Notice of Public Meeting

City of Tallahassee
Affordable Housing Advisory Committee
Monday, April 26, 2021
10:00AM EST
Smith-Williams Service Center
2295 Pasco Street
Tallahassee, FL

The City of Tallahassee's Affordable Housing Advisory Committee (AHAC) will hold a regular meeting pursuant to Sec. 420.9076, Florida Statutes, on Monday, April 26, 2021, at 10:00AM at the Smith-Williams Service Center, 2295 Pasco Street.

Due to ongoing public health concerns, there will be a conference call in option for public attendees. Participating virtually is the safest option for the well-being of the community; for those choosing to attend in person, however, masks are required to be worn. Capacity is limited to allow adequate room for physical distancing.

WebEx Event: City AHAC Meeting

Event address for attendees:	https://talgov.webex.com/talgov/onstage/g.php?MTID=efd5c277345c10159debba8317e9c665b
Date and time:	Monday, April 26, 2021 10:00 am Eastern Daylight Time (New York, GMT-04:00)
Event number:	129 921 6748
Event password:	AHAC
Audio conference:	To receive a call back, provide your phone number when you join the event, or call the number below and enter the access code. United States Toll: 1-408-418-9388 Access code: 129 921 6748

For additional information, please contact Ginger Williams at 850-891-6566, or email ginger.williams@talgov.com. Persons requiring language translation or disability accommodations to attend the public meeting should contact Ms. Williams at least 48 hours prior to the scheduled meeting time. Persons requiring services for hearing impairment may also contact the City's TDD relay at 711 at least 48 hours prior to the scheduled meeting time (excluding weekends and holidays).

CITY OF TALLAHASSEE

Affordable Housing Advisory Committee

April 26, 2021 - 10:00 a.m.
Smith-Williams Service Center

MEETING AGENDA

1. **CALL TO ORDER**
   1.1. Establish Quorum
   1.2. Posting of Meeting Notice

2. **AGENDA MODIFICATIONS**

3. **APPROVAL OF MINUTES**
   3.1. Summary of the March 22, 2021 AHAC Meeting

4. **PRESENTATIONS**
   4.1. HUD Analysis of Local Regulatory Barriers

5. **POLICY & DIRECTION**
   5.1. Residential Stormwater Exemption Ordinance
   5.2. Affordable Housing Development Waivers and Incentives

6. **ANNOUNCEMENTS**
   6.1. Update to Committee Roster
   6.2. Public Input for FY22 HUD Annual Action Plan

7. **UNAGENDAED ITEMS**

8. **ADJOURNMENT**

Affordable Housing Advisory Committee

Meeting Summary

April 26, 2021

Smith-Williams Service Center, 295 Pasco Street

Members in Attendance: Mayor John Dailey, Kendra Light, Karlus Henry, Chris Daniels, Jim McShane, Bill Wilson, Ian Waldick

Members Present Online: None

Members Absent: Adela Ghadimi, Kayana Gaines

Staff: Abena Ojetayo Abena Ojetayo (Director – Housing & Community Resilience), Jean Amison (Housing Manager), Amy Toman (Deputy City Attorney), John Reddick (Land Use Administrator), Michelle Humowiecki (Program Engineer), Matt Hennessy (Growth Management), Craig Barkve (Program Engineer)

Call to Order, Welcome and Introductions: The meeting was called to order by Jim McShane, Chair at 10:05 AM. A quorum was declared.

Agenda Modifications: There were no adjustments made to the Agenda.

Approval of the Minutes: The minutes of the March 22, 2021 meeting were presented and approved without objection.

Presentations:

Kendra Light made a presentation related to an analysis of regulatory barriers to affordable housing completed by HUD. Barriers identified include development fees/costs, complex permitting processes, regulations, and construction. During the discussion the group expressed interest in the following barriers specific to the City:

- Inclusionary housing and possible revisions to the ordinance.
- Housing density. Ian Waldick discussed the collaborative work between the planning commission and the planning department regarding density definitions for hotel conversion to SROs. The City has approved the new provisions. It is before the County for consideration.
- Minimum lot sizes continue to be an impediment to getting more density with infill projects within the City.
- The new legislation that provided more flexibility for local government to approve affordable housing in any zoning classification. This requires work to establish the guidelines for how this flexibility is going to be implemented in the City.

