



City of Tampa

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Housing & Community Development

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Affordable Housing Advisory Committee

Wednesday, April 17, 2024

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, April 17, 2024, at 1:30 PM.

Members Present:	Harry Hedges Tina Forcier Jennye Hall Shawn Wilson	Lynn Hurtak Russ Versaggi Debra Koehler Ernest Coney
Members Absent:	Robin Lockett	Giovanny Cardenas
City Staff Present:	Michelle Boone April Espinosa Marquaz McGhee	Kayon Henderson Rebecca Johns Denise Papajorgji
Public Present:	Kas Tape Olivia George	Pristine Akiboh Alexis Monne

1. CALL TO ORDER/ ROLL CALL:

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, April 17, 2024, at 1:30 pm by Chairman Harry Hedges. There were sufficient members for a quorum.

2. APPROVAL OF MINUTES

Chairman Hedges requested approval of minutes from the March 20, 2024 meeting.

Russ Versaggi made a motion for the approval of the March 20, 2024 minutes. The motion was seconded by Jennye Hall. The Committee unanimously approved the motion.

3. PUBLIC COMMENT

None

4. 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 has been 19 closings for FY24 some using stacked funds.

The City of Tampa expended \$510,000 using HOME/CDBG/SHIP/HPF and \$140,000 using East Tampa CRA funding. HCD has 54 active reservations, these potential homebuyers have funds reserved while they are looking for a home. There are ten applicants currently under contract for FY24.

b. Homeless Outreach – Tampa Hope

As of March 2024, Tampa Hope has served 704 clients. Tampa Hope has sheltered 151 unduplicated persons and sheltered 34 unduplicated persons in City-funded beds. Roughly 30% of these clients have moved into permanent housing and 99% reported not being employed upon intake. The average length of stay was 132 days.

The project completion date for the Hope Cottages is April 2024.

Chairman Harry Hedges states that the cottages have electricity and 90 out of 100 cottages are complete. Clients are moving into the cottages.

Ernest Coney asked if there are better options for veterans than Tampa Hope? Out of the 704 clients served, only 5% self-reported a veteran status. The Committee discussed that there are more housing options for veterans.

c. 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.

This phase of the program is a bit different than the previous phases. RMAP Phase V will offer 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. This phase was created to assist individuals that were not previously eligible for assistance due to being in arrears.

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

ten 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.

As of 3/27/24, RMAP Phase V has received 622 applications. There are 253 approved applications, 64 denied, and 90 applications being processed.

Total funds awarded are \$1,109,016.91 with the average award of \$4,383.47.

The Housing Information Line received 1,711 calls from 10/1/23-3/26/24. Most of the phone calls pertain to rental and eviction assistance.

d. Owner Occupied Rehab

There are currently 5 households in progress. Rehab has been completed on 36 houses year-to-date. The waitlist is complete/closed at this time.

All SHIP funds have been expended \$1,300,000, \$1,000,000 in Housing Program Funds (General Funds) with a remaining balance of \$500,000, and for residents living in East Tampa, there is an additional \$986,220 in ETCRA TIF funds available for this program.

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

e. 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. There were 4 closings completed. There are 4 households on the active waitlist pending income eligibility.

f. 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, there are 4 homes under construction and waiting for final inspections and 3 homes received CO and closed.

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

g. 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.

Infill 3 will concentrate more on density. The City was looking for new developers to get fresh ideas on increasing density.

h. 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 June. 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.

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, 88 units (all affordable).

The Canopy (THA and Related) - \$75,000 will provide 188 total units.

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 in April/May.
- b. CDBG Public Service and Public Service Facility RFP released April 8 – Due May 6.
- c. Multifamily RFA was released on 3/12. Four applications have been received to date.

- d. MOU (Tax Credit Agreement) with Hillsborough County – Local Preference was approved by City Council on 3/28.
- e. Multifamily monitoring RFP will be released at the end of April pending purchasing

6. ANNOUNCEMENTS

The June AHAC meeting needs to be rescheduled because the office will be closed due to a City holiday. A Doodle-poll will be sent to the Board to vote for a new date.

The Florida Housing Coalition and the City of Bradenton will attend the next AHAC meeting, May 15th. FHC will provide a general orientation and discuss the AHAC board duties and requirements.

Chairman Harry Hedges wanted to discuss the new House Bill 1365 that was recently signed. HB 1365 prohibits the homeless from sleeping overnight in parks and public property. Chairman Hedges spoke to someone in Charleston that has a great program for the homeless. Chairman Hedges wanted to find measures to be responsive before the Bill went into effect.

Councilwoman Hurtak discussed that neighboring counties have inquired about Tampa Hope. If these counties create their own programs to address the homeless, it should positively affect the City. She would like to find more opportunities to create single residence occupancy spaces.

Russ Versaggi had a meeting in Manatee County regarding a RFA or disposition of land that was acquired. The municipality was going to contribute the land to a developer to build affordable housing. However, defining what was affordable became a challenge. Affordability was being calculated at 90% of the median value, the municipality wasn't using the MLS, instead they were using outdated information. Mr. Versaggi wanted to know if Hillsborough County had anything similar. Michelle Boone states the City's Infill Program has similar limitations. The value of land provided to the developer will help bring down the sales price. The county calculates the average median sales price over 12 months, they use a formula that is published on the Florida Housing Coalition website.

Shawn Wilson congratulated HCD staff for the well-attended housing fair that was held at the City Center on April 13th.

Chairman Harry Hedges wanted to share a Gulf Atlantic Cottages flyer. It will be distributed to the Board via email.

Councilwoman Hurtak provided an update regarding the current RFP for Army/Navy site comprising of 4 city blocks. This will be a combination of affordable and market rate housing.

7. NEXT MEETING

May 15, 2024

8. ADJOURN

Harry Hedges requested approval to adjourn the meeting. The motion was made by Debra Koehler and seconded by Jennye Hall.

Chairman Hedges adjourned the meeting at approximately 2:15 pm.