City of Tampa
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Affordable Housing Advisory Committee
Wednesday, August 20, 2025
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, August 20, 2025 at 1:30 PM in the Third Floor Conference Room.

Members Present:	Lynn Hurtak	Jim McCarthy
	Ernest Coney	Tammy Haylock-Moore
	Alissa Sieban	Debra Koehler
	Juawana Colbert	Ed Busansky
	Robin Lockett	
Members Absent:	Jennye Hall	
City Staff Present:	Michelle Boone	April Espinosa
	Rebecca Johns	Trena Gaston-Gardner
	Jeff McKittrick	Denise Papajorgji
Public Present:	Teresa Perry	Justin McCrillis
	Eduardo Cordry	

1. **CALL TO ORDER/ ROLL CALL:**
   The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, August 20, 2025 at 1:30 pm. There were sufficient members for a quorum.

2. **APPROVAL OF MINUTES**
   Chairwoman Hurtak requested approval of minutes from the July 16, 2025 meeting.
   Ernest Coney made a motion for the approval of the minutes, and the motion was seconded by Juawana Colbert. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

None

4. AHAC INCENTIVES REPORT

The City of Tampa's AHAC Incentives Report is a document created by the local Affordable Housing Advisory Committee and submitted annually to the Florida Housing Finance Corporation by December 31st, detailing strategies and incentives to encourage the development and preservation of affordable housing.

These incentives include items like expedited permitting, fee waivers, increased densities, and other regulatory changes aimed at reducing the cost of building affordable housing in Tampa.

Jim McCarthy states the bonus provisions are expensive to developers. He provided an example, if a property is zoned for a duplex and to get the price-point down to where its affordable and has future land use, the costs at the end of the process can be around $30,000. Mr. McCarthy questions where the revenue from the bonus provision goes, and the transparency of the fee schedule. City staff from other departments will be invited to a future AHAC meeting to explain density bonus in further detail.

Juawana Colbert asked what the timeline is for expedited permits. City staff will inquire about the policy and procedures regarding expedited permits. Ernest Coney wants this process to be measured with reasonable standards.

Debra Koehler asked if a developer can choose to have the impact fees due upon Certificate of Occupancy verses having to pay at the time of pulling permits for affordable housing projects.

A draft of the Land Development Code should be available by the end of September. The remaining LDC will be delivered in tranches accompanied by public meetings.

The Committee discussed SB 1730 - Yes, In God's Backyard (YIGBY) with Casa Belmar being a good example.

5. HOUSING AND COMMUNITY DEVELOPMENT UPDATES

Michelle Boone updated the Committee with the following events per the presentation materials provided to the Board.

a. <u>DARE (Down Payment Assistance)</u>

There have been 54 closings for FY25, most using stacked funds (SHIP and CRA).

The City of Tampa expended $2,360,000 using HOME/CDBG/SHIP/HPF and $1,830,000 using East Tampa CRA funding. SHIP money is spent first. HCD has 31 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 20 applicants currently under contract for FY25.

b. Homeless Outreach Press Conference

Over the past three years since its formation, the Homeless Outreach Team has helped 126 individuals and families with young children find stable housing.

The HCD team donated school supplies to Seminole Elementary School to help make the first day of school a success.

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 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 City of Atlanta's Mayor toured Tampa Hope and is very interested in replicating this model in the Atlanta area.

Maggie Rogers is presenting Tampa Hope's model at the Florida Network to End Homelessness Conference in Orlando.

d. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department opened RMAP on February 1st, 2024.

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 3252 completed applications. The total funds awarded are $6,371,774.23 and the average award is $6,672.01. There have been 264 new move-ins, 435 current leasers, and 234 eviction preventions.

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

The housing information line has received 7,084 calls between 10/4/2024 to 7/31/2025. 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.

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 already completed. The total rehab costs to date are $1,144,404. 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. 33rd 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 currently leasing.

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

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 $5,000,000 in funding and will be used for multifamily rentals to assist qualified populations. Pending release.

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 8th three agencies selected.

d. LIHTC 9% RFP was released on April 1st and due June 27th. Pending review.

e. CDBG Public Service, Public Facilities, and Housing Counseling RFP were released April 8th. Award agreements in process.

The City is currently in a cone of silence.

6. ANNOUNCEMENTS

none

7. NEXT MEETING

September 17, 2025

8. ADJOURN

The meeting was adjourned at approximately 3:08 pm.