



City of Tampa

Jane Castor, Mayor

Housing & Community Development

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Affordable Housing Advisory Committee

Wednesday, April 16, 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, April 16, 2025, at 1:30 PM in the Third Floor Conference Room.

Members Present:

Lynn Hurtak
Ernest Coney
Alissa Sieban

Jim McCarthy
Debra Koehler

Members Absent:

Jennye Hall
Juawana Colbert
Robin Locket

Ed Busansky
Tammy Haylock-Moore
Cathy Coyle

City Staff Present:

Michelle Boone
Rebecca Johns
Denise Papajorgji

April Espinosa
Trena Gaston Gardner

Public Present:

Geoff Harlan
Matthew Sweet
Kimberly Overman
Aaron Vargas

Teresa Perry
Kevin Johnson
Eduardo Corduy
Catherine Neville

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, April 16, 2025 at 1:37 pm. There were not sufficient members for a quorum.

2. APPROVAL OF MINUTES

Minutes from the April 16, 2025 meeting could not be approved due to a lack of quorum.

3. PUBLIC COMMENT

Kimberly Overman, Housing Leadership Council of Tampa Bay, stated that Hillsborough County and the City of Tampa is losing their competitiveness due to the high price of housing. Since 2008, studies have shown that Tampa has lost half of the annual production of housing. Even though the markets recovered, production has not. This is believed to be a factor with increased housing prices and housing unaffordability. Ms. Overman wants to collaborate to develop long range housing strategies in the future.

4. LHAP 2025-2027

The City is required to prepare an LHAP every three years to be reviewed by AHAC. The City creates a three-year strategy detailing the expenditure of SHIP dollars towards down payment assistance, owner-occupied rehab, and new construction. The approved incentives will be included in the LHAP documentation for submittal.

SHIP dollars derive from documentary stamp tax revenues. The FHFC then allocates these funds throughout Florida. The City of Tampa is a SHIP entitlement community and receives about \$3,000,000 in SHIP funds a year.

The LHAP was signed by the Mayor and the next step is sending it to the Florida Housing Finance Coalition for review. Once approved, it will go into effect July 1st.

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

The City of Tampa expended \$1,420,000 using HOME/CDBG/SHIP/HPF and \$1,170,000 using East Tampa CRA funding. SHIP money is spent first. HCD has 30 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 17 applicants currently under contract for FY25.

Currently, the East Tampa CRA funds are exhausted. There are enough funds encumbered to cover the current reservations.

b. Homeless Outreach – Tampa Hope

Tampa Hope provides shelter to homeless men and women in the City of Tampa. From 12/31/21 (opening day) – 4/7/2025, shelter was provided to 1,412 unduplicated individuals, 30% of the clients reported they were homeless in the 33605 zip code, and 441 (31%) has been successful discharged. The average length of stay at Tampa Hope is 109 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 were an additional 125 cottages (for a total of 225 cottages) purchased and waiting on electrical engineer drawings. These cottages are purchased with CDBG funds with the approval from HUD.

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.

c. 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 40 applications. The need is very competitive. This allows staff to maintain a manageable caseload. Applicants are 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 VII and VIII and has received 1833 completed applications. The total funds are \$3,514,880.41 and the average award is \$6,473.08. There have been 142 new move-ins, 240 current leasers, and 124 eviction preventions.

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

The housing information line has received 4,278 calls between 10/4/2024 to current. Most of the calls pertain to the RMAP and rental assistance.

d. 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.

Currently, there are 3 under contract, and 4 more will be approved at the next Council meeting. The City is working with local agencies to finalize land transfers and plans.

e. Multi-Family Rental Updates

Pittman Design Group's current project, Casa Maceo is a 10-unit 100% affordable townhome rental housing development. A minimum of 6 units will be set aside for 50% AMI or below with no household income to exceed 80% AMI with a 30-year affordability period. These rental amounts will align with State SHIP income and rent limits. Mr. McCarthy expressed concerns regarding the homeless encampment on the neighboring lot, and was requesting the City to address this issue.

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

47th Street (RUDG), received land plus \$75,000, 174 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. HOME CHDO RFP was released on April 11. It is due May 12th.
- c. ESG Rush (Disaster Funds) RFP has about \$1,000,000 was released April 8th and due May 6th.
- d. LIHTC 9% RFP was released on April 1st and due June 27th.

- e. CDBG Public Service, Public Facilities, and Housing Counseling RFP were released April 8th and due May 6th.

The City is currently in a cone of silence.

6. ANNOUNCEMENTS

There was discussion regarding the release of CDBG-DR funds. Ms. Overman announced an upcoming meeting at the CDC on April 28th at 6pm to discuss allocation of these funds throughout the community. Chairman Hurtak asked how AHAC can further assist. She suggested having the County's consultation speak via Zoom at an upcoming AHAC meeting.

7. NEXT MEETING

May 21, 2025

8. ADJOURN

The meeting was adjourned at approximately 2:12 pm.