Policy & Direction:

Land Use Administrator John Reddick shared with the group the draft of an ordinance to update the Residential Storm Water Exemption Ordinance of the land development code to support affordable housing. The purpose of the modification is to:

- Continue to incentivize infill residential development, particularly within the Multi-Modal Transportation District;
- Diversify the housing types that are eligible for the exemption; and

- Improve water quality before it leaves the site and enters the public stormwater system.

Discussion continued about the costs associated with infrastructure development for affordable housing projects. Options include the City subsidizing the cost for the infrastructure or provide a predevelopment loan fund to support the infrastructure costs. No recommendations were made.

Staff initiated a discussion of the City's Affordable Housing Development Waivers and Incentives. Staff shared with the committee that as part of the Commission's approval of a density waiver for the Community Land Trust projects, staff has been directed to develop a policy addressing what constitutes affordable housing and what incentives are available. Ian Waldick made a motion with Chris Daniels as second that to have staff develop a streamlined process for requesting waivers and incentives is desired, and the policy and procedures should delegate as much as expedient to staff for approval and not require Commission approval. The motion was approved without objection. Ian Waldick made a motion with Bill Wilson as second to have the 25% density bonus apply to all certified affordable housing developments. The motion passed without objection.

Announcements:
The AHAC was informed that Vereen Smith had resigned his seat, a representative of the mortgage or banking industry. Committee members are encouraged to help recruit prospective members by application sharing across their networks.

Abena Ojetayo shared with the committee the process for approval of the HUD Annual Action Plan that will be submitted to HUD later this year, the schedule of upcoming public meetings, and opportunities for providing comments.

Unagendaed Items:
There were no unagendaed items.

Adjournment: The meeting adjourned at 12:00 PM

Affordable Housing Advisory Committee Meeting
Monday, April 26, 2021
2295 Pasco Street
Tallahassee, Florida

Name	Organization	Phone	E-mail
✓ Jim McShane	CareerSource CR	559-3860	JIM.MCSHANE@CAREERSOURCECAPITAL
✓ Amy Tannan	CAO COT	891-8554	amy.tannan@talgov.com Region
✓ Michelle Humowiecki	COT Growth Management	755-7328	michelle.humowiecki@talgov.com
✓ John Reddick	" " "	891-7176	john.reddick@talgov.com
✓ Tom Waldick	"	557-229-0202	tomwaldick@gmail.com
✓ Abena Ojetayo	COT	7191	abena.ojetayo@talgov
✓ Bill Wilson	Community Solutions	301-367-0143	BWilson@THHP.com
✓ Kyndra Light	Precision Rea	8507124837	Klight Kyndra@precisionrea.
✓ Chris Daniels	Bond Neighborhood	850-597-3233	Christopher.daniels24@gmail.com
✓ Craig Barkve	COT GM	850 891 7172	Craig.barkve@talgov.com PI
✓ MATT HENNESSY	COT GM	891-7169	MATTHEW.HENNESSY@TALGOV.COM
✓ Stanley Sims	HELP	(850)544-8852	123obamayeswecan@gmail.com
✓ Kevlus Henry	KFR	850-509-3333	

Affordable Housing Advisory Committee Meeting
Monday, April 26, 2021
2295 Pasco Street
Tallahassee, Florida

Name	Organization	Phone	E-mail
✓ John Dailey	City - Mayor	—	—
✓ Jean Amison	City - Housing		

CITY OF TALLAHASSEE

AFFORDABLE HOUSING ADVISORY COMMITTEE

April 26, 2021 – 10:00am

CITY OF TALLAHASSEE

AGENDA

1. CALL TO ORDER

1.1. Establish Quorum

1.2. Meeting Notice

2. AGENDA MODIFICATIONS

3. APPROVAL OF MINUTES

3.1. March 22, 2021 Summary

4. PRESENTATIONS

4.1. HUD Analysis of Regulatory Barriers

5. POLICY & DIRECTION

5.1. Residential Stormwater Exemption Ordinance

5.2. Affordable Housing Development Waivers and Incentives

6. ANNOUNCEMENTS

6.1. Update to AHAC Committee Roster

6.2. Public Input for FY22 HUD Action Plan

7. UNAGENDAED ITEMS

4. PRESENTATIONS

4.1. HUD Analysis of Regulatory Barriers

CITY OF TALLAHASSEE

4.1. HUD Analysis of Regulatory Barriers

HUD identifies “barriers” to housing through the following criteria:

