



City of Tampa

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Affordable Housing Advisory Committee

Wednesday, December 18, 2024

2555 E. Hanna Ave., 3rd Floor

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MEETING MINUTES

Pursuant to notice, the regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, December 18, 2024, at 1:30 PM in the Third Floor Conference Room.

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| Members Present: | Lynn Hurtak Juawana Colbert Ernest Coney Ed Busansky | Alissa Sieban Debra Koehler Jennye Hall |
| Members Absent: | Robin Lockett Jim McCarthy | Cathy Coyle Tammy Haylock Moore |
| City Staff Present: | Michelle Boone Rebecca Johns | April Espinosa Denise Papajorgji |
| Public Present: | Januarie Scorsese Alexis Pierre | Darcie Jarrett Aaron Vargas |

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, December 18, 2024 at 1:30 pm. There were sufficient members for a quorum.

Committee member, Alissa Sieban introduced herself and has been on the Planning Commission for a year.

2. APPROVAL OF MINUTES

Chairwoman Hurtak requested the approval of minutes from the October 16, 2024 and November 20, 2024 meetings.

Debra Koehler made a motion for the approval of the minutes. The motion was seconded by Jennye Hall. The Committee unanimously approved the motion.

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 City is on a 3-year cycle and 2024 is the closeout year to expend 2021-2022 money.

The Committee reviewed the LHAP Incentives back in October and the requested recommendations were added to the documents provided to the Committee.

Debra Koehler made a motion to accept the approved changes of the LHAP Incentives. The motion was seconded by Juawana Colbert. The Committee unanimously approved the motion.

The new 2025-2027 LHAP will need to be reviewed and approved by AHAC in February prior to submission to City Council and Florida Housing Finance Corporation for approval

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 12 closings for FY25, most using stacked funds (SHIP and CRA).

The City of Tampa expended \$400,000 using HOME/CDBG/SHIP/HPF and \$350,000 using East Tampa CRA funding. SHIP money is spent first. HCD has 46 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 13 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 12/2021 – 12/2024, the Homeless Outreach Team served 1,233 clients. Shelter has been provided to 619 unduplicated individuals. Over 990 meals have been served and the average length of stay at Tampa Hope was 104 days.

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.

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.

Chairwoman Hurtak discussed another program is in development. Abbye Feeley and the HCD team are working on a program to help individuals that had flood damage during Helene and Milton, specifically around the Forest Hills and University area. Many residents did not have flood insurance. This program may be modeled similar to RMAP.

e. Replacement Homes

The replacement home for Mr. Washington is about 95% complete. The replacement home for Mrs. and Mr. Inman is under review for a Special Use 1.

Ms. Hall asked if the replacement home program is beneficial if only 1-2 people benefit? Councilwoman Hurtak states that the replacement home program may be viewed as a necessity because these homes are in such disarray. Hopefully, the City's rehab program will assist with homeowners before their homes become unrepairable.

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. Some of these lots need to be rezoned.

Three agreements will be approved by Council. Two of the agreements are for single-family housing, and the third agreement is for multi-family housing.

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 at 80% or below AMI. Almost ready for their Certificate of Occupancy. Ribbon-cutting ceremony will be in January.

The Adderley II (Blue Sky), agreement passed City Council.

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, for 10 affordable multi-family rental units. 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 December 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.

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 application is pending a re-release.
- b. CDBG Economic Development released 12/6 and due on 12/19.
- c. Multifamily RFA was released on 3/2024. Six applications have been received to date.
- d. Three projects have been recommended for funding, Adderley II, ALGO were approved funding agreements for \$5m each. The RFA is closed at this time.
- e. Multifamily monitoring RFP, Neighborhood Lending Partners was selected. The agreement is in draft stage.

6. ANNOUNCEMENTS

The January AHAC meeting will be a tour at Tampa Hope. Tour starts at 1:30 pm.

Juawana Colbert and Ernest Coney spoke about a recent ribbon-cutting ceremony they attended at the Center for Manifestation. They had a house sitting on a small lot. The house was in disrepair, so it was torn down to build single occupancy residences for homeless Veterans. The Tampa Housing Authority issued VASH vouchers for the project.

The church also provides wrap-around services for Veterans. The CDC is working to have another project with the church in the future.

7. NEXT MEETING

January 15, 2025

8. ADJOURN

The meeting was adjourned at approximately 2:15 pm.