



City of Tampa

Jane Castor, Mayor

Housing & Community Development

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Affordable Housing Advisory Committee

Wednesday, June 26, 2024

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, June 26, 2024, at 1:30 PM in the Third Floor Conference Room.

Members Present:	Lynn Hurtak Robin Lockett Jennye Hall	Russ Versaggi Debra Koehler
Members Absent:	Harry Hedges Tina Forcier (Swain) Shawn Wilson	Ernest Coney Giovanny Cardenas
City Staff Present:	Michelle Boone Rebecca Johns Marquaz McGhee Bradley Warnkin Kelly Scharf	April Espinosa Kayon Henderson Belix Parks Candice Cowen
Public Present:	Juawana Colbert Darcie Jarrett	Tammy Haylock-Moore

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, June 26, 2024, at 1:30 pm by Committee Member Debra Koehler. There were not sufficient members for a quorum.

2. APPROVAL OF MINUTES

Due to no quorum, minutes were not approved.

3. PUBLIC COMMENT

None

4. Community Land Trust Presentation – Florida Housing Coalition

An Effective Tool to Increase Perpetually Attainable Housing Options

Presented by Matthew Wyman, Community Land Trust Institute Manager, with the Florida Housing Coalition. PowerPoint presentation provided to the Board.

Success stories and testimonials of established Community Land Trusts in Florida will be emailed to the committee members.

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 31 closings for FY24, some using stacked funds.

The City of Tampa expended \$810,000 using HOME/CDBG/SHIP/HPF and \$260,000 using East Tampa CRA funding. HCD has 49 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 21 applicants currently under contract for FY24.

b. Homeless Outreach – Tampa Hope

Tampa Hope provides shelter to homeless men and women in the City of Tampa. As of May 2024, Tampa Hope has served 1,016 clients. Roughly 300 (29.5%) of these clients have moved into permanent housing. There were 5 clients that transitioned out successfully. The average length of stay at Tampa Hope was 89 days, a substantial reduction from prior months.

There are 125 tents and 99 cottages at Tampa Hope. As of May 1st, 124 tents (fluctuates daily) and 44 cottages are occupied (40 single beds and 4 double beds). Clients are gradually transitioning from the tents into cottages to ensure timely case management.

Catholic Charities hosted the Tampa Hope Community Center Groundbreaking ceremony on June 24th. Groundbreaking is for a new \$1.4 million Community Center that will have showers, meeting space, laundry, etc.

August 2024 - May 2025 – Community Center construction

c. HCD Homeless Outreach

From 10/2023 – 6/2024, the Homeless Outreach Team made 1280 client contacts. They placed 82 clients into permanent housing and 225 clients into shelters. There were 967 linkages to services, 92 diversions, and 7 encampment cleanups.

d. Rental Move-In Assistance Program (RMAP)

The Housing and Community Development Department did a soft launch on February 1st, 2024. The program is only open on Tuesdays and Thursdays at 9:00 am and will accept the first 25 eligible applications. This allows staff to maintain a manageable caseload. Applicants are moving through the process relatively quickly.

RMAP Phase V offers rent assistance, move-in assistance, and eviction 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.

HCD staff developed a direct application process for the Homeless Outreach Team to use for persons facing homelessness with no access to a computer. Since February 1st 38 homeless households have successfully accessed RMAP to attain permanent housing in Tampa.

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 is \$2,600,000.00.

Since the opening of the program, 869 applications have been completed. The average award is \$4,733.34. There have been 97 new move-ins, 284 current leasers, and 117 eviction preventions assisted through RMAP funds. Families with children, homeless, and disabled populations have benefited the most.

The program paused on April 26th to be able to assess the remaining funding available and process the large volume of applications in the pipeline.

The housing information line has received 2,919 calls since October 2023 with most of the calls pertaining to the RMAP-Rental Assistance Program.

e. Owner Occupied Rehab

There are currently 5 households in progress. These homes are undergoing rehab with a major focus on resiliency and long-term sustainability.

The program is set open later in 2024 and will no longer be outsourced. The OOR program will now be managed in-house directly and utilize the JOC program through the Purchasing Department and in conjunction with the CRA program.

f. Healthy Homes

This grant from HUD totals about \$1,999,560 with a CDBG (federal funds) match of \$1,000,000. This grant is to protect children and families from home health hazards, such as mold and lead. In addition, mold and lead remediation, other household repairs (roofs, HVAC, etc.) can be completed. Healthy Homes has coordinated with the City's Job Order Contracting (JOC) program. This grant plans to serve 90 households.

Applications are available by contacting HCD office.

There are 14 houses in progress and 2 homes completed. There were 4 closings completed. There are 4 households on the active waitlist pending income eligibility.

g. Community Housing Development Organization (CHDO)

The HOME CHDO awarded Hillsborough County Habitat for Humanity CHDO \$1,000,000 to build seven homes in Curiosity Creek last year. Currently, all homes have sold to eligible buyers.

Habitat for Humanity was selected for PY23, the HOME agreement is currently under Legal review.

h. Infill 3

There are 18 lots available that will include opportunities to build both single and multi-family homes, with most lots located in or near East Tampa. Random awards were conducted on 3/1/2024 with 27 applications submitted. The estimated number of units proposed was 38 on the 18 lots, however, it may be more. The units will be a variety of rentals and for sale.

This program is in the pre-planning phase for all lots.

i. Multi-Family Rental Updates

HCD is working with Bel Mar (with Tampa Housing Authority), all 100 units will be affordable. The Adderley (Blue Sky), all 128 units will be affordable, this project is in progress and set to open in September. The 47th Street (RUDG), 175 units are mixed income and was provided land purchased with federal funds and will have a 99-year affordability period. The Pittman Group (Columbus Drive) all 10 townhomes will be affordable rentals and is in planning and permitting.

Catholic Charities (Mercy Oaks II), 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.

Madison Highlands II, LIHTC (New South Residence), \$750,000, 92 units for seniors, all affordable, financing approved.

The Canopy (THA and Related) - \$75,000 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.

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 RFP will be re-released date pending.
- b. CDBG Public Service and Public Service Facility RFP was due May 6th, and 17 applications were received. Recommendations for funding are pending.
- c. Multifamily RFA was released on 3/12. Six applications have been received to date. Three projects have been recommended for funding, closed at this time.
- d. Multifamily monitoring RFP will be released pending purchasing

6. ANNOUNCEMENTS

The Local Housing Incentives Strategies will be revisited in the upcoming meeting.

7. NEXT MEETING

July 17, 2024

8. ADJOURN

Debra Koehler adjourned the meeting at approximately 2:45 pm.