1. Costs of implementing or complying with the regulation or process exceed the social benefits;

2. Complex, non-transparent development processes limit entry to the market; and

3. Restrictive land use regulations near employment and services may limit labor mobility, harming households and the national economy.

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4.1. HUD Analysis of Regulatory Barriers

RECOMMENDATIONS FOR LOCAL GOVERNMENTS

Costs	Process	Regulations	Construction
• Lower Development Fees • Adaptive Reuse	• Increase Transparency • Shorten Review Time	• Concurrency • Reduce Number of Reviews	• Simplify Building Codes

HUD Clearinghouse
https://www.huduser.gov/portal/rbc

5. POLICY & DIRECTION

5.1. Residential Stormwater Exemption Ordinance
5.2. Affordable Housing Development Incentives & Waivers

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5.1. Draft Update to the Residential Stormwater Management Exemption

John Reddick, Land Use Administrator
Growth Management Department
(850) 891-7176, John.Reddick@Talgov.com

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Purpose and Intent of the Update

- Continue to incentivize infill residential development, particularly within the Multi-Modal Transportation District.
- Diversify the housing types that are eligible for the exemption.
- Improve water quality before it leaves the site and enters the public stormwater system.

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Current Incentive

- Citywide
- Single-family, two-family (duplex), and three-family (triplex) structures
- Based on unit count rather than lot coverage

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Issues Identified

- Limited housing types built on lots eligible for a higher number of units
- Low unit count; high bedroom count
- Absence of any on-site stormwater management mechanisms can lead to:
  - Localized flooding issues
  - Untreated water concentrating in public systems

