



**Joint City/County Affordable Housing Advisory  
Committee**

February 6, 2023 - 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. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. AGENDA MODIFICATIONS**
- 4. APPROVAL OF MINUTES**
  - 4.1 Summary of the October 17, 2022, Joint AHAC Meeting
- 5. PRESENTATIONS**
  - 5.1. Tallahassee/Leon County Chamber of Commerce - *Chamber*
  - 5.2. Update on the Upcoming 2023 Legislative Session – *Shington Lamy*
- 6. POLICY & DIRECTION**
  - 6.1. Status of Inclusionary Housing Ordinance
- 7. ANNOUNCEMENTS**
- 8. UNAGENDAED ITEMS**
- 9. ADJOURNMENT**

# Notice of Public Meeting

**City of Tallahassee and Leon County  
Affordable Housing Advisory Committee  
Monday, February 6, 2023  
10:00AM EST  
Smith-Williams Service Center  
2295 Pasco Street  
Tallahassee, FL**

The City of Tallahassee and Leon County's Affordable Housing Advisory Committee (AHAC) will hold a regular meeting pursuant to Sec. 420.9076, Florida Statutes, on Monday, February 6, 2023, at 10:00AM at the Smith-Williams Service Center, 2295 Pasco Street. The public is welcomed to attend the committee meeting. Citizens wishing to provide input may make public comment in person at the meeting.

Due to ongoing public health concerns, room capacity is limited to allow adequate space for physical distancing. There will also be a virtual meeting or conference call in option for attendees (virtual public comment will not be received):

## **WebEx Event: City/County Joint AHAC Meeting**

**Event address for attendees:** [https://talgov.webex.com/talgov/Joint\\_AHAC](https://talgov.webex.com/talgov/Joint_AHAC)

**Event number:** 2344 058 6568

**Event password:** AHAC

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: 2344 058 6568

For more information, please contact Ginger Williams at [ginger.williams@talgov.com](mailto:ginger.williams@talgov.com) or 850-891-6566.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, individuals needing a special accommodation to participate in this public meeting should contact Ginger Williams by written request at least 48 hours prior to the meeting. Any non-English speaking person wishing to attend the meeting should contact Ginger Williams at least five days prior to the hearing and an interpreter will be provided. (La información y los materiales del programa están disponibles en español a pedido.)

**Leon County & City of Tallahassee**  
**Affordable Housing Advisory Committee**  
**Joint Meeting**  
**October 17, 2022**  
**Meeting Minutes**

---

**COUNTY MEMBERS PRESENT:**

Trina Searcy (County AHAC, Chair)  
Marthea Pitts (County AHAC, Vice Chair)  
Madelon J. Horwich (County AHAC, Resident of the Jurisdiction)  
Oral Payne (County AHAC, Engaged in Homebuilding)  
Lawrence Tobe (County AHAC, Resident of the Jurisdiction)  
Commissioner Nick Maddox (County AHAC)

**CITY MEMBERS PRESENT:**

Jim McShane (City AHAC, Chair)  
Christopher Daniels (City AHAC, Advocate for Low-Income Persons)  
Shari Gewanter (City AHAC, Essential Services Personnel)  
Jesse Jones (City AHAC, Resident of the Jurisdiction)  
Kyndra Light (City AHAC, Residential Home Building Industry)  
Mechelle Mickles (City AHAC, Banking or Mortgage Industry)  
Mayor John Dailey (City AHAC, Locally Elected Official)  
Karlus Henry (City AHAC, Area of Labor within the Home Building Industry)  
Bill Wilson (City AHAC, For-Profit or Not-for-Profit Provider of Affordable Housing)

**MEMBERS ABSENT:**

Rachel Stevens (County AHAC, Real Estate Professional)  
Deborah Lloyd (County AHAC, Not-for-Profit Provider of Affordable Housing)  
Ian Waldick (City/County AHAC, Planning Commission Member)  
Kayana Gaines (City AHAC, At-Large/Real Estate Professional)

**STAFF PRESENT:**

Shington Lamy, Director of LC Human Services & Community Partnerships  
Dr. Kimball Thomas, Director of COT Housing & Community Resilience  
Amy Toman, Assistant City Attorney  
Jelani Marks, Housing Services Manager  
Emily Bouza, County Attorney's Office  
Jean Amison, City Housing Manager  
Ginger Williams, City Housing Coordinator  
Ramone Anderson, City Administrative Services Manager

**1. Call to Order**

City Chair Jim McShane (City AHAC) called the meeting to order at 10:07 a.m. There was quorum for both the City and the County AHACs.

