City of Tampa
Jane Castor, Mayor

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Affordable Housing Advisory Committee
Wednesday, February 19, 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, February 19, 2025, at 1:30 PM in the Third Floor Conference Room.

Members Present:	Jim McCarthy	Alissa Sieban
	Jennye Hall	Debra Koehler
	Ernest Coney	Tammy Haylock-Moore
	Ed Busansky	
Members Absent:	Robin Lockett	Cathy Coyle
	Lynn Hurtak	Juawana Colbert
City Staff Present:	Michelle Boone	April Espinosa
	Rebecca Johns	Trena Gaston Gardner
	Jeff McKittrick	
Public Present:	Geoff Harlan	Harry Hedges
	Michael Bing	Aaron Vargas

1. **CALL TO ORDER/ ROLL CALL:**
   The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, February 19, 2025 at 1:30 pm. There were sufficient members for a quorum.

2. **APPROVAL OF MINUTES**
   Vice Chairwoman Jennye Hall requested the approval of minutes from the December 18, 2024 and January 15, 2025 meetings.

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

3. PUBLIC COMMENT

none

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 on how to spend SHIP dollars on different categories, such as down payment assistance, owner-occupied rehab, and new construction. These strategies are submitted to the Florida Housing Finance Coalition for review and approval by May 2nd. The incentives previously approved will be included in the LHAP documentation for submittal.

The goal is to have the LHAP go before Council by March 27th and be submitted to the State by May 2nd.

The Committee discussed the repayment terms of the down-payment assistance mortgages, and if they will remain forgivable. Ms. Koehler requested to remove the forgiveness clause, and have the homeowner repay the DPA upon sale of the property regardless of the affordability period. Potentially, these mortgages would never be released. Ms. Koehler states the repayment of these loans through the County program has generated $5.2 million from inception back into a pool that helps more homebuyers in Hillsborough County.

Mr. McKittrick states the Florida Housing Finance Corporation Board that approves the LHAP wants a set period of time for the mortgages, and they did not want more than a 30-year term. The Committee discussed establishing a 30-year affordability period.

Ms. Gaston-Gardner proposed using the original definition of a first-time homebuyer as an individual who has had no ownership of a personal residence or who has not owned a home in the last three years of the time application. The exceptions are domestic violence and a displaced spouse with appropriate documentation. Ms. Boone will research the SHIP definition and update the LHAP.

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

The City of Tampa expended $960,000 using HOME/CDBG/SHIP/HPF and $800,000 using East Tampa CRA funding. SHIP money is spent first. HCD has 34 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 October 1, 2024 - January 30, 2025, there has been 395 client contacts made, 48 permanent housing placements, and 40 shelter placements. The average stay is 104 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.

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.

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 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 VII opened on October 8, 2024, and has received 350 completed applications. The total funds is $715,850.31 and the average award is $6,567.43. There have been 20 new move-ins, 36 current leasers, and 28 eviction preventions.
Families with children, homeless, and disabled populations have benefited the most.

The housing information line has received 2,739 calls between October 1, 2024 – 1/29/2025. Most of the calls pertain to the RMAP and rental assistance.

d. 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.

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.

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.

f. 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. Ribbon Cutting ceremony was held January 28. HCD will assist in referring 5 homeless clients to BelMar units.

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. Multifamily monitoring RFP, Neighborhood Lending Partners was selected. The agreement is in draft stage.

c. Action Plan RFP and drafting documents underway.

6. ANNOUNCEMENTS

7. NEXT MEETING

March 19, 2025

8. ADJOURN

The meeting was adjourned at approximately 2:50 pm.