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Proposed Update

- Within the MMTD

CITY OF TALLAHASSEE

Proposed Update

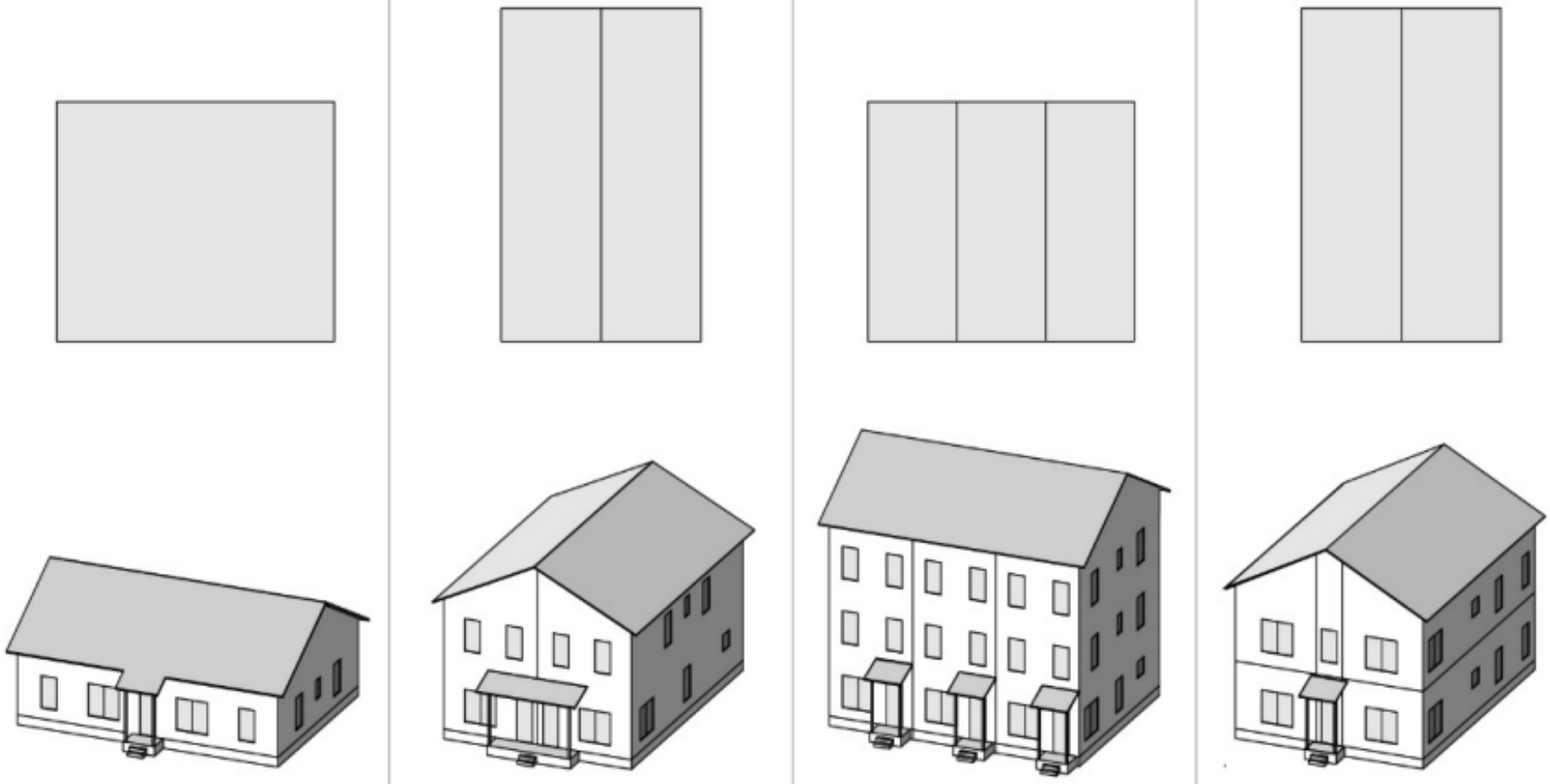
- Within the MMTD:
  - Limited to sites one-acre in size or smaller

CITY OF TALLAHASSEE

Proposed Update

- Within the MMTD:
  - Limited to sites one-acre in size or smaller
  - Any residential development is eligible, regardless of unit count

Unit Variations on a 36' x 50' Footprint



Single-Family Residence
One Story:
1,800 SF (3-4 beds)
Two Story:
3,600 SF (4+ beds)

Two-Family/Duplex
One Story:
900 SF/unit\ (1 bed)
Two Story:
1,800 SF/unit (3-4 beds)

Triplex
Two Story:
1,152 SF/unit (2 beds)
Three Story:
1,728 SF/unit (3-4 beds)

Quadraplex
Two Story:
775 SF/unit (1 bed)

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5.1. Residential Stormwater Exemption Ordinance

Source: MissingMiddleHousing.com

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Proposed Update

- Within the MMTD:
  - Limited to sites one-acre in size or smaller
  - Any residential development is eligible, regardless of unit count
  - Must apply at least two (2) of four (4) Low Impact Development (LID) techniques listed

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Low Impact Development Techniques

- All projects must incorporate a disconnected impervious area design

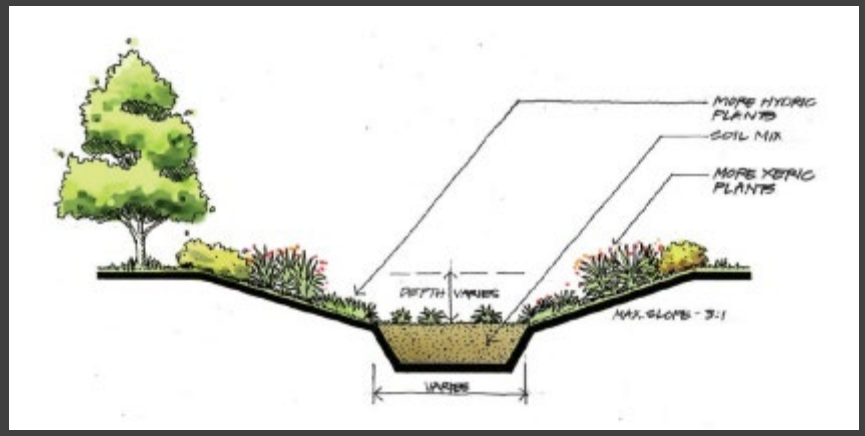
Source:https://www.epa.gov/sites/production/files/202006/documents/stormwatersolutionscongregations_508.pdf

