

**Drew Park Community Redevelopment Area
Advisory Committee**

Meeting Minutes

January 8, 2017

Tampa Police District 1 Headquarters

3818 West Tampa Bay Boulevard

Attendees

Committee Members: Binh Nguyen, Chair; Damien Beal, Vice-Chair; Ann Kulig; Dr. Allen Witt; Randy Forister; Ian DeRan

City of Tampa Staff: Malcolm Kiner, Urban Development Manager

I. Opening Comments / Introductions

The regular meeting of the Drew Park Community Redevelopment Area Advisory Committee convened at 5:31 p.m. on January 8, 2017.

- II. Tampa Police Department-** Maryanne Hunsberger – TPD Neighborhood Affairs Liaison introduced the new District 1 Captain, Captain Ruth Cate, Captain Cate is a 21 year veteran of TPD and has spent much of that time in District 1 in the Drew Park neighborhood in many capacities. The officers reported 1 notable arrest for sexual battery at Zen Therapy on Dec. 26th, one grand theft auto in the neighborhood where the victim left the keys in the car, the vehicle has not been recovered. There was a reported burglary of a vehicle, a breathalyzer was stolen. There was a forced entry at a residence on Hale, petty theft of a vehicle tag, and a retail theft. Maryanne will begin to send a weekly report to any members of the committee that are interested. She also emphasized the uptick in vehicle break-ins. TPD has started to open unlocked vehicles and leave notes reminding the owners that they could have been a victim. The last notable prostitution arrest was in October, TPD also holds a separate meeting for all neighborhood groups during their last meeting they conducted an active shooter training.

III. Approval of Minutes October 3, 2017

Copies of the Minutes from the November 7, 2017 meeting were previously distributed for members to read and additional copies were provided at the meeting.

Motion: Member Beal

Second: Member Forister

Motion Passed

IV. Project Update Reports by Mr. Kiner

- **Tampa Bay Boulevard Linear Park** – Still at 60% in the design phase. A community meeting is being planned for an upcoming CAC meeting

- **Gateway** – Markers are complete planning a small dedication ceremony
- **CRA Residential Properties** – See Discussion/Questions
- **Good Neighbor Notice**– Chair Nguyen agreed to be contact for good neighbor notices from the City

V. Discussion / Questions

Drew Park Residential Properties Hubert & Coolidge- Ron Spoor from Hillsborough County Habitat for Humanity made a presentation. Habitat has 1400 affiliates Nationwide, Hillsborough County Habitat for Humanity builds approximately 10-15 homes a year, and they are interested in acquiring two lots from the Drew Park CRA. Ron stated there is a myth that Habitat gives away homes, they actually sell homes with affordable mortgages, and homeowner's payments generally range about \$700 a month. Habitat accepts donations of all kinds, building supplies, clothes, etc. these items are sold at their two Restore retail stores. All home owners/applicants are approved based on need, ability to partner (sweat equity), and ability to pay mortgage. All are required to take homeowner education classes typically 10. Habitat utilizes volunteers to build the homes; once the home is complete they hold a dedication service. Habitat has 2 families in mind for the two Drew Park properties and wants the Committee to know they have worked with the City before and also received properties in the past from the City. As it relates to the properties along Hubert and Coolidge they are willing to purchase the properties from the City. They plan for a 4 bedroom home on Hubert and a 5 bedroom home on Coolidge. Ron has reviewed the Drew Park Strategic Action Plan and realizes that affordable housing is consistent with the plan. They are willing to offer \$21,600 for each lot; if they are able to purchase the properties they would develop the lots and sell the homes to families with a household income below 80% of area median income. All Habitat homes are Energy star rated, constructed of CMU stucco and use about ½ the energy of a typical home. Each home would be designed to contribute to the existing tree canopy around the lots.

Questions: Member Kulig- Will the homes always be affordable? Ron's response was yes. Member Beal followed up with a question asking if there was a minimum amount of time the home owner has to live in the home? Ron responded that he has never seen a homeowner sell a home since 1990, there is no opportunity to flip, in the event something like that would occur Habitat would buy the house back. Member Forister asked if Habitat provided a 100% mortgage, and the answer was yes they provide a 100% mortgage at 0% interest. Ron followed up that typically a home owner candidate is in school with a family, and they are required to put in 200-300 hours of sweat equity. Their application window is open right now. Typically it cost them 100k to construct a home, each home is constructed 50% by volunteers and 50% by contractors

Ron also discussed Habitat's rehab program which helps owner occupied residents by providing painting, pressure washing, handicap accessibility, fencing, yard clean up and landscaping.

VI. General Discussion

- The committee asked to hear from the attorney regarding the disposition of these and other Drew Park CRA properties.

The meeting adjourned at 6:18 p.m.

**Drew Park Community Redevelopment Area
Advisory Committee**

Meeting Minutes
February 6, 2018

Tampa Police District 1 Headquarters
3818 West Tampa Bay Boulevard

Attendees

Committee Members: Damien Beal, Vice-Chair; Roman Cowan; Ann Kulig; Dr. Allen Witt; Randy Forister; Ian DeRan

City of Tampa Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, Economic Development Specialist

I. Opening Comments / Introductions

The regular meeting of the Drew Park Community Redevelopment Area Advisory Committee convened at 5:30 p.m. on February 6, 2018.

II. Tampa Police Department- Postponed

III. Approval of Minutes January 9, 2018

Copies of the Minutes from the January 9, 2018 meeting were previously distributed for members to read and additional copies were provided at the meeting.

Motion: Member Kulig

Second: Member Witt

Motion Passed

IV. Project Update Reports by Mr. Kiner

- **Tampa Bay Boulevard Linear Park** – City department comments received. A community meeting is being planned for an upcoming CAC meeting to present final plans. Estimated \$1.6 million, budgeted \$1 million.
- **Legislative Update** – HB17 passed, SB432 no movement
- **Gateway Markers**– Dedicated on 2/7 at 10 a.m. at Alva and Dale Mabry

V. Discussion / Questions

Drew Park Residential Properties Hubert & Coolidge- Vanessa McCleary, Tampa Housing Manager attended to discuss affordable housing. Tampa Housing Division administers state and federal funding for the City for such programs as: Homeless, affordable housing (\$226,000 or less), single family, down payment assistance, multi-family projects.

Housing recently contracted with Domain Homes for infill housing and partner with other non-profits for same.

Ms. McCleary recommends that the CAC first decide their goals for the vacant land. Understand the market and rental rates in the surrounding area. She will be able to guide the CRA on process when they are ready for development on the land. Property can have affordable restrictions attached to it. She believes that Habitat for Humanity and Rebuild Tampa Bay have good processes for working with a prospective home buyer and having a positive impact on the surrounding neighborhood.

Habitat for Humanity is interested in developing one of the parcels and offered assessed value as purchase price. They have buyers and not enough homes.

VI. General Discussion

The meeting adjourned at 6:15 p.m.