

# WELCOME

**Infill Phase III  
Virtual Technical Assistance Workshop  
January 10, 2024**



# Agenda

- **Welcome**
- **Introductions**
- **HCD Background**
- **Infill Phase II Summary**
- **Infill Phase III RFP Technical Assistance**
- **Next Steps**
- **Q & A**

# Housing and Community Development Team



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# Housing and Community Development Team



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# Mission of Division

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

The Housing and Community Development Division 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. These programs include DARE, Healthy Homes, Owner Occupied Rehab, Rental and Move In Assistance (RMAP), and more.

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

# Infill Phase II Background

- 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 these 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 Program Phase III

- 18 – 20 Infill lots to be conveyed to eligible developers
  - \*This list is subject to change\*
- 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 and completing successful projects within the last 36 months
- There will be a limit to the number of lots awarded to one entity



# Infill Phase III: Weighted Metrics

- Each Application will be scored on the following metrics:
- Financial Capacity – (Funding commitment/Construction Hard + Soft cost)
- Construction Timeline for single family **detached**- (3 pts awarded for 120 day or less, 2 pts for 121-180 days & 1 pts for 181 days plus)
- Construction Timeline for single family **attached**- (3 pts awarded for 12 months or less, 2 pts for 16 months & 1 pts for 18 months plus)
- Present Performance - Number of City committed lots not completed by community partner
- History of providing affordable housing to under 140% AMI clientele or evidence of a partner who has a history of assisting buyers who fit this criteria (2 pts for collaboration)?

# 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

# Schedule of Events

- **January 10, 2024** – Virtual Technical Assistance
- **February 12, 2024** - Application submission deadline.
  - PROPOSALS MUST BE RECEIVED NO LATER THAN 4:30 PM (EST)
  - The proposal must be uploaded to the Neighborly web portal.
  - Incomplete proposals or proposals submitted after the published deadline **will not** be considered.
- **February 19, 2024** – Applicants Notifies as Qualified Participants
  - Applicants who pass threshold review will be formally notified.
- **February 23, 2024** - Random Award of Lots to Qualified Participants
  - Join us live as we award the lots to qualified participants. Based on the qualified applicants, lots will be awarded through a random selection process via Microsoft.

All dates are subject to change. Any changes will be posted to the HCD website

# Schedule of Events contd.

- **March 4, 2024** - Building Plans/Design Submission
  - Participants will be required to submit building design plans for those lots awarded.
- **March 11, 2024**– Design Review/ Agreement Preparation
  - City will notify participant if design submission is acceptable and if any changes are required.
- **March 21, 2024** – Agreement Approval by Tampa City Council
  - Applicants are not considered approved until adoption by Tampa City Council.

All dates are subject to change. Any changes will be posted to the HCD website

# SHIP Compliance

- **SHIP Rule-** The SHIP program operates under the governance of Chapter 420, Part VII, F.S. and Rule
- Chapter 67-37 of the Florida Administrative Code
- **Maximum Purchase Price-** \$350,000.00
- **Rent limits** – (SHIP) varies depending on number of bedrooms
- **Income Guidelines Fiscal Year 2024-** updated annually, please verify income limits prior to sales contract
- Site: <https://www.floridahousing.org/owners-and-managers/compliance/income-limits>

# Buyer and Renter Eligibility

**Purpose** - To ensure buyer or renter is income eligible per SHIP guidelines to purchase or lease the housing unit.

- Applications must be date stamped and processed in order in which they are received
- Income eligibility must be determined by using third party verification (forms are provided)
- Income documents for buyers must be updated every 120 days per SHIP guidelines
- Developers must maintain records of eligible and ineligible applicants for 5 years

# Housing Counseling Agencies

<b>Housing and Education Alliance</b>	<b>Solita's House, Inc.</b>	<b>Real Estate Education and Community Housing, Inc. (R.E.A.C.H)</b>	<b>Tampa Bay Neighborhood Housing Services</b>	<b>National Faith Homebuyers Program</b>
9215 N Florida Ave #104, Tampa, FL 33612	1907 E Hillsborough Ave, Tampa, FL 33610	4006 S. MacDill Ave. Tampa, FL 33611	608 N. Garden Avenue Clearwater, FL 33755	4107 N. Himes Ave, Ste 103 Tampa, FL 33607
<b>Sylvia Alvarez</b>	<b>Aidza Thomas</b>	<b>Patricia Tracey</b>	<b>Frank Conier</b>	<b>Dina Harris</b>
813-932-4663	813-425-4847	813-397-6208	(727) 405-2787	(656) 207-9550 ext. 248

**Q & A**

**Thank you**