CITY OF TALLAHASSEE

Low Impact Development Techniques

- All projects must incorporate a disconnected impervious area design

- At least one of the following:
  - Bioretention Basin
  - Permeable Pavement
  - Vegetative Swales



Source:https://www.epa.gov/sites/production/files/201808/documents/bbfs11space508.pdf

CITY OF TALLAHASSEE

Proposed Update

- • Within the MMTD:
  - Limited to sites one-acre in size or smaller
  - Any residential development is eligible, regardless of unit count
  - Must apply at least two (2) of four (4) Low Impact Development (LID) techniques listed

- LID requirements do not apply to the construction of a single-family residence on an existing lot

- Outside of the MMTD, the current exemption remains: single-family, two-family, and three-family structures.
  - LID techniques not required

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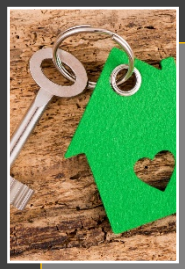
5.2. Affordable Housing Development Waivers and Incentives

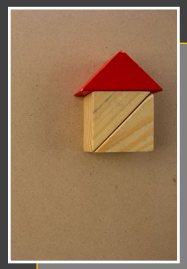


Eligibility Threshold

- Sale/Rental Price
- Household Income

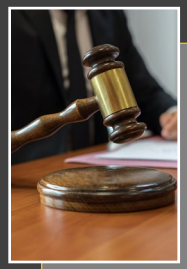
Project Types

- Single-family (incl. Condos & ADUs)
- Multifamily



Waiver & Incentives

- Zoning/ Density
- Design
- Concurrency & Fees



Authority & Decision-Making

- Staff Review
- Committee Review
- Commission Approval

6. ANNOUNCEMENTS

6.1. AHAC Membership Roster Update

6.2. Public Input for FY22 HUD Annual Action Plan

CITY OF TALLAHASSEE

AFFORDABLE HOUSING ADVISORY COMMITTEE

April 26, 2021

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CITY OF TALLAHASSEE

AGENDA

1. INTRODUCTION/OPENING REMARKS
2. REVIEW OF FY20 HUD FUNDING ACCOMPLISHMENTS
3. OVERVIEW OF ANNUAL ACTION PLANNING PROCESS
4. ESTIMATED FY22 FUNDING [OCT 2021 – SEPT 2022]
5. NEIGHBORHOOD REVITALIZATION STRATEGY AREA

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CITY OF TALLAHASSEE
COMMUNITY MEETING GOALS
1. Provide a better understanding of housing and community development programs administered by the City.
2. Provide an opportunity for residents and stakeholders to identify high priority community needs.
COMMUNITY ENGAGEMENT
ANNUAL ACTION PLAN
The Annual Action Plan is the City's Application to HUD for funding. It details:
1. The activities the City intends to undertake during the program year;
2. How much funding is dedicated to each activity; and
3. The outcomes and goals to be achieved.
FY 2021-2022 FUNDING ESTIMATES
Community Development Block Grant: $1,844,179
HOME Investment Partnerships Program: $941,551
Emergency Solutions Grant: $158,153
HOME American Rescue Plan: $3,412,463
NEIGHBORHOOD REVITALIZATION STRATEGY AREA
A Neighborhood Revitalization Strategy Area is a designated area targeted for revitalization. The NRSA designation:
1. Allows additional flexibilities in the use of CBG funds
2. Allows targeted use of funds to address slum and blight

