

Mayor Castor's Advisory Teams
Affordable Housing Advisory Team
Co-Chair Bemetra Simmons
Co-Chair Rev. Dr. Tom Scott
Co-Chair Tyler Hudson
Monday, October 7, 2019 at 03:00 P.M.
Hunt Community Center- Al Lopez Park
4810 N. Himes Avenue
Tampa, Florida 33614

Advisory Members present: Co-Chair Tyler Hudson, Co-Chair Bemetra Simmons, Co-Chair Rev. Tom Scott, Ernest Coney, Brett Azzarelli, Pete Edwards, Harry Hedges, Yvette Lewis, Sul Hemani, LeRoy Moore, Debra Reyes, Darrell Robertson, Rebecca Snyder, Antoinette Triplet, and Mabelle Manor.

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

Transition Lead Carole Post reviewed the team's progress to date. A summary list of ideas from the team's previous discussions was included in today's packet to members to help the team prioritize and achieve consensus about their goals.

Team discussions:

Zoning- to increase supply and online resources available
Resources – need to know what is available and coordinate/combine in one location
Creative zoning – construct own site – rental properties – owners/not developers
Explore multifamily dwellings – identify lands – need to take the effort
Finance – how to pool money – down payment assistance should be included
Organizations with resources – how to capitalize expertise/funding
Keep track of who is doing what to avoid duplication of efforts
Need to communicate issues – some agencies not up to par – funds not reaching community
Need clearing house of all initiatives – need accountability
Affordable - need to have zoning changes for critical compliance/outreach
Communication – protocol and standards to all

Preliminary Outline of Ideas / Charts defined

Money

TEAM – Debra Reyes, Harry Hedges, Bemetra Simmons, Jim Weiss

- 1a)** Downpay Assistance programs are very successful; keep them going
- 1b)** Private assistance programs, e.g. Wells Fargo LIFT Program warrant further consideration
- 1h)** Coordinate with current Hillsborough County efforts and recent commitment of funds
- 1i)** Need sustainable source of funds, e.g. Sadowski funds

3a) Model after Charlotte plan where city used its influence to drive private industry assistance

Zoning

TEAM – Tyler Hudson, Brett Azzarelli, Sul Hemani, Bishop Scott, Harry Hedges

BAN THE BOX

3b) Model the inclusionary housing mandate or a “Housing in Lieu” payment concept

3c) Explore Mandatory inclusionary housing, becoming more standard in many jurisdictions

3d) Evaluate the AMI standard for qualifying for programs, consider a lower standard

3e) Evaluate list of incentive options available to achieve density bonus

3f) Consider modifying code to enable micro-housing or similar housing not currently approved

3h) Assess unoccupied/vacant land for affordable housing purposes, possibly “tiny home”

Housing

TEAM – Leroy Moore, Ernest Coney, Antoinette Triplet, Darrell Robertson, Mabelle Maner

ADA, COT land, land trust

1d) Consider expanding/bringing more visibility to programs that provide support/funds for home improvements, which can be just as important as new housing. Explore more – current grant program for home improvement work.

3i) Consider St. Pete model of using the foreclosure process on code enforcement liens

3j) How to measure success and establish specific housing targets; Need measures that matter

3k) Pre-fab housing (vs. container)

3l) Consider possible use of 18 acres located on Westside where tracks are on Hillsborough River (county land)

Community Outreach & Counseling

TEAM – Pete Edwards

1 e) Address land title and conveyance issues that impede qualifying for aid; consider aids and guidance and support programs to clear title issue, e.g. EZ Quit Claims

1 f) How to facilitate access to programs? How to grow/expand/increase access to housing Consultant; Are there enough to meet demand? How are they accessed? Are there opportunities for easier access? Use SPP’s succinct resource tools.

1 g) Influence having Affordable Housing be more overtly identified as the key priority to leading Tampa Bay and regional organizations, League of Cities, Chamber, etc.

2 a) Need to ensure that all user materials (web, flyers, FAQ’s, guides, etc.) are EZ language Format; limit use of acronyms

2 b) Need to assess the policies for the most common programs to ensure they are easily Understandable

2 c) Need to assess the processes required for the most common programs to ensure we smooth the obstacles and roadblocks

2 d) Provide recommendations on precise methods and focus for the Mayor’s office priorities

Displacement

TEAM – Yvette Lewis

Protected Class and Geographic Displacement

Transition Lead Carole Post stated that the two of the other advisory teams have completed their recommendations for the mayor. An initiative tracker has been implemented, to track each individual action item, who is responsible, department, and a six month follow up report will be prepared.

Housing and Community Development Manager Vanessa McCleary explained that everything is still on the table. ADA compliant, English/Spanish tools, brochures, community meetings, counselors, criteria, such as impact fees, can still be on the table. Protective class/investigations criminal background, all need a place to live. There should be variety looking at city owned land, school land, land designated for parks (not currently being used for parks) and variety of homes, including prefabs and containers. Housing should be affordable in all communities and handicapped accessible (ADA).

Public Comments

Ron Weaver passed out literature regarding Florida lawmakers trying to stop raiding of Affordable Housing Fund, and literature on how the **Sadowski** funds help the homeless.

A citizen advised that she would like to hear more information that addresses the homeless situation, and be provided with news to take back to the homeless community. She would like more transparency where organizations are concerned.

Transition Lead Carole Post, said that the advisory team will break up into work groups at the next meeting, and the groups will receive information prior to the next meeting.

Next Meeting:
Wednesday, October 23, 2019 at 3:00 P.M.
To be determined
Tampa, Florida

Minutes prepared by City Clerk Support Technician Karencia Ciagala