WELCOME

Tampa CRA Housing PresentationHousing Policy Discussion (Unit Creation)
September 11, 2025





Discussion Objectives



- **Budget Snapshots per CRA Area**
 - Review the FY25 rollover and FY26 budget allocations for the Unit
 Creation & Conversion Program
- Overview of the Unit Creation & Conversion Program



- Present an overview of the current process and discuss the proposed process
- Housing Policy Discussion



 Gather feedback and input from the CRA Board on the direction of the Unit Creation & Conversion Program



CRA HOUSING UNIT CREATION & CONVERSION BUDGET SNAPSHOTS (FY25 & FY26 ROLLOVER AND BUDGETED AMOUNT) TAMPACRA





FY25 30% Allocation Total: \$9,701,564 FY26 46% Allocation Total: \$6,750,000

Program/Initiative	FY25 Rollover Amount	FY26 Budgeted Amount*
Unit Creation & Conversion Program	\$1,500,000	\$2,100,000
FY25 & FY26 Combined Total		\$3,600,000

*All FY26 funds are planned/committed.

Approved/Pipeline Projects	Total Planned/Committed	Years
Urban ReWorx- Nebraska Ave. (20 units)	\$ 3,500,000	FY26, FY27, FY28
Clonts Properties- Grant Park (12 units)	\$ 1,750,000	FY26, FY27, FY28
Ashley Integral- Columbus Ave. (118 units)	\$ 9,700,000	FY26, FY27, FY28
Heritage Heights- E 29th Ave. (79 units)	\$ 5,000,000	FY26, FY27, FY28





FY25 30% Allocation Total: \$6,095,386

FY26 30% Allocation Total: \$2,906,544

Program/Initiative	FY25 Rollover Amount	FY26 Budgeted Amount
Unit Creation & Conversion Program	\$1,650,000	\$2,906,544
FY25 & 26 Combined Total		\$4,556544

Approved/Pipeline Projects	Total Planned/Committed	Years
Affordable Housing Project (10 SF Homes)	\$ 750,000	FY25, FY26, FY27





FY25 30% Allocation Total: \$3,291,756 FY26 30% Allocation Total: \$1,085,175

Program/Initiative	FY25 Rollover Amount	FY26 Budgeted Amount
Unit Creation & Conversion Program	\$0.00	\$1,000,000
FY25 & 26 Combined Total		\$1,000,000

^{*}For FY26, funds will be allocated from Strategic Acquistions to the Unit Creation & Conversion line item.





FY25 30% Allocation Total: \$897,513 FY26 30% Allocation Total: \$604,575

Program/Initiative	FY25 Rollover Amount	FY26 Budgeted Amount
Unit Creation & Conversion Program	\$597,000	\$597,000
FY25 & 26 Combined Total		\$1,194,000

Approved Projects	Total Planned/Committed	Years
Allure Realty Development (5 units)	\$375,000	FY26, FY27, FY28





FY25 30% Allocation Total: \$3,382,854 FY26 30% Allocation Total: \$1,281,140

Program/Initiative	FY25	FY26
	Rollover Amount	Budgeted Amount
Unit Creation & Conversion Program	\$2,209,054	\$1,673,800
FY25 & 26 Combined Total		\$3,882,854

Snapshot only includes Ybor I numbers





FY25 30% Allocation Total: \$224,075

FY26 15% Allocation Total: \$335,772

Program/Initiative	FY25 Rollover Amount	FY26 Budgeted Amount
Unit Creation & Conversion Program	\$0.00	\$0.00
FY25 & 26 Combined Total		\$0.00

^{*}The Tampa Heights Riverfront (THR) annual budget includes a 74% contribution to the Tampa Heights Riverfront CDD, per CRA Resolution 2015-03. Only 15% will be directed towards attainable housing.





FY25 30% Allocation Total: \$10,499,934

FY26 30% Allocation Total: \$4,038,532

Program/Initiative	FY25 Rollover Amount	FY26 Budgeted Amount
Unit Creation & Conversion Program	\$8,999,934	\$4,038,532
FY25 & 26 Combined Total		\$13,038,466