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CITY OF TALLAHASSEE
2. REVIEW OF FY20 FUNDING ACCOMPLISHMENTS

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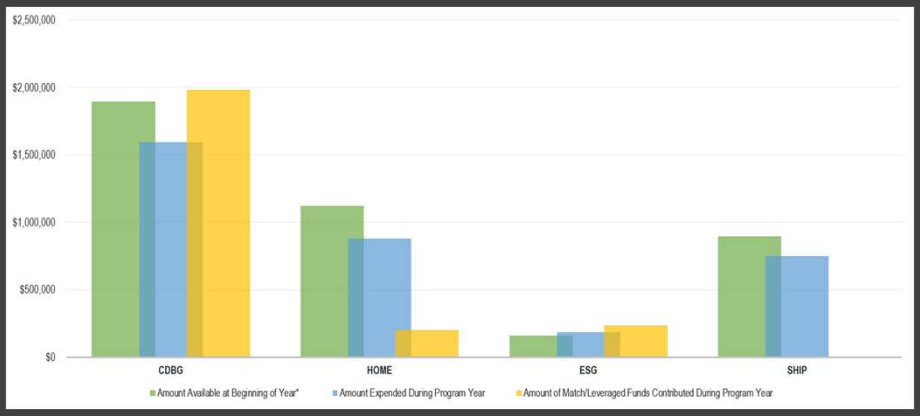
FY2020 Consolidated Annual Performance and Evaluation Report (CAPER)



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Program	Households Assisted	Market Indicator	Economic Impact
Owner Occupied Rehabilitation*	125	Average Market Value of Homes Rehabbed	Over $11M in housing stock preserved
Down Payment Assistance	22	Average sales price of home purchased	$2.5M in real estate sales
Rapid Rehousing	109	Average monthly rent generated for local landlords (*12)	Approx. $750K in rental income realized
Homeless Prevention including Permanent Relocation	125	Average monthly rent not lost as a result of eviction	Approx. $862K in rental income saved

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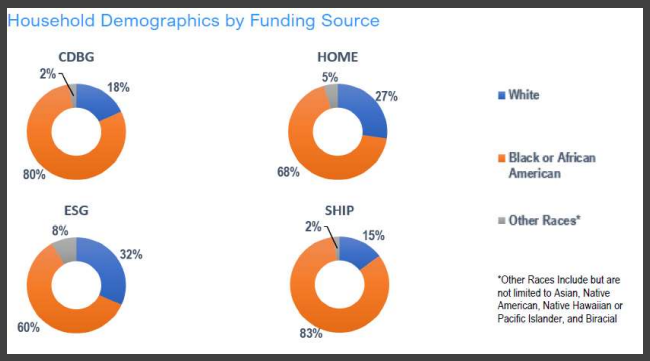
CITY OF TALLAHASSEE

Households Served by Funding Source

Number of Households Served	CDBG	HOME	ESG	SHIP
Extremely Low-income	976	15	2,480	73
Low-income	319	27	0	28
Moderate-income/No Income	127	0	0	0
Total	1,422	42	2,480	101



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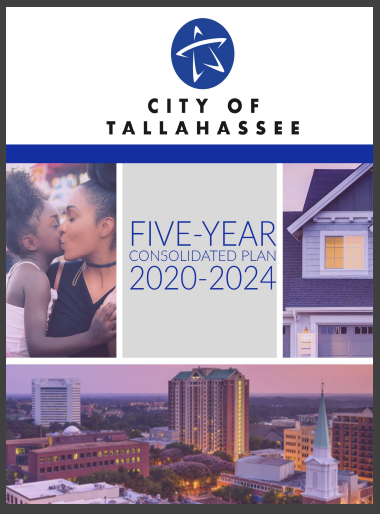
ANNUAL ACTION PLAN

- Application for HUD funding.
- Updated every year.
- Submitted by August 15.



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CITY OF TALLAHASSEE

ANNUAL ACTION PLAN

- Summary of projects the City will undertake during the program year to address the priority needs and goals identified by the Consolidated Plan.

