

Mayor Castor's Advisory Teams
Affordable Housing Advisory Team
Co-Chair Bemetra Simmons
Co-Chair Rev. Dr. Tom Scott
Co-Chair Tyler Hudson
Tuesday, November 18, 2019 at 10:00 A.M.
Tampa Police Headquarters – 5th Floor
411 Franklin Street
Tampa, Florida 33602

Advisory Members present: Co-Chair Tyler Hudson, Co-Chair Bemetra Simmons, Co-Chair Bishop Tom Scott, Ernest Coney, Brett Azzarelli, Peter Leach, Harry Hedges, Yvette Lewis, Sul Hemani, Darrell Robertson, Mickey Jacob, Pete Edwards and Machel Maner.

Transition Team and staff present: Transition Lead Carole Post, Advisory Co-Chair Harry Cohen, Director of Strategic Initiatives Marley Wilkes, Government Affairs Liaison Ian Whitney, Housing and Community Development Manager Vanessa McCleary, Real Estate Manager Monica Ammann, Assistant City Attorney II Rachel Peterkin, and City Clerk Support Technician Karencia Ciagala.

Transition Lead Carole Post stated that staff had synthesized the information from the last meeting and compiled the draft plan for this team. During this meeting, the team will review the plan chapter by chapter, to ensure that the plan is representative of the team's intentions.

Advisory Co-Chair Harry Cohen stated that we previously heard from Kim Overman who explained what the county is doing. The Chamber of Commerce has a new initiative dealing with land use and workforce housing. He then welcomed and introduced guest speaker Marilyn Healy from the Tampa Bay Chamber of Commerce.

Ms. Healy explained that the Chamber of Commerce met with elements of the community and citizens last January for their "Vision 2020" planning process. They came up with tentative recommendations for workforce housing, working with employees and small businesses. The next phase begins in January, approaching government and the private sector. More than 670,000 workers in Hillsborough County (42.1%) live outside the county. The Chamber has met with Mayor Jane Castor, Housing and Community Development Manager Vanessa McCleary and others to learn about government programs. One thing they identified is that there is no single definition for 'workforce housing.' The chamber opted to use the term "attainable." Instead of 'affordable'. With median incomes of \$46,865 to \$56,900, many employees earn too much to qualify for affordable housing programs. The chamber's executive committee meets in the morning and they will be discussing how to get private sector voucher programs and not just have them based on income levels. The private sector needs to step up to enable employees to live where they work. The city has limited resources, this issue is part of the mayor's agenda, and the county wants to share with the city all of its information and inform all elected officials of this issue. Pete Edwards agreed with key points made, but was concerned about a lack of trust. Machel Maner questioned if the program was in place and was told tentative solutions were made, but that the initiative will meet in January and would share that information when finalized.

Transition Lead Carole Post thanked Ms. Healy for her presentation and understanding. The Mayor's Office wants to work with all parties involved and their efforts should complement each other. How we refer to this, the terminology, perhaps needs to move from the back of the report, and put in the front as a leading concept and change the terminology throughout the report.

Discussions:

The advisory team then discussed the report outline. One item of discussion was use of the terminology. The term 'affordable' deals with a specific segment of the population, perhaps the group would consider using the term 'attainable.'

There are professionals that do not meet low-income levels but cannot afford to buy a home. Private sector needs to step forward, think collectively, and form trusts for workforce homes. Create projects in areas of highest demand first. Consider dropping impact fees – 41% that work here do not live here – think of road impacts.

Co-Chair Bemetra Simmons, Co-Chair Tyler Hudson, and Co-Chair Bishop Tom Scott, all agree that the extensive work completed by this team over the last few months is tangible and makes a bold statement for the mayor.

Discussions:

Need collaborative approach. Until now, many organizations have worked in isolation. Not sure if projected amounts are enough, will know when measuring. Plan is achievable. Pull private sector in, need private dollars for trust fund and need to be able to pay them back. Total for all should be 10,000 units, with Vanessa McCleary doing the break down. Need to categorize differently to include everything including housing renovations. Housing renovations is critical this category alone should do 2,000 units annually. Per Ian Whitney, when able to, need to collect data and do a more comprehensive data study. Use neighborhood data to determine where we go first, with a minimum or no more than 100. For container homes, we need a demonstration program to determine costs or code changes. Need corporate stewardship. Projects should have vertical parking to allow for housing land use. Generic terms affordability and attainability. Income range differs for both. (30% HUD) Land trusts would be dependent on where land is located and what housing needs are. There should be housing options for every income level, everywhere. Land trusts work best where you have sales. Intention is fair and reasonable across this group.

Section 2 (Money) Discussions:

Move CRA budget to number four of this section. Many CRA's are halfway through their life cycle. Also, add to number four – possibility of impact fees from schools (70% of single family home)

Section 3 Discussions:

Where feasible – waive things legally waive-able – when building in distressed areas. The county set aside \$200,000 – for multi and single family. City has ability to do, no funds. Other programs besides PACE – controversial. Expand language. Should have more than one developer – make changes to RFP – for clarity and transparency. Need in land development code - incentives reduced. Need more waivers. Look at simplifying site design – too expensive. Staff should be empowered to use waivers.

Discussions:

There should be flexibility in some neighborhoods with parking and lot sizes.
Need to look at entire comprehensive plan. PD process is not geared for affordable housing.
Include tiny, micro-housing options in programs.

Transition Lead Carole Post advised the team that after everyone reviews the changes made at today's meeting, they are still subject to the sunshine law.

Public Comment:

A member of the public thanked the team for doing their efforts and working for tiny homes. She stated that every CC/CRA is on board for affordable housing, and this has been a wonderful experience.

The team co-chairs agreed it was good working with everyone, and they all applauded in agreement. Transition Lead Carole Post stated she was grateful for everyone's time and candor. She advised the team that invitations to attend the mayor's announcement of their plan would be sometime early next year. Harry Hedges recognized and thanked Housing and Community Development Manager Vanessa McCleary for all the work that she has done. Carole Post also thanked Director of Strategic Initiatives Marley Wilkes and City Clerk Support Technician Karencia Ciagala for their time and efforts. They all appreciated the efforts of legal counsel, Assistant City Attorney II Rachel Peterkin for helping to guide the team through this process.

Minutes prepared by City Clerk Support Technician Karencia Ciagala