



# Housing and CommUNITY Development

Issue July 2020

## From the Manager

### On COVID-19

The New Normal is now the way we describe our lives. It is changing and evolving daily. Social distancing and wearing a mask are now required when leaving your house. The New Normal feels very isolated and lonely at times. It is during times like these that we need to learn who our neighbors are and help each other. Summer is a time for fun in the sun, cook-outs and getting together with family and friends. Many of us will stay closer to home this year and instead of a vacation, enjoy a stay-cation. With your vacation money now is a great time to clear the to-do or honey-do-lists. For those who do not have a home, please visit our webpage and learn about the programs available to help you start the path to homeownership. If you start now you could be a homeowner by the fall, not help your landlord build theirs.



This is also a great time to plan ahead. Hurricane season will soon be upon us and with social distancing, it will be important that we heed the warnings and truly prepare. There are many resources available and now is the time to stock up, develop a plan and get ready for yet another New Normal. If you see a home in your neighborhood, let them know that help is available. The Housing and CommUNITY Development Division is accepting applications for the Owner Occupied Rehab program. If your home is drafty or your roof needs repair now is the time to submit your application. We are accepting applications the New Normal Way with on-line information and applications, social distancing for the closing, and a focus on exterior repairs to keep you safe. We are focusing on strengthening the outside so you can continue to enjoy your home rain or shine.

Your humble servant,  
Vanessa B. McCleary  
HCD Manager

## Virtual Mediations

Even with COVID-19 preventing in-person meetings, it is business as usual for the Tampa Office of Human Rights. They have taken their mediation process virtual, using teleconferences and video calling, to make sure the Tampa Bay community is still able to settle disputes while in-person appearances are limited.

Mediation is a free service provided to assist with resolving Tampa Bay area employee-employer disputes with the guidance of a neutral third party. Both parties are encouraged to come to a mutually beneficial agreement that satisfies everyone. Of the seven cases that used this virtual meeting space, three were able to find a resolution - two employment concerns, and for the first time, one public accommodation concern.

If you have any questions about discrimination complaints or the investigation process, please call the Office of Human Rights at (813) 274-5835, or visit their website at <https://www.tampagov.net/housing-and-community-development/human-rights>

## Owner Occupied-Rehab Program

Essential repairs can be some of the most expensive for homeowners, whether that is fixing a leaky roof, replacing an air conditioner or adding an accessibility ramp. To help low- to moderate-income families make critical improvements like these, the City of Tampa Housing and Community Development Department is now accepting applications to participate in the Owner Occupied-Rehab (OOR) Program. This program helps homeowners who are financially unable to make necessary repairs to bring their homes into compliance with the City's Florida Building Code and Housing Quality Standards.

For qualifying homeowners, the OOR Program offers zero percent interest rate loans to cover up to \$30,000 in essential repairs. The length of the loan term varies depending on the amount borrowed, but these loans can be forgiven. For loans over \$30,000, homeowners will make monthly payments of \$50 toward the outstanding balance of the loan above \$30,000. Homeowners can receive a deferred loan/grant with a recorded mortgage and promissory note.

Essential repairs include:

- Lead based paint remediation or other environmental issues
- Leaking or failed roof system
- Failing or missing plumbing
- Electrical systems
- Failed structural systems such as floors and walls
- Lack of working heat/air conditioning
- Exterior deterioration (walls, foundation, porches, siding, etc.)
- Window replacement
- Water heater
- Handicapped accessibility improvements such as ramps, widening doorways, countertops, and bathroom modifications



For additional information about the OOR Program, including income requirements, and to request an application, contact Housing and Community Development at (813) 274-7954. An application packet can also be picked up from 9 a.m. to 3 p.m., Monday through Friday, at the office located at 4900 W. Lemon Street, Tampa, FL 33609.

### CURRENT INCOME LIMITS USED IN DETERMINING ELIGIBILITY (80% AMI)

FEDERAL HUD AND STATE INCOME LIMITS 2020 as of 4/1/2020								
HOUSEHOLD SIZE =	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
ABOVE MODERATE INCOME (140%)	69,020.00	78,820.00	88,620.00	98,420.00	106,400.00	114,240.00	122,080.00	129,920.00
MODERATE INCOME (120%)	59,160.00	67,560.00	75,960.00	84,360.00	91,200.00	97,920.00	104,640.00	111,360.00
LOW INCOME (80%)	39,400.00	45,000.00	50,650.00	56,250.00	60,750.00	65,250.00	69,750.00	74,250.00
VERY LOW INCOME (50%)	24,650.00	28,150.00	31,650.00	35,150.00	38,000.00	40,800.00	43,600.00	46,400.00
EXTREMELY LOW INCOME (30%)	14,800.00	17,240.00	21,720.00	26,200.00	30,680.00	35,160.00	39,640.00	44,120.00



## Dawning Family Services - Community Q2 Success Story

Dawning Family Services (DFS) has been a fixture in the Tampa Bay community since 1981, constantly growing to meet the needs of people experiencing homelessness. When COVID-19 made its way to the Tampa Bay area, DFS was ready to help their community. With the assistance of a large donation of nutritious food from Lake Magdalene United Methodist Church, DFS was able to host another successful community food drive.