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COMMUNITY DEVELOPMENT BLOCK GRANT

- Eligible CDBG activities include:
  - Housing Rehabilitation
  - Housing Counseling
  - Public Facilities
  - Public Services/ Human Services

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HOME INVESTMENTS PARTNERSHIP PROGRAM and HOME-ARP

- Eligible HOME activities include:
  - Homeownership Assistance
  - Housing Rehabilitation
  - New Construction of Affordable Housing
  - Direct Rental Assistance

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EMERGENCY SOLUTIONS GRANT PROGRAM

- Provides funding to assist homeless persons with shelter and supportive services.
- Eligible ESG activities include:
  - Street Outreach
  - Shelter Operations
  - Assistance for At-Risk Homeless

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CITY OF TALLAHASSEE

STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM

- Eligible SHIP activities include
  - Homeownership Assistance
  - Housing Repair, Rehabilitation, Resiliency, Accessibility, and Reconstruction
  - New Construction of Affordable Housing
  - Housing Counseling

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CITY OF TALLAHASSEE
4. ESTIMATED FY21-22 FUNDING & EXPECTED ACTIVITIES

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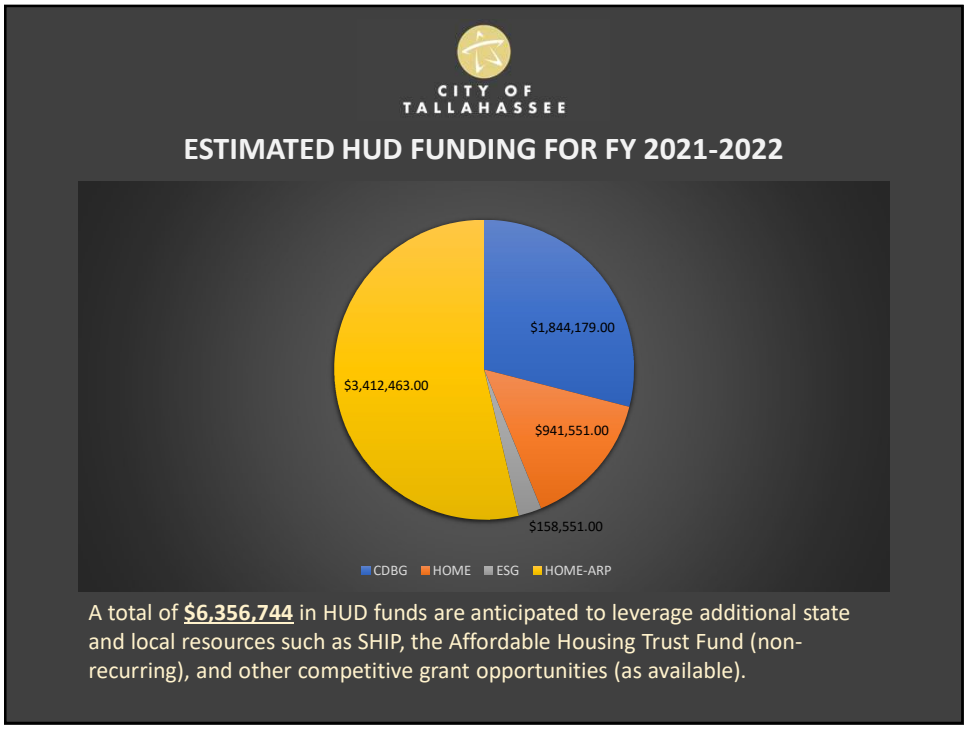
CITY OF TALLAHASSEE
ESTIMATED HUD FUNDING FOR FY 2021-2022
$1,844,179.00
$941,551.00
$158,551.00
$3,412,463.00
CDBG
HOME
ESG
HOME-ARP
A total of $6,356,744 in HUD funds are anticipated to leverage additional state and local resources such as SHIP, the Affordable Housing Trust Fund (non-recurring), and other competitive grant opportunities (as available).

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EXPECTED ACTIVITIES FOR FY 2021-2022*

1. Public Facilities / Community Assets
   - Resilience Hubs Hardening
   - Critical Community Facilities
2. Public Services
   - Resilience Hub-Service Center Programming
   - CHSP
3. Homelessness Services and Prevention
   - Street Outreach
   - Rapid Rehousing
   - Homeless Prevention
   - Permanent Relocation
4. Affordable Housing
   - New Construction
   - Repair/Rehab/Reconstruction
   - DPA and Counseling
5. Neighborhood Revitalization
   - Neighborhood First Plan Implementation

*Activities are based on those selected during the 2020 Consolidated Plan process.

