



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, November 20, 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, November 20, 2024, at 1:30 PM in the Third Floor Conference Room.

Members Present:	Lynn Hurtak Robin Lockett	Tammy Haylock-Moore Debra Koehler
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Members Absent:	Ernest Coney Giovanny Cardenas Juawana Colbert Ed Busansky	Cathy Coyle Jim McCarthy Jennye Hall
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City Staff Present:	Michelle Boone Rebecca Johns Anne Croyn	Denise Papajorgji Marquaz McGhee
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Public Present:	Shawn Wilson Alexis Pierre Mathilde Jarrett	Darcie Jarrett Stuart Pinnock
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1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, November 20, 2024 at 1:30 pm. There were not sufficient members for a quorum.

2. APPROVAL OF MINUTES

Due to no quorum, minutes were not approved.

3. PUBLIC COMMENT

none

4. LHAP INCENTIVES

The LHAP incentives are required to be reviewed annually by AHAC. The City creates a three-year strategy on how to spend SHIP dollars on different categories, such as down payment assistance, owner-occupied rehab, and new construction. These incentives need to be submitted to the Florida Housing Coalition and the Florida Housing Finance Coalition. The incentives will be included in the LHAP for FY2025.

A draft SHIP report was provided to the Committee and will be added to the City's website for the Public to review. The report will be submitted to the State by December 30th. The City is on a 3-year cycle and 2024 is the closeout year to expend 2021-2022 money.

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 64 closings for FY24, some using stacked funds.

The City of Tampa expended \$1,765,000 using HOME/CDBG/SHIP/HPF and \$775,000 using East Tampa CRA funding. HCD has 47 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 12 applicants currently under contract for FY25.

b. Homeless Outreach – Tampa Hope

Tampa Hope provides shelter to homeless men and women in the City of Tampa. From Tampa Hope's opening, 1,233 clients have been served and 619 unduplicated individuals have been provided shelter. The average stay is 104 days. Tampa Hope does not have a maximum time frame for stays.

Catholic Charities has purchased an additional 90 Hope Cottages, with 27 of the cottages being for double occupancy.

It will take approximately 16 weeks for Pallet Shelters to fabricate the cottages. Two weeks after fabrication, the cottages will be delivered and installed. It is estimated to take 90 days to anchor the cottages, dig electrical lines, and add electricity to the cottages. The estimated completion date is May 2025.

The Committee is hoping to complete a Tampa Hope tour in January.

c. HCD Homeless Outreach

From 10/2023 – 11/2024, the Homeless Outreach Team made 1066 client contacts. The Homeless Outreach Team placed 72 clients into permanent housing and 187 clients into shelters. There were 699 linkages to services, 40 diversions, and 4 encampment cleanups.

With permission from the RMAP clients, the Homeless Outreach Team shared several client success stories.

In Partnership with The Adderly, the City of Tampa Homeless Outreach team will be referring 20 clients to the set aside units for when it opens in October. The Adderley is 128 units at or below 80%.

d. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department opened RMAP on February 1st, 2024. The program is only open on Tuesdays and Thursdays at 9:00 am and will accept the first 25 eligible (completed) applications. The need is very competitive. This allows staff to maintain a manageable caseload. Applicants moving through the process relatively quickly.

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.

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 total budgeted funds for RMAP Phase V are \$2,600,000.00.

RMAP Phase VI opened on August 8, 2024, and has received 609 completed applications. The total funds awarded is \$1,343,861 and the average award is \$5,920. There have been 47 new move-ins, 148 current leasers, and 26 eviction preventions assisted through RMAP funds.

RMAP Phase VII opened on October 8, 2024, and has received 350 completed applications. The total funds awarded is \$302,964 and the average award is \$6,732. There have been 11 new move-ins, 7 current leasers, and 6 eviction preventions.

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

The housing information line has received 5,796 calls received since October 2023. Most of the calls pertain to the RMAP and rental assistance.

e. Replacement Homes

The replacement home for Mr. Washington is expecting to be completed by December. The replacement home for Mrs. and Mr. Inman is under review for a Special Use 1.

f. 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 rental and SF for sale development.

This program is in the pre-planning phase for all lots including infrastructure and road requirements. Currently, the City is working with local agencies to finalize land transfers and plans.

Most contractors selected for Infill 3 are minority-owned.

There were 113 City owned lots that were conveyed to local developers, who built and sold single-family homes to income eligible buyers.

Prior to 2018, these lots were not on the County's tax roll. Since 2019, the Infill I & II lots have generated \$922,096.59 in revenue, including TIFF funds in CRA areas.

g. Multi-Family Rental Updates

HCD is working with Bel Mar (with Tampa Housing Authority), received \$2,000,000 in HOME Funds, all 100 units will be affordable and will be leasing in December 2024.

The Adderley (Blue Sky), received \$2,000,000 in ARPA and SHIP funds, all 128 units will be affordable. Opened in October and almost all units are leased up.

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 Planning and Permitting stage and construction will be completed in 2025.

The Pittman Group/Shacres, received \$2,500,000 in CDBG and HOME, all 10 townhomes will be affordable rentals and is in permitting. Project 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 March 2025 completion.

Madison Highlands II, LIHTC (New South Residence), received \$750,000 in SHIP funds, 92 units for seniors, all affordable, financing approved. In permitting stage.

Ms. Robin Lockett has concerns about Madison Highlands I and the treatment of elderly tenants, especially during the recent hurricane. She would like the treatment of tenants to be considered when funding these projects. The Committee discussed how to address these issues during the application process (RFP) and before funding.

The Canopy (THA and Related), received \$75,000 in HOME funds and will provide 188 total units. Project is under construction.

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. This project is under construction and will be completed in 2025.

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, due September 16th and 4 applications were received. All applications received were deemed non-responsive for various reasons.
- b. CDBG Economic Development release is pending.
- c. Multifamily RFA was released on 3/2024. Six applications have been received to date. Three projects have been recommended for funding, closed at this time.
- d. Multifamily monitoring RFP was released and is due September 3rd and 2 applications were received.
- e. The Committee requested a copy of the last LIHTC RFP to discuss at the next meeting.

6. ANNOUNCEMENTS

Mr. Stuart Pinnock (public) with Cynergy Property Management, was asking how he can partner with the City. Mr. Pinnock is asking if the City can come to the rental property and discuss the DARE program to his tenants. This is a requirement per the property's LURA.

7. NEXT MEETING

December 18, 2024

8. ADJOURN

The meeting was adjourned at approximately 2:25 pm.