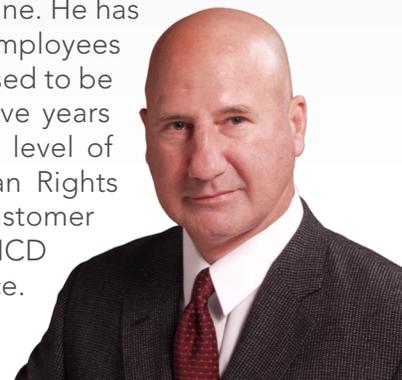
Teams, joined by DFS CEO Patricia Langford, wore gloves, and practiced social distancing while delivering food to their clients. They were able to provide above and beyond their mission goal by donating 40 bags of groceries for families that are staying in emergency shelters or are part of the City's Rapid Rehousing Program.



## Thomas Snelling Retirement!

Best of luck on the new chapter of your retirement Thomas Snelling! Thomas served 28 years at the City of Tampa, and as Director of Planning and Development, he hired subject matter experts and allowed them to shine. He has been a great leader and friend to his employees and will truly be missed. HCD was blessed to be a part of his team and over the last five years has doubled in size and elevated the level of service to now encompass the Human Rights Office, Stormwater Hardship and Customer

Assistance programs. The most recent addition included an Outreach Coordinator. HCD can say that our team would not have been so successful without you and your guidance. Good luck!



## HUD Partnership Grant Award

The City of Tampa's Office of Human Rights was awarded a \$12,500 HUD Partnership Grant for the education and outreach services needed to investigate and process discriminatory housing complaints. The outreach includes conducting workshops for the public, housing providers, non-profit organizations, and businesses to provide education on human rights issues.

## The Relief Now, Rise Together Fund

As a response to COVID-19, the City of Tampa created the Relief Now, Rise Together Fund to help business owners and residents who were hit hardest by this pandemic. Residents who lost their jobs or were furloughed, and businesses located in Community Redevelopment Areas, were the top priority.

Ann Hendrickson, a Tampa resident who applied for the program, credits the City with their “stellar response to unprecedented challenges. From Hillsborough County Schools rapidly evolving strategies for keeping our school children fed, to Mayor Castor’s insistence that her constituents be protected, our leaders are writing the blueprint for pandemic survival.”



The relief provided from this fund is a grant from the City of Tampa, which means residents and business owners who received assistance do not have to pay it back. The goal of this program was for the City to support residents and business owners until they were able to receive other state and federal support.

## EEOC Amendment of Solicitation and Modification Award Contract

The City of Tampa’s Office of Human Rights secured an Equal Employment Opportunity Commission Amendment of Solicitation for the Fiscal Year 2019. This amendment increases the amount available for employment discrimination law enforcement and charge resolution from \$17,200 to \$41,500. These funds will help the City perform charge resolutions, intake services, and training.

## New Employee Highlights

The City of Tampa Housing and Community Development Department is pleased to welcome Natalie Franco and Naomi Candelaria to the team.

Originally from New Jersey, Natalie Franco moved to Florida as a teenager and has been a proud Tampa Bay resident ever since. She has over seven years of experience in office support roles and will be joining us as an office support specialist. In her free time, Natalie loves spending time on her hobbies including music, art, poetry, and food.

“I will either find a way or make one.” - Latin Proverb. Natalie says, “I am excited to start my career with the City of Tampa!”

Naomi Candelaria took interest in human and civil rights while studying for her bachelor’s degree in Criminology and minor in Political Science at the University of South Florida. Naomi began her career as a Fair Housing Advocate for the City of New Britain in Connecticut and has continued her advocacy for human and civil rights, as well as for affordable housing. Her more recent endeavor includes receiving her juris doctorate degree from Thomas M. Cooley Law School. Naomi has been a proud Tampa Bay resident for over 15 years and in her spare time enjoys the diversity of the Tampa Bay area, attending outdoor festivals, concerts, and going to museums, from Downtown to Seminole Heights.