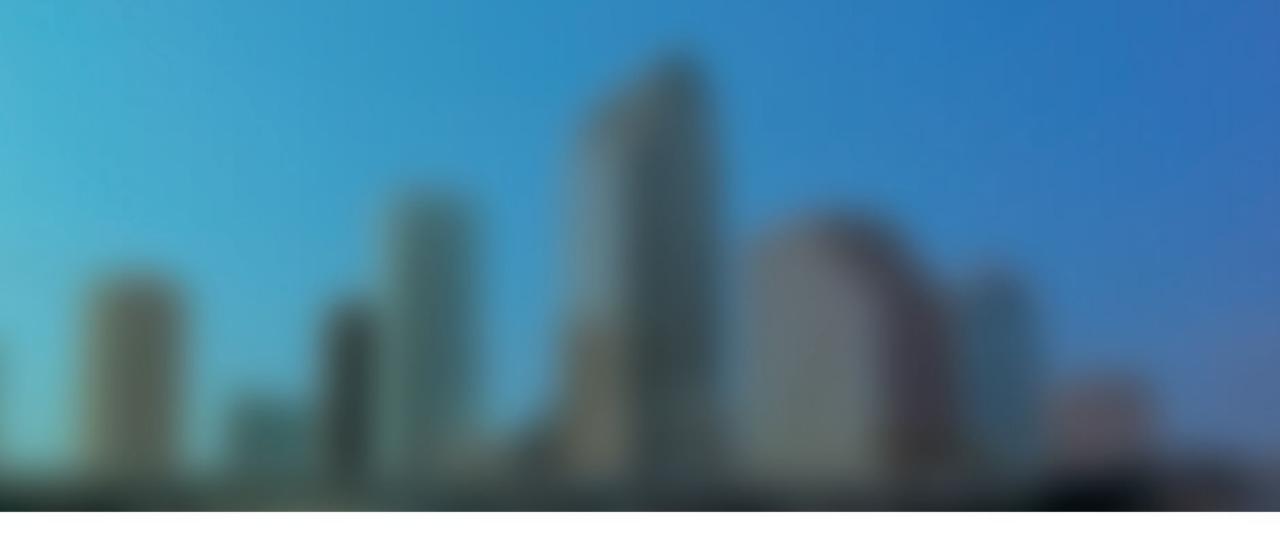




FY25 30 % Allocation Total: \$22,922,026 FY26 30% Allocation Total: \$8,977,456

Program/Initiative	FY25 Rollover Amount	FY26 Budgeted Amount
Unit Creation and Conversion Program	\$17,525,226	\$8,977,456
FY25 & 26 Combined Total		\$26,502,682

Approved Projects	Total Planned/Committed	Years
LD&D Development (30 units)	\$5,400,000	FY25, FY26, FY27



CRA HOUSING POLICY DISCUSSION: Unit Creation and Conversion Program





CRA Housing Goals

The following goals were established in June 2023 during the CRA Board retreat:

- •Expand homeownership for ≤80% AMI households through partnerships, incentives, and Downpayment Assistance programs (DPA)
- •Support residents with home repairs, maintenance, and accessibility to improve housing conditions (HRRP)
- Expand housing that stabilizes communities and reduces cost burdens (Unit Creation and Conversion)



Current Process

- Applications accepted on a first come, first served basis
- Minimal award criteria utilized
 - CRA available budget
 - CRA Goals
 - CRP
- Approved CRA Housing Subsidy Matrix provides guidelines for maximum funding



Proposed Process

A formalized application cycle will be implemented, featuring a structured process and a selection committee guided by defined scoring criteria. Key components include:

- Issue Request for Applications (RFA)
- Create transparent evaluation criteria
- Identify scoring priorities per CRA
- Establish a selection committee of 5 members, including representation from the Community Advisory Committee (CAC)



Proposed Funding Cycle Timeline

Activity	Primary Funding Cycle FY26 (January)	Rollover Funding Cycle (July) *only if rollover funding is available
RFA Issued	January 15	July 1
Application Deadline	March 15	September
Application Review & Scoring	April	October
CAC Presentation	May	November
CRA Board Approval	June	January
Agreements Executed	July/August	February/March

Proposed Evaluation and Scoring

Criteria	Points Available (100 pts)	Evaluation Notes
Alignment with Community Redevelopment Plans (CRPs)	15	Project demonstrates consistency with CRA goals
Affordability Levels (AMI) (30%, 50%, 80%)	20	Higher points for serving lower AMI households (50-year affordability)
Developer Experience & Capacity	15	Proven track record of delivering similar projects
Financial Feasibility, Budget/Proforma and Financial commitments/leverage	15	Demonstrates financial soundness and efficient use of CRA funding
Proposed Schedule/timeline	10	Development and Construction
Project Characteristics (Mix and number of bedrooms)	10	Does it meet identified needs in the area?
Proximity to transportation corridors & employment centers	7	Closer proximity earns higher points
Inclusion of community serving retail, green space, and/or public improvements	8	Mixed-used



