

## **Affordable Housing Task Force Incentives, Partnerships, and Funding Subcommittee Meeting**

Recap of Meeting on Thursday, January 12, 2006  
County Center  
1:30-3:30 p.m.

The Affordable Housing Task Force Incentives, Partnerships, and Funding Subcommittee convened at 1:30 p.m. on Thursday, January 12, 2006. The following were present:

<b>MEMBERS</b>
Judy Carr, Bay Area Apartment Association* Roger Girson, Habitat for Humanity* Debra Koehler, Hillsborough County Housing Finance Authority (Co-Chair) Julia Rettig, Commissioner Jim Norman Appointee (Co-Chair) Kevin L. Tatreau, Neighborhood Lending Partners Sharon West, City of Tampa Mayor Appointee  *Not in attendance
<b>STAFF</b>
Lucia Garsys, HC Strategic Management Initiatives Jennifer Krahl, USF Jim Walter Partnership Anne Lockwood-Williamson, Shimberg Center, University of Florida Manny Rivero, USF Jim Walter Partnership Michael Rowicki, HC HCCE Frank Turano, HC HCCE Reginald Windham, HC Strategic Mgt. Initiatives
<b>INTERESTED PARTIES</b>
Sylvia Alvarez, Commissioner Castor Appointee Marjorie Carabre, HEA Valerie Ingram, WUSF-FM 89.7 Mike Jones, HEA Earl Pfeiffer, Homes for Hillsborough Jeff Rogo, Bay Area Apartment Association Susan Sandler, Bay Area Legal Services Walter Walker, HEA

The meeting began with introductions. Julia Rettig gave a briefing on how the subcommittee evolved and Debra Koehler gave a briefing concerning the escalation of median home prices in the area (see Attachment 1)

Mike Rowicki and Sharon West then gave a briefing concerning the different first time homeowner funds that are available for Hillsborough County and the City of Tampa. They also informed the group about the qualification criteria. The following table explains the criteria.

<b><u>HILLSBOROUGH COUNTY</u></b>	
<b>Maximum purchase price of home</b>	\$180,000
<b>Income Limits</b>	
Below 50% of AMI	\$40,000
51-80% AMI	\$25,000
81-120% AMI	\$15,000
<b><u>CITY OF TAMPA</u></b>	
<b>Maximum purchase price of home</b>	\$164,000
<b>Income Limits</b>	
Up to 80% AMI	Up to \$50,000
81-120% AMI	Up to 10% of mortgage or \$16,400

Based upon further discussion, the group began making recommendations. The recommendations to date are as follows.

- Collaborate efforts between City and County for subsidies and maximum housing prices.
- Involve outside agencies and housing partners in developing housing buyers
- Request each government to pass resolution(s) supporting the full funding of the Sadowski Act.
  - Lucia Garsys will work with Edith Stewart to find out the timeline for the next legislative session.
- Approval processes trickle down to the appropriate agencies and have someone to champion the cause (dedicated affordable housing liaison).
- Educate affected agencies and departments about the expedited process of affordable housing plans. This should ensure current approved expedited process are made workable to the local building community and all staff is made aware of this process in the permitting and development process
- Put clear affordable housing designation on plans to expedite the approval.
- Look at programs that have worked.
  - Sharon West will provide the group with some models.
- Amend the Housing Element of the Comprehensive Plan.
- Create land density bonus plan for residential and commercial to raise funds-New Addition
- Provide venue to have affordable housing density bonuses added administratively.
- Develop community land trust.
- Enforce the provisions of the Local Housing Assistance Plans (LHAP)-New Addition

The group agreed to meet again on the following dates and times.

- Thursday, January 26, 1:30-3:30 p.m., County Center, 22<sup>nd</sup> Floor
- Friday, February 10, 1:30-3:30 p.m., County Center, 26<sup>th</sup> Floor

The group adjourned at 3:00 p.m.

Attachment 1

47500 100500  
 47700 124400  
 50500 132100  
 49700 139300  
 51200 159900  
 52150 222900

Existing Home Sales Price vs. Median Income