**2. Public Comment**

*None.*

**3. Agenda Modifications**

*None.*

**4. Approval of Minutes**

Jim McShane, City AHAC Chair, requested a motion to approve the minutes from the March 21, 2022, and June 20, 2022, joint meetings.

*Motion moved and was seconded by Ms. Gewanter. The motion to approve the joint meetings passed unanimously.*

Trina Searcy, County AHAC Chair, requested a motion to approve the minutes from the March 21, 2022, and June 20, 2022, joint meetings.

*Mr. Payne moved and was seconded by Ms. Horwich. The motion to approve the joint meetings passed unanimously.*

**5. Presentations**

**5.1 - City and County Draft 2022 Reports of Recommendations**

Shington Lamy, Director of LC Human Services & Community Partnerships, reported that the County AHAC approved to maintain their current practices for items already listed under statutes and items approved at today's joint meeting will also be included in the report of recommendations that the County will develop.

Jean Amison, Housing Manager, reported that the City AHAC had two recommendations; one was to develop a Planned Unit Development (PUD) that is zoned and ready for developers to build on in a tract or on various parcels of City owned land. The second is for the innovation and education to landlords on code issues and unit upkeep to make rentals better in the City. Ms. Amison concurred with Mr. Lamy regarding any recommendations that stemmed from today's joint meeting will also be included in the City's report of recommendations.

There were no questions or comments on the 2022 Reports of Recommendations.

## **6. Policy and Direction**

### **6.1 Update on Amended Inclusionary Housing Ordinance – City/County Staff**

Mr. Lamy discussed the County/City Commission joint affordable housing workshop that took place in February 2022. The joint AHAC recommendation to develop a uniform IH ordinances within the urban service area, was presented to the County/City Commission. Once approved by the County/City Commission, the County worked with FHC and provided a few preliminary recommendations. Ashon Nesbitt with FHC presented recommendations and discussed IHO policy updates.

Kyndra Light motioned for staff to create language/update policy to develop a fund with Blueprint or other funding sources so when a developer chooses to opt into inclusionary housing there is a fund that pays to offset the additional infrastructure costs.

Mr. Lamy mentioned that further discussion will take place regarding the uniform IH ordinance, which will include the recommendation of a funding source for addressing the infrastructure cost as it relates to density bonuses. Updates will be provided during the next joint AHAC meeting in 2023.

#### **Public comment:**

Jason Ghazvini provided comment regarding a sliding scale with different levels; provide more subsidy for areas of highest selection; creation of affordable rentals; incentives, higher DPA; the need for Lenders to be involved.

## **7. Announcements**

## **8. Unagendaed Items**

## **9. Adjournment**

There being no further discussions or business, the meeting was adjourned at 11:19am.



CITY OF  
TALLAHASSEE

# JOINT CITY/COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

February 6, 2023 – 10:00am

# JOINT MEETING AGENDA

## 1. CALL TO ORDER

- 1.1 Establish Quorum
- 1.2 Meeting Notice

## 2. PUBLIC COMMENT ON AGENDA ITEMS

## 3. AGENDA MODIFICATIONS

## 4. APPROVAL OF MINUTES

- 4.1 October 17, 2022, Summary

## 5. PRESENTATIONS

- 5.1 Tallahassee/Leon County Chamber of Commerce
- 5.2 Update on the Upcoming 2023 Legislative Session

## 6. POLICY & DIRECTION

- 6.1. Status of Inclusionary Housing Ordinance

## 7. ANNOUNCEMENTS

## 8. UNAGENDAED ITEMS



2. PUBLIC COMMENT

3. AGENDA MODIFICATIONS





# 4. APPROVAL OF MINUTES

4.1 October 17, 2022, Meeting Summary



# 5. PRESENTATIONS

- 5.1. Tallahassee/Leon County Chamber of Commerce
- 5.2 Update on the Upcoming 2023 Legislative Session

An aerial photograph of a suburban neighborhood. The houses are mostly two-story, with various roof colors and styles. There are many green trees and well-maintained lawns. A road with double yellow lines runs diagonally across the bottom left. In the center, there is a fenced-in area with a brick path and a gazebo. The text is overlaid on a semi-transparent orange and yellow banner.

# 6. POLICY & DIRECTION

## 6.1. Status of Inclusionary Housing Ordinance



# 7. ANNOUNCEMENTS



## 8. UNAGENDAED ITEMS



**CITY OF  
TALLAHASSEE**

# **JOINT CITY/COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE**

**February 6, 2023 – 10:00am**