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WHAT IS NRSA?

- Neighborhood Revitalization Strategy Area.
- A very low-income geographic target area.
- Provides greater flexibility for the use of CDBG funds.
  - Exemption from certain regulatory requirements.
- Aligns with City Strategic Plan, CRA Districts, and Neighborhood First planning.

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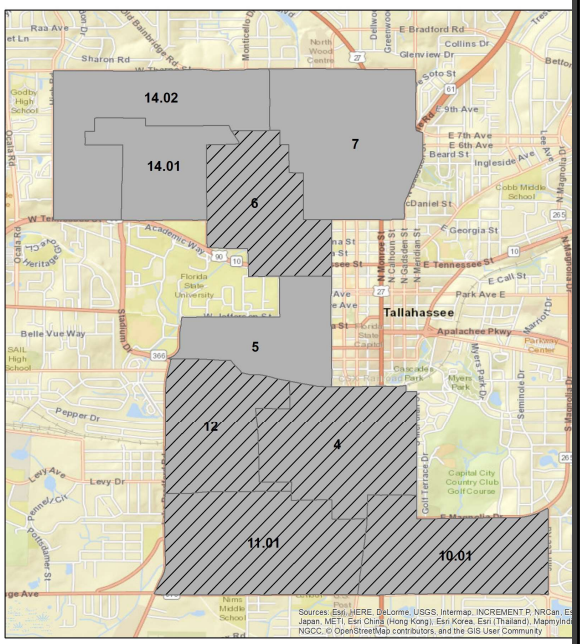
CURRENT NRSA

- Includes …
  - Griffin Heights
  - Frenchtown
  - Levy Park
  - Midtown
  - Downtown
  - Greater Bond
  - Jake Gaither
  - South City

Neighborhood Revitalization Strategy Area



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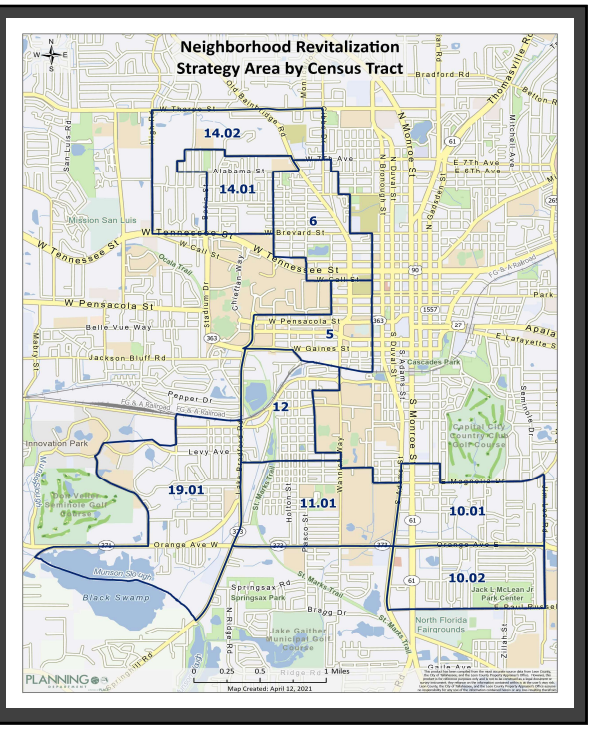
PROPOSED NRSA

- Areas Added:
  - Providence
- Areas Removed:
  - Levy Park
  - Midtown



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NRSA Investment – FY2019-2020

	TOTAL FY19-20	Amount in NRSA	Percent of Total
DPA	$180,980.00	$19,500.00	11%
Rehab/Repair	$1,481,434.00	$497,452.00	34%

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WHAT'S NEXT?

- Late May 2021 - Draft plans:
  - Annual Action Plan
  - NRSA Plan
- June 2021 – Post draft plans for public review and comment
- July 7, 2021 – Present final AAP and NRSA Plans to Commission for public hearing and adoption
- August 15, 2021 - Submit to HUD
- October 1, 2021 – City Program Year begins

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