

City of Clearwater

*Main Library - Council Chambers
100 N. Osceola Avenue
Clearwater, FL 33755*



Meeting Minutes

Tuesday, July 12, 2022

9:00 AM

Main Library - Council Chambers

Neighborhood and Affordable Housing Advisory Board

Roll Call

Present 5 - Chair Camille Hebting, Vice Chair Kevin Chinault, Board Member Peter Scalia, Board Member Carmen Santiago, and Board Member Robyn Fiel

Absent 2 - Board Member Gaby Camacho and Board Member Lindsay Dicus-Harrison

Also Present - Denise Sanderson – Economic Development & Housing Director, Chuck Lane – Economic Development & Housing Assistant Director, Patricia Sullivan – Board Reporter

Awaiting Approval

1. Call To Order

The Chair called the meeting to order at 9:00 a.m. at the Main Library.

To provide continuity for research, items are in agenda order although not necessarily discussed in that order.

2. Approval of Minutes

2.1 Approve the May 10, 2022 NAHAB Meeting Minutes.

Member Fiel moved to approve the minutes of the May 10, 2022 Neighborhood & Affordable Housing Advisory Board meeting as submitted in written summation. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda: None.

4. New Business Items

4.1 Recommend City Council Approval of the FY 2022/2023 Annual Action Plan.

Economic Development & Housing Assistant Director Chuck Lane provided a PowerPoint presentation on the FY (Fiscal Year) 2022/23 Annual Action Plan and reviewed the CDBG (Community Development Block Grant) and HOME Investment Partnerships Program entitlements and SHIP (State Housing Initiatives Partnership) allocations. The Action Plan's Public Facility budget included \$5,000 for City inspection services for each Public Facility Improvement project.

Mr. Lane reviewed Action Plan changes: 1) Public Services – funding deleted for Grace House, largest family homeless shelter in Pinellas County, which is converting to affordable housing following loss of JWB (Juvenile

Welfare Board) funding; 2) Under HOME-ARP – most funding canceled for Blue Sky Affordable Housing Project to be redirected to the Washington Street Project; and 3) ARPA (American Rescue Plan Act) grant subsidy may be included to improve homeowner opportunities to qualify for loans.

In response to a question, Mr. Lane will share the methodology used to determine funding levels.

Member Scalia moved to recommend approval of the Fiscal Year 2022/23 Annual Action Plan. The motion was duly seconded and carried unanimously.

- 4.2** Recommend City Council approval of the Real Property Transfer Agreement between the City of Clearwater and Clearwater Neighborhood Housing Services, Inc. d/b/a/ Tampa Bay Neighborhood Housing Services.

Mr. Lane said since property values increased, fewer properties were available through the County's lot disposition program. Staff created a new program with a competitive process to manage suitable homes from the City's foreclosure program. The City's Property Disposal Committee evaluated 3 applications from organizations on the City's approved list. Habitat for Humanity and CNHS (Clearwater Neighborhood Housing Services) d/b/a Tampa Bay Neighborhood Housing Services tied. The narrow subject property at 1408 Monroe Avenue is next door to a house built within the setback. The proposed sale price is \$7,500. Tampa Bay Neighborhood Housing Services was awarded the bid due to its contract to purchase the abutting lot and plan to combine the lots and construct a single-family residence.

Member Chinault moved to recommend approval of the Real Property Transfer Agreement between the City of Clearwater and Clearwater Neighborhood Housing Services, Inc. d/b/a/ Tampa Bay Neighborhood Housing Services. The motion was duly seconded and carried unanimously.

- 4.3** Recommend City Council Declare property addressed at 1454 South Martin Luther King Jr. Avenue as surplus for the purposes of transferring the property through RFP/Q 43-22.

Mr. Lane said the City Council will be requested to declare the 1.3-acre property at 1454 S. Martin Luther King Jr. Avenue as surplus. Via the RFP (Request for Proposals) process, the property will be sold based on the merits of a developer's submitted project. All units in the mixed home ownership project will be sold to buyers with a maximum 120% AMI (Area Median Income) with half the units for buyers at 80% AMI. Homeownership is an important project component and will allow residents to build equity. Density allows 24 units on the site. He anticipated SHIP or ARPA funds will be available for down payment assistance.

Member Fiel moved to recommend the City Council declare property at 1454 South Martin Luther King Jr. Avenue as surplus for the purposes of transferring the property through RFP/Q 43-22. The motion was duly seconded and carried unanimously.

- 4.4** Recommend City Council approval of a loan in an amount not to exceed \$610,000 to Archway Clearwater Gardens, LLC as local government support of their application to the Florida Housing Finance Corporation for tax credit financing for the development of 80 affordable housing units at 1250 Cleveland Street.

Mr. Lane said Archway Clearwater Gardens' tax credit application last year for the 2.5-acre site was not funded. This year the developer will submit 2 tax credit applications requiring government support: 1) 4% tax credit requires minimum \$75,000 contribution and 2) 9% tax credit requires minimum \$610,000 contribution. City and CRA (Community Redevelopment Agency) support were requested. To protect the City, a 3rd party financial consultant will perform a financial analysis. The project will feature a rooftop garden and retain the active community garden.

In response to a question, Mr. Lane said City funds will not be spent before the financial analysis is completed. The anticipated completion date will be in 2025. A total of 80 to 81 units were planned.

Member Fiel moved to recommend the City Council approve a loan in an amount not to exceed \$610,000 to Archway Clearwater Gardens, LLC as local government support of their application to the Florida Housing Finance Corporation for tax credit financing for the development of 80 affordable housing units at 1250 Cleveland Street. The motion was duly seconded and carried unanimously.

5. Old Business Items

Chair Hebling said she was working on the Board's presentation to the City Council and planned a meeting with Mr. Lane.

6. Director's Report

Mr. Lane said Habitat for Humanity had purchased an unincorporated 2-acre site on North Betty Lane to build a dozen townhomes. The City was working with Pinellas County to annex the property. The City can contribute to the project.

Mr. Lane said Linda Fisher, with Forward Pinellas, will make a presentation at the August meeting on transportation as it relates to affordable housing.

Mr. Lane said Pinellas County was working on a countywide tenants rights bill that would require landlords to advise tenants of their rights and prohibit landlords from discrimination based on tenant revenue sources. Municipalities will be able to opt out of the bill and create separate Ordinances.

7. Board Members to be Heard: None.

8. Adjourn

The meeting adjourned at 9:45 a.m.

Chair
Neighborhood & Affordable Housing Advisory Board

Attest:

Board Reporter