

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 5, 2019 at 1:30 P.M.
Tampa Police Headquarters – 5th Floor
411 Franklin Street
Tampa, Florida 33602

Advisory Members present: Co-Chair Tyler Hudson, Co-Chair Bemetra Simmons, Ernest Coney, Brett Azzarelli, Peter Leach, Harry Hedges, Yvette Lewis, Sul Hemani, LeRoy Moore, Darrell Robertson, Marianne Edmonds, Mickey Jacob, Antoinette Triplet and Mabelle Maner.

Transition Team and staff present: Transition Lead Carole Post, Director of Strategic Initiatives Marley Wilkes, Housing and Community Development Manager Vanessa McCleary, Assistant City Attorney II Rachel Peterkin, Community Development Coordinator Terry Thomas, and City Clerk Support Technician Karencia Ciagala.

Transition Lead Carole Post stated that the 90-day journey for this team began when they held their first meeting on August 21, 2019. Marley Wilkes provided an updated draft plan from the group discussions held at the last meeting. At that meeting, the team split up into five groups to identify attainable action plans to submit to the mayor. **Mabelle Maner** has put together some great ideas, as a cowriter for the plan. **Mayor Jane Castor** will make a brief presentation at today's meeting.

Co-Chair Tyler Hudson and **Co-Chair Bemetra Simmons** advised the team to break up into three groups, to discuss housing production, zoning, and funding. **Assistant City Attorney II Rachel Peterkin** advised the team that each group must assign a note-taker who will submit their notes to become part of the official records, for anyone to have the opportunity to know what discussions took place. Time will be set at the end of discussions for anyone wishing to make public comments.

Housing Group Discussions:

Mabelle Maner stated that the housing group came up with several actionable items:

- 1) Add 10,000 units over the next five years and partner with for-profit and non-profit developers
- 2) Create a down payment assistance program for those that live and work in the city
- 3) Restore or rehab more than 100 homes in 365 days – working with code enforcement (County program Operation Code, could be a model for the city's owner-occupied program.)
- 4) Create a rental subsidy program for public safety employees working in the city
- 5) Expand funding for the homeless, and consider zoning code changes for tiny homes
- 6) Need map of city owned land so everyone will know what is available

- 7) When homes are turned over to the city due to violations – could require that those properties be used for affordable housing

Funding Group Discussions:

Co-Chair Bemetra Simmons stated that this group came up with several actionable items:

- 1) Need ongoing funding source – five to eight million dollars – consider use of CRA funds
- 2) Research county affordable housing trust fund – tax increase of \$34 per homeowner to be considered - generating new funds, and not pulling dollars from elsewhere
- 3) Need study done to find shared revenue and consider impact fees

Mayor Jane Castor and Alcaldesa

As mentioned by Carole Post at the beginning of the meeting, **Mayor Jane Castor and Alcaldesa**, the official dog for the City of Tampa, made an exciting arrival. The mayor thanked the team for their time and that she appreciates their efforts for this critical issue of affordable housing. She said that she does not want anyone pushed out of their neighborhoods because they cannot make repairs or pay their rent. She stated she met with Housing and Community Development Manager Vanessa McCleary yesterday and she knows we need a variety of solutions. For non-homeowners we need to help individuals with rent. For someone to build a home the construction costs are at an all-time high, and we need to find ways to go around those. The mayor said she wanted to personally come and thank everyone for the time and commitment made, and she gave her word that she will march ahead and take action, and she cannot wait to see their report.

Zoning Group Discussions:

Co-Chair Tyler Hudson stated that the zoning group came up with several actionable items:

- 1) Land has to be affordable – look at foreclosures and government owned lands
- 2) Create a register of vacant properties requiring owners to pay a fee to be listed
- 3) Parking – large issue – look at changing off-street parking requirements for housing
- 4) Looking at entitlement parking waivers – could put some portion of the funds toward an affordable housing trust fund. If high-rises reduced 50% could save \$35,000 in construction – a win-win situation.
- 5) Could change parking requirements for properties that are located close to transit stops and near downtown or multifamily homes
- 6) Need definition of ‘affordable housing’ to be flexible and needs to be put in the code
- 7) For some zonings (RS50) not allowed to have renters in back of property – need to make a list of exceptions to code to change code to allow affordable housing
- 8) If there are continuous vacant lots, allow them to become tiny home village/cluster
- 9) Should have inclusionary housing, compare costs to fees
- 10) Developers exclusionary clause – should require micro units
- 11) Finding areas for affordable housing so people can live and work in same community

At the end of the group session, **Co-Chair Tyler Hudson** and **Co-Chair Bemetra Simmons** agreed that they needed additional discussions and set the next meeting for Monday, November 18, 2019 at 10:00 a.m., with the location to be determined.

Transition Lead Carole Post stated that she welcomes anyone that would like to volunteer to write content for the specific topics on the drafted plan. Ms. Post will take the information gathered from today's discussions and update the draft plan. If anyone would like to volunteer to write the additional content, please contact Ms. Post to have that content added to the draft plan. The revised plan will be sent to members prior to the next meeting.

Next Meeting:
Monday, November 18, 2019 at 10:00 A.M.
To be determined.

Minutes prepared by City Clerk Support Technician Karencia Ciagala