



City of Tampa

Jane Castor, Mayor

Housing & Community Development

2555 E Hanna Ave

Tampa, FL 33610

Office (813) 274-7954

Fax: (813) 274-7945

Affordable Housing Advisory Committee

Wednesday, October 15, 2025

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, October 15, 2025, at 1:30 PM in the Third Floor Conference Room.

Members Present: Lynn Hurtak
Robin Lockett
Jim McCarthy

Members Absent: Alissa Sieben
Ed Busansky
Jennye Hall
Ernest Coney
Tammy Haylock-Moore
Juawana Colbert
Debra Koehler

City Staff Present: Michelle Boone
Eric Cotton
April Espinosa
Laura Marley

Public Present: Tyrone Wilkerson
Eduardo Corduy
Geoff Harlan
Teresa Perry
Kevin Johnson

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, October 15, 2025, at 1:30 pm. There were not sufficient members for a quorum.

2. APPROVAL OF MINUTES

Due to a lack of quorum, September AHAC minutes were not approved.

3. PUBLIC COMMENT

None

4. ZONING & BONUS PROVISION UPDATES – PRESENTED BY ERIC COTTON

Eric Cotton, Development Coordination Manager for Development and Growth Management, presented a PowerPoint Presentation updating the Committee about Expedited Permits and Plans, Bonus Agreements, and Live Local Act requirements. Mr. Cotton provided statistics regarding the number of affordable units permitted for FY24 & FY25. The Committee asked for clarification regarding commercial permits. Per the building department, commercial would be anything not single-family residential (less than 3 units). Multi-family rental/for sale buildings are considered commercial.

Clarification was provided regarding residential and commercial uses regarding the CRA funding applications. Regarding the building code, if the use is for residential, its residential. However, for permitting purposes, if the project is three or more units, its considered commercial. This is part of the Florida Building Code.

Once the project is designated as an Affordable Housing Project (must be initiated by the applicant in Accella, and approved by HCD), the plans are moved into Affordable Housing Accelerated Plan Review (AHAPR). This permitting system reduces the normal plan review time by half. Commercial new construction averages 20 days in plan review, and residential new construction is 15 days. Once these projects are deemed affordable, the KPI (Key Performance Indicator) is reduced by half. The first round of comments for expedited plans (affordable housing) average 6.90 days to review residential and 7.28 days for commercial.

A list of projects for Live Local was discussed, most of the projects were approved. To ensure these projects remain affordable they are monitored by Housing and Community Development and have a 30-year restrictive covenant.

5. 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 have been 70 closings for FY25, most using stacked funds (SHIP and CRA).

The City of Tampa expended \$3,300,000 using HOME/CDBG/SHIP/HPF and \$2,060,000 using East Tampa CRA funding. SHIP money is spent first. HCD has 33 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 13 applicants currently under contract for FY26.

b. Homeowner's Disaster Assistance Program (HDAP)

This program is designed to help residents with housing-related issues following the previous two hurricanes. HDAP uses SHIP funds of which \$2,800,000 was made available to City residents for reimbursements. The maximum grant total is \$20,000.

The types of assistance provided included mortgage assistance (\$15,000), cost of repairs assistance (\$20,000), and insurance deductible reimbursement (\$10,000). There were 240 applications received and 72 applications approved to date. The average amount of assistance awarded is \$12,436.40.

There are an additional \$2 million of General Funds that Council has awarded to create a hurricane assistance program. This new program will help those homeowners who have not had any repairs completed because of costs. These General Funds are from FY25 and are unencumbered. The award will be a grant and up to \$30,000. The program is looking to be launched by mid-November.

c. Homeless Outreach – Tampa Hope

Tampa Hope provides shelter to homeless men and women in the City of Tampa. Since opening December 2021, a total of 1,519 clients has been served and 549 (36.14%) moved into permanent housing. The average length of stay is 116 days. Tampa Hope does not have a maximum time frame for stays.

With permission from the RMAP clients, the Homeless Outreach Team shared several client success stories. The Homeless Outreach Team helps about 3-5 families find permanent housing a month.

There are an additional 115 cottages, about 20 of these cottages are equipped with two beds. These cottages are purchased with CDBG funds with approval from HUD.

Catholic Charities recently completed renovations for 5 new permanent housing units. All units will be used for clients moving from Tampa Hope.

d. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department opened RMAP on February 1st, 2024. RMAP is temporarily paused until February 2026.

RMAP offers rent assistance, move-in assistance, and 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.

Families with children, homeless, and disabled populations have benefited the most.

The housing information line has received 8,282 calls between 10/4/2024 to 10/7/2025. Most of the calls pertain to the RMAP and rental assistance.

e. Infill 3

There are 19 lots available that will include opportunities to build both single and multi-family homes, with most lots located in or near East Tampa. The estimated number of units proposed was 38, including SF for sale development.

The City is working with local agencies to finalize land transfers and plans.

f. Healthy Homes

There are 21 homes under construction and 16 homes completed. The total rehab costs to date are \$1,144,404. There were 203 applications received. Healthy Homes is a grant received from HUD, and the City matches it with CDBG funds.

g. Multi-Family Rental Updates

47th Street (RUDG), received land plus \$75,000, 175 units are mixed-income and was provided land, purchased with federal funds, and will have a 99-year affordability period. This project is in the construction stage.

The Pittman Group/Shacres, received \$2,500,000 in CDBG and HOME, for 10 affordable multi-family rental units. Project is in permitting and should be completed in 2026.

Catholic Charities (Mercy Oaks II), received \$1,250,000 in SHIP funds, 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 and planned for June 2026 completion.

Madison Highlands II, LIHTC (New South Residence), received \$750,000 in SHIP funds, 92 units for seniors, all affordable. This rental housing development has a set aside for households with income to exceed 80% AMI. Rental amounts will align with State SHIP income and rent limits. This project is currently leasing.

The Canopy (THA and Related), received \$75,000 in HOME funds and will provide 188 total units. This project is under construction and planned for completion in 2026.

Marquee Square (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. Marquee Square is currently leasing.

5. NEW BUSINESS

- a. HOME ARP RFP has about \$2.5,000,000 remaining in funding and will be used for multifamily rentals to assist qualified populations. Pending re-release.
- b. HOME CHDO RFP was released on April 11 – one agency selected – Habitat for Humanity

c. HRRP (Owner-Occupied Rehab) – Currently spending down those funds and can be stacked with CRA funds.

d. LIHTC 9% RFP was released on April 1st Pending award.

6. ANNOUNCEMENTS

None

7. NEXT MEETING

November 19, 2025

8. ADJOURN

The meeting was adjourned at approximately 2:20 pm.