<sup>st</sup>, eight homeless households have successfully accessed RMAP to attain permanent housing in Tampa.

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. As of 3/14/24, RMAP Phase V has received 423 applications.

Total funds awarded are \$695,815.53 and the average award is \$4,217.06.

d. Owner Occupied Rehab

There are currently 5 households remaining to close. There were 4 closings completed last month. Rehab has been completed on 32 houses year-to-date. No one is on the active waitlist.

All SHIP funds have been expended (\$1,300,000), \$1,000,000 in Housing Program Funds (General Funds) with a remaining balance of \$500,000, and for residents living in East Tampa, there is an additional \$986,220 in ETCRA TIF funds available for this program.

The program is set to start receiving new applications later this year. The OOR program will now be managed in-house through the JOC program in the Purchasing Department and with the CRA.

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 the 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 4 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. Currently, there are 5 homes under construction and waiting for final inspections and 2 homes received CO and closed.

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 or near East Tampa. Random awards were conducted on 3/1/2024 with 27 applications received. The estimated number of units proposed was 38 on the 18 lots, however, it may be more. The units will be a variety of rentals and for sale.

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

Autumn Waters asked if the City would consider revising the restrictive covenant verbiage to help lenders be more involved with the Infill program. Per Ms. Waters who works for CHASE bank, there are potential underwriting issues with the resale of the property if the new buyer of the property needs to be within a certain AMI criterion. The lender doesn't want that responsibility 10 - 15 years later. Ernest Coney states the goal is to create affordable housing for long-term and for multiple home buyers.

Connie Burton wanted to know if the City sets the selling price for the homeowner. Marquaz McGhee replied, the City does not set the selling price. Instead, the City by implementing restrictive covenants, allows who can buy the home. These homes will not be sold to investors. They would remain affordable, only sold to those individuals at a certain AMI.

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 and set to open in June. The 47<sup>th</sup> Street (RUDG), 175 units are mixed income and was provided land purchased with federal funds and will have a 99-year affordability period. 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 construction stage.

Madison Highlands II, LIHTC (New South Residence), \$750,000, 88 units (all affordable).

The Canopy (THA and Related) - \$75,000 will provide 188 total units.

Marquee (Richman Group) has a \$12,000,000 agreement with the City and will provide 354 units using ARPA funds (General Funds). There will be a 99-year affordability period.

## 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 April or sometime later this year.
- b. Multifamily RFA was released on 3/12.
- c. MOU (Tax Credit Agreement) with Hillsborough County – Local Preference to be approved by City Council on 3/28.
- d. Multifamily monitoring RFP will be released at the end of March or April.

Russ Versaggi read a list of questions that were presented by AHAC board members from the previous meeting. The committee discussed having a video showcasing individuals working in their professions. This video can help create better public relations. The City has a communications team that creates all public relations videos.

Councilwoman Hurtak states that Council had questions regarding neighborhood commercial districts to help focus affordable housing with nearby resources. Shawn Wilson would like to see more density on major corridors, at least 50-60 units per acre.

Councilwoman Hurtak discussed the new plan development code changes regarding how the City can help fund and incentivize small projects. It is a three-year process, maybe Council can meet in small groups/individually with AHAC. Giovanni Cardenas suggested having the Planning Commission assist. The Comp Plan changes will allow density to be more robust. Density may double, depending on how much affordable housing and AMI the developer is willing to provide.

There was discussion regarding developing affordable housing and leveraging the City's funds. How much should the City be spending per unit. Kayon Henderson states this amount is outlined in both the LHAP and Action Plan, the maximum allowed for spending for acquisition rehab/new construction cannot exceed \$350,000.

Kayon Henderson states the City is engaging with neighborhood lending partners and possibly working with them. An RFP will be released.

The Committee discussed what would a collaborative relationship with Tampa Housing Authority look like? Councilwoman Hurtak stated that she went on an 8-hour tour with THA visiting different properties. Ernest Coney added that CDC does work with THA's Section 8 programs. CDC has partnered with THA to help convert Section 8 into mortgages. Once these renters become homeowners, it frees up available units to others. Also, CDC is partnering with a local church to build 10 single-occupancy housing units and use VASH vouchers. THA oversees a VASH voucher program, specially used for homeless veterans. There was discussion on how to further educate clients and utilize these programs more. Also, maybe reach out to housing counseling agencies, in particular, THA to help further these programs. THA's Housing Counseling Center closed but their programs are still available.

There was discussion that homeownership may not be beneficial to everyone. Home maintenance costs should be factored in where people are not blindly purchasing a home. Housing counseling agencies play an essential role.

Councilwoman Hurtak provided a recap about Council's Homeowners Workshop held last month.

## **6. ANNOUNCEMENTS**

### **7. NEXT MEETING**

April 17, 2024

### **8. ADJOURN**

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

Chairman Hedges adjourned the meeting at approximately 3:06 pm.