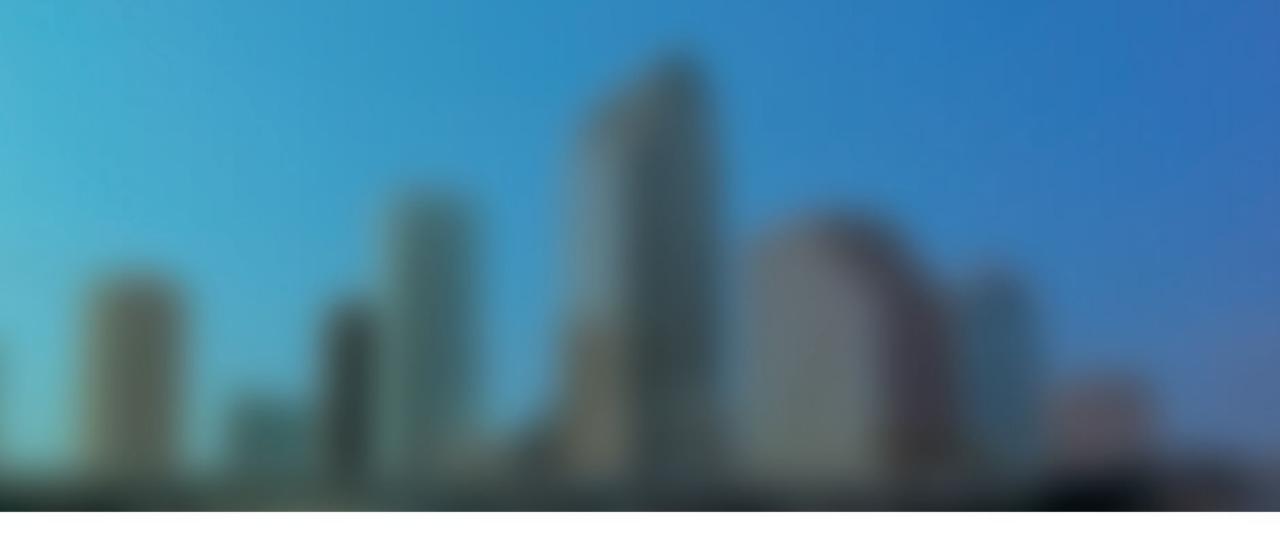
CRA Housing Subsidy Matrix (Max Subsidy Amounts)

Area Median				
Income	Max Subsidy	Max Subsidy	Max Subsidy	Max Subsidy
Percentage	0 /1 BR	2 BR	3 BR	4 BR
140%	\$75 <i>,</i> 000	\$75,000	\$75,000	\$75,000
120%	\$125,000	\$125,000	\$175,000	\$175,000
80%	\$250,000	\$250,000	\$300,000	\$300,000
50%	\$275,000	\$275,000	\$325,000	\$325,000
30%	\$300,000	\$300,000	\$350,000	\$350,000

- Numbers are based on SHIP Maximum Subsidy per unit specified in the Housing & Community
 Development Departments Local Housing Assistance Plan (LHAP) Maximum award amount \$350,000
 per affordable unit
- 50-year Affordability Period
- Area of greatest need (80% and below)

Proposed Award and Agreement Process

Action	Details
Board Approval	Project and final funding awards approved by CRA Board.
Appeal Process	Developers may appeal denials or funding reductions; CRA staff review and forward recommendations to the Executive Director for final decision.
Unit Creation & Conversion Agreement Execution	Developers sign a funding agreement with the CRA detailing subsidy terms, affordability period, reporting, and performance requirements.
Disbursement of Funds	Funds are reimbursed upon meeting construction milestones and submitting required documentation.
Compliance and Monitoring	CRA staff monitor compliance to ensure units stay affordable and meet agreement terms.



TIMELINE AND NEXT STEPS



Timeline and Next Steps

Next Steps	Timeline	Details
Collect feedback from CRA Board	September 11	Feedback session during CRA Board meeting
Present draft to CRA Board	November 13	CRA Board presentation of proposed process and criteria
Public comment period	November- December	Gather CAC and public input including survey
Final presentation and approval	January 8	CRA Board presentation of finalized process and criteria
Primary Funding Cycle opens	January 19	First Funding Cycle is opened with all funding available

Summary and requested motion

Benefits of the Proposed Process:

- Replaces "first come, first served" with a fairer approach
- Establishes a clear, structured process with predictable timelines
- Enables thorough evaluations aligned with CRP goals
- Promotes equity and balance in decision-making

Proposed motion:

 Approve the concept for the proposed application cycle structure and process, and direct staff to return with a draft program for Board discussion on November 13

Questions / Discussion



THANK YOU

