



City Affordable Housing Advisory Committee

April 17, 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
- 1.3. Election of Chair and Vice Chair

2. PUBLIC COMMENT ON AGENDA ITEMS

3. AGENDA MODIFICATIONS

4. APPROVAL OF MINUTES

- 4.1 Summary of the January 9, 2023, AHAC Meeting

5. PRESENTATIONS

- 5.1 Annual Action Plan
- 5.2 Update on ELI Unit Production and Initiatives

6. POLICY & DIRECTION

7. ANNOUNCEMENTS

- 7.1 Upcoming Recess and AHAC Meeting Dates
 - ✓ May 2023 – Recess
 - ✓ June 19, 2023 – Joint City/County AHAC Meeting
 - ✓ July 17, 2023 – City AHAC Meeting
 - ✓ August 2023 – AHAC Recess

8. UNAGENDAED ITEMS

9. ADJOURNMENT

Notice of Public Meeting

City of Tallahassee
Affordable Housing Advisory Committee
Monday, April 17, 2023
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 17, 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. There will also be a virtual meeting or conference call in option for attendees (virtual public comment will not be received):

WebEx Event: City AHAC Meeting

Event address for attendees: <https://talgov.webex.com/talgov/April>

Event number: 2336 060 7302

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: 2336 060 7302

For more information, please contact Ginger Williams at 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.)



Affordable Housing Advisory Committee

January 9, 2023

Meeting Summary

Smith-Williams Service Center, 2295 Pasco Street

Members in Attendance: Bill Wilson, Kyndra Light, Commissioner Curtis Richardson, Shari Gewanter, Karlus Henry, Jesse Jones, Christopher Daniels, and Kayana Gaines

Members Absent: Mechelle Mickles and Ian Waldick

Staff: Jean Amison (Housing Manager), Ginger Williams (Housing Coordinator), Dr. Kimball Thomas (HCR Director), Amy Toman (City Attorney)

Call to Order, Welcome and Introductions: The meeting was called to order by Ginger Williams, Housing Coordinator, at 10:05 AM. Mrs. Williams declared a quorum, noted the posting of the meeting notice, conducted new member introductions, and guided the election of new officers.

First Order of Business – Election of New Officers - Chair, Vice Chair, and Secretary.

Bill Wilson was nominated and voted in as Chair;
Christopher Daniels was nominated and voted in as Vice Chair, and;
Kyndra Light was nominated and voted in as Secretary.

Public Comment: There was no public comment.

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

Approval of the Minutes: Mrs. Gewanter moved, Mrs. Light seconded the motion to approve the meeting minutes from the November 21, 2022, AHAC meeting and public hearing. The motion passed unanimously.

Presentations: There were no presentations.

Policy and Direction:

Mrs. Amison presented the 2023 meeting schedule. A motion was made to adopt the 2023 meeting schedule, Mr. Daniels seconded. The motion passed unanimously.

Announcements:

Mrs. Amison announced that the next Joint AHAC Meeting will take place on February 6, 2023.

Unagendaed Items:

Discussion took place among the AHAC for topics they would like to prioritize during 2023.

Adjournment: After no further business, the meeting adjourned at 11:34 AM.



CITY OF
TALLAHASSEE

**CITY OF TALLAHASSEE
AFFORDABLE HOUSING
ADVISORY COMMITTEE**

April 17, 2023 – 10:00am

City AHAC MEETING AGENDA

1. CALL TO ORDER

1.1 Establish Quorum

1.2 Meeting Notice

1.3 Election of Chair/Vice Chair

2. PUBLIC COMMENT ON AGENDA ITEMS

3. AGENDA MODIFICATIONS

4. APPROVAL OF MINUTES

4.1 Summary of the January 9, 2023, City AHAC Meeting

5. PRESENTATIONS

5.1 Annual Action Plan

5.2 Update on ELI Unit Production and Incentives

6. POLICY & DIRECTION

7. ANNOUNCEMENTS

7.1 Upcoming Recess and AHAC Meeting Dates

- ✓ May 2023 - Recess
- ✓ June 19, 2023 - Joint City/County AHAC Meeting
- ✓ July 17, 2023 - City AHAC Meeting
- ✓ August 2023 - Recess

8. UNAGENDAED ITEMS



2. PUBLIC COMMENT

3. AGENDA MODIFICATIONS



4. APPROVAL OF MINUTES

4.1 Summary of the January 9, 2023, City AHAC Meeting

An aerial photograph of a suburban residential neighborhood. The houses are mostly two-story structures with varying colors like white, blue, and yellow. There are many green trees and well-maintained lawns. A paved road with double yellow lines runs diagonally across the bottom left. In the center, there's a fenced-in area with a brick path and a metal frame structure. A large octagonal gazebo is visible on a red brick patio in the middle-right. The overall scene is bright and sunny.

5. PRESENTATIONS

5.1 Annual Action Plan

5.2 Update on ELI Unit Production and Incentives

An aerial photograph of a suburban neighborhood. The scene shows several houses of varying styles, including a large two-story house with a porch on the left, a white house with a dark roof in the center, and a yellow house on the right. There are many green trees scattered throughout the area. A road with double yellow lines runs diagonally from the bottom left towards the center. In the middle of the image, there is a semi-transparent orange banner with white text.

6. POLICY & DIRECTION



7. ANNOUNCEMENTS

7.1 Upcoming Recess and AHAC Meeting Dates

- ✓ May 2023 - Recess
- ✓ June 19, 2023 - Joint City/County AHAC Meeting
- ✓ July 17, 2023 - City AHAC Meeting
- ✓ August 2023 - Recess



8. UNAGENDAED ITEMS



CITY OF
TALLAHASSEE

**CITY
AFFORDABLE HOUSING
ADVISORY COMMITTEE**

April 17, 2023 – 10:00am



CITY OF
TALLAHASSEE

FY 2023-2024 HUD
Annual Action Plan

2023

HOUSING AND COMMUNITY RESILIENCE



CITY OF
TALLAHASSEE

AGENDA

1. INTRODUCTIONS
2. WHO WE ARE
3. OVERVIEW OF PLANNING PROCESS, FUNDING and ELIGIBLE ACTIVITIES
4. PUBLIC COMMENT





**CITY OF
TALLAHASSEE**

- **Your City of Tallahassee Housing Division Team**
- **Please enjoy refreshments provided for you**
- **Those wishing to provide verbal comments will be given an opportunity at the end of the presentation**
- **Please make sure you sign in**

INTRODUCTIONS



CITY OF
TALLAHASSEE

WHO WE ARE



CITY OF
TALLAHASSEE

Who we are.

The Housing Division is a partner in creating housing opportunities, encouraging new unit development, and broadening the availability of safe and healthy housing.



CITY OF
TALLAHASSEE

What we do.

Housing for all.

The Housing Division administers programs and fosters partnerships to increase and preserve the inventory of safe, healthy, and quality housing for any income level, providing safe spaces for vulnerable residents.

