



# City of Tampa

*Jane Castor, Mayor*

## Housing & Community Development

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### Affordable Housing Advisory Committee

Wednesday, July 16, 2025

2555 E. Hanna Ave., 3rd Floor

Tampa, Florida 33610

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### MEETING MINUTES

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Pursuant to notice, the regular meeting of the Affordable Housing Advisory Committee for the City of Tampa was held on Wednesday, July 16, 2025 at 1:30 PM in the Third Floor Conference Room.

**Members Present:** Lynn Hurtak  
Jennye Hall  
Alissa Sieban  
Juawana Colbert

Jim McCarthy  
Tammy Haylock-Moore  
Robin Lockett

**Members Absent:** Ernest Coney  
Ed Busansky

Cathy Coyle  
Debra Koehler

**City Staff Present:** Michelle Boone  
Rebecca Johns  
Jeff McKittrick  
Denise Papajorgji  
Evan Johnson

April Espinosa  
Trena Gaston-Gardner  
Bradley Warnkin  
Be Parks  
Lauren O'Neill

**Public Present:** Edward Felder  
James Kane

Kevin Johnson

#### 1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, July 16, 2025 at 1:30 pm. There were sufficient members for a quorum.

#### 2. APPROVAL OF MINUTES

Chairwoman Hurtak requested approval of minutes from the June 18, 2025 meeting.

Jennye Hall made a motion for the approval of the minutes, and the motion was seconded by Tammy Haylock-Moore. The Committee unanimously approved the motion.

### **3. PUBLIC COMMENT**

None

### **4. Comprehensive Plan and LDC Updates**

Evan Johnson, Interim Planning Director and Lauren O'Neill, Senior Planning Coordinator presented the 2045 Comprehensive Plan for the City of Tampa.

Mr. Johnson discussed the proposed affordable housing bonus structure and how it will align with the 2025 Comp Plan updates. The planning department hired a consultant group to assist with the comp plan. They recommended improving market viability of bonuses, supporting the development of densities, and incentivizing sustainable building practices to further encourage new affordable housing projects within the City.

The proposed bonuses can be mixed and matched and will be awarded on a sliding scale. The goal is to create a sliding scale that aligns with the AMI of the units proposed. The lower rent or AMI that is offered, the higher the bonus. The bonus would help bridge the gap on a per unit basis.

The comprehensive plan is still a work in process. There are public meetings scheduled for the next three weeks and on August 28<sup>th</sup>, the Comprehensive Plan will be presented to Council for consideration.

### **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 46 closings for FY25, most using stacked funds (SHIP and CRA).

The City of Tampa expended \$1,910,000 using HOME/CDBG/SHIP/HPF and \$1,560,000 using East Tampa CRA funding. SHIP money is spent first. HCD has 29 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 16 applicants currently under contract for FY25.

#### **b. Homeowners Month - 2025**

The Mayor presented the Housing Team with a proclamation, honoring their hard work year-round to change lives and provide solutions in the community.

c. Homeless Outreach – Tampa Hope

Tampa Hope provides shelter to homeless men and women in the City of Tampa. From 10/01/2024 – 5/31/2025, 458 clients have been served, 23% of the clients reported they were homeless in the 33605 zip code, and 105 (38%) have been successfully discharged. The average length of stay at Tampa Hope is 178 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 approval from HUD.

The Welcome Center and Case Management Offices resubmitted permitting by the end of June.

d. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department opened RMAP on February 1<sup>st</sup>, 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 - IX and has received 2987 completed applications. The total funds awarded are \$5,583,266.61 and the average award is \$6,638.84. There have been 233 new move-ins, 388 current leasers, and 218 eviction preventions.

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

The housing information line has received 6,238 calls between 10/4/2024 to 6/30/2025. 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 rental and SF for sale development.

Currently, there are 6 lots under contract. The City is working with local agencies to finalize land transfers and plans.

f. Healthy Homes

There are 14 homes under construction and 11 homes already completed. The total rehab costs to date are \$852,663. Healthy Homes is a grant received from HUD, and the City matches it with CDBG funds.

g. JOC – Gordian Award

Gordian presented the City of Tampa with the Harry H. Mellon Award of Merit in Job Order Contracting for the successful housing rehab of 3618 E. 33<sup>rd</sup> Avenue project.

The City of Tampa leveraged JOC to provide immediate assistance to Ms. Davis whose roof collapsed due to heavy rain. The use of JOC was essential for its rapid response capabilities, allowing for swift mobilization and efficient handling of emergency repair under the City's Housing Rehabilitation and Renovation Program.

h. 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 units are targeted to be completed by December.

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.

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 June 2026 completion.

Madison Highlands II, LIHTC (New South Residence), received \$750,000 in SHIP funds, 92 units for seniors, all affordable, financing approved. This project is in the Pre-Leasing phase.

The Canopy (THA and Related), received \$75,000 in HOME funds and will provide 188 total units. This 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 was due June 6. Two agencies selected.
- b. HOME CHDO RFP was released on April 11 – one agency selected.
- c. ESG Rush (Disaster Funds) RFP has about \$1,000,000 was released April 8<sup>th</sup> three agencies selected.
- d. LIHTC 9% RFP was released on April 1<sup>st</sup> and due June 27<sup>th</sup>. Pending review.
- e. CDBG Public Service, Public Facilities, and Housing Counseling RFP were released April 8<sup>th</sup> . Award agreements in process.

The City is currently in a cone of silence.

## **6. ANNOUNCEMENTS**

none

## **7. NEXT MEETING**

August 20, 2025

## **8. ADJOURN**

The meeting was adjourned at approximately 2:45 pm.