



# City of Tampa

Jane Castor, Mayor

## Housing & Community Development

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### Affordable Housing Advisory Committee

Wednesday, August 21, 2024

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, August 21, 2024, at 1:30 PM in the Third Floor Conference Room.

**Members Present:** Lynn Hurtak  
Cathy Coyle  
Tammy Haylock-Moore  
Juawana Colbert

**Members Absent:** Giovanni Cardenas  
Jennye Hall  
Ed Busansky  
Debra Koehler  
Russ Versaggi  
Ernest Coney  
Robin Lockett

**City Staff Present:** Michelle Boone  
Rebecca Johns  
Marquaz McGhee  
Evan Johnson  
April Espinosa  
Marquaz McGhee  
Denise Papajorgji  
Lauren O'Neill

**Public Present:** Qiahna Williams  
Erica Larson  
Veronica Meiller  
Darcie Jarrett  
Melissa Dickens  
Shawn Wilson  
Natalia Melo  
Eduardo Corduy

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

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, August 21, 2024 at 1:30 pm. There were not sufficient members for a quorum.

#### 2. APPROVAL OF MINUTES

Due to no quorum, minutes were not approved.

### **3. PUBLIC COMMENT**

Shawn Wilson (Blue Sky Communities) spoke about the Adderly and a recent press event with the Mayor. The Adderly has 128 affordable units with A 30%, 50%, and 80% AMI. The City provided match funding of \$2,000,000. The early commitment from the City helped with the success of the project.

Lynn Hurtak will be honoring Harry Hedges at the October 17<sup>th</sup> Council meeting to thank him for his years of volunteerism.

### **4. PLANNING PRESENTATION – COMPREHENSIVE PLAN UPDATES AND HOUSING NEEDS ASSESSMENT**

The presentation was emailed to the Committee.

### **5. SHIP LHAP STRAGETY UPDATES**

The LHAP updates will be approved by Council on August 22<sup>nd</sup>.

### **6. 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 54 closings for FY24, some using stacked funds.

The City of Tampa expended \$1,500,000 using HOME/CDBG/SHIP/HPF and \$580,000 using East Tampa CRA funding. HCD has 56 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are 20 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 1,177 clients. Roughly 363 (30.84%) of these clients have moved into permanent housing. Over 3,225 meals were provided. The average length of stay at Tampa Hope was 109 days.

An additional \$1,200,000 will be provided to Catholic Charities to purchase an additional 100 cottages to be constructed in the next 6 months.

Updates on the new Community Center building were provided. New fill dirt was brought in, compacted area under slab is complete and being prepped for plumbing and electrical. Footings and slab have been poured. Concrete block walls should be completed by the end of the month (weather permitting).

c. HCD Homeless Outreach

From 10/2023 – 8/2024, the Homeless Outreach Team made 1488 client contacts. The Homeless Outreach Team placed 99 clients into permanent housing and 249 clients into shelters. There were 984 linkages to services, 101 diversions, and 7 encampment cleanups.

With permission from the RMAP clients, Homeless Outreach Team shared several client success stories.

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 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 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 1<sup>st</sup> 211 families with children, 51 homeless, 35 disabled, and 29 senior 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 are \$2,600,000.00.

Since the opening of the program, 908 applications have been completed. The average award is \$4,653.15. There have been 108 new move-ins, 285 current leasers, and 118 eviction preventions assisted through RMAP funds. Families with children, homeless, and disabled populations have benefited the most.

The RMAP VI program opened 8/8/2024 with 117 applications completed.

The housing information line has received 3,720 calls since October 2023 with 2 employees answering phone call. Most of the calls pertain to the RMAP- Rental & Move-in Assistance Program.

e. Replacement Homes

The replacement home for Mr. Washington is 70% complete. The replacement home for Mrs. and Mr. Inman is under review for a Special Use 1.

f. 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 including infrastructure and road requirements.

Most contractors selected for Infill 3 are minority-owned.

There were 113 City owned lots that were conveyed to local developers, who built and sold single-family homes to income eligible buyers.

Prior to 2018, these lots were not on the County's tax roll. Since 2019, the Infill I & II lots have generated \$922,096.59 in revenue, including TIFF funds in CRA areas.

g. Multi-Family Rental Updates

HCD is working with Bel Mar (with Tampa Housing Authority), all 100 units will be affordable and completed by December 2024.

The Adderley (Blue Sky), all 128 units will be affordable, united will be leased up by September 2024.

47th Street (RUDG), 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 all 10 townhomes will be affordable rentals and is in 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 and planned for December completion.

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. 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 RFP will be released, due September 16<sup>th</sup>.
- b. CDBG Public Service and Public Service Facility RFP was due May 6<sup>th</sup>, and 17 applications were received. Recommendations for funding are pending agreements with City Council.
- c. Multifamily RFA was released on 3/2024. Six applications have been received to date. Three projects have been recommended for funding, closed at this time.
- d. Multifamily monitoring RFP was released and is due September 3<sup>rd</sup>.

**6. ANNOUNCEMENTS**

none

**7. NEXT MEETING**

September 25, 2024

**8. ADJOURN**

Meeting adjourned at approximately 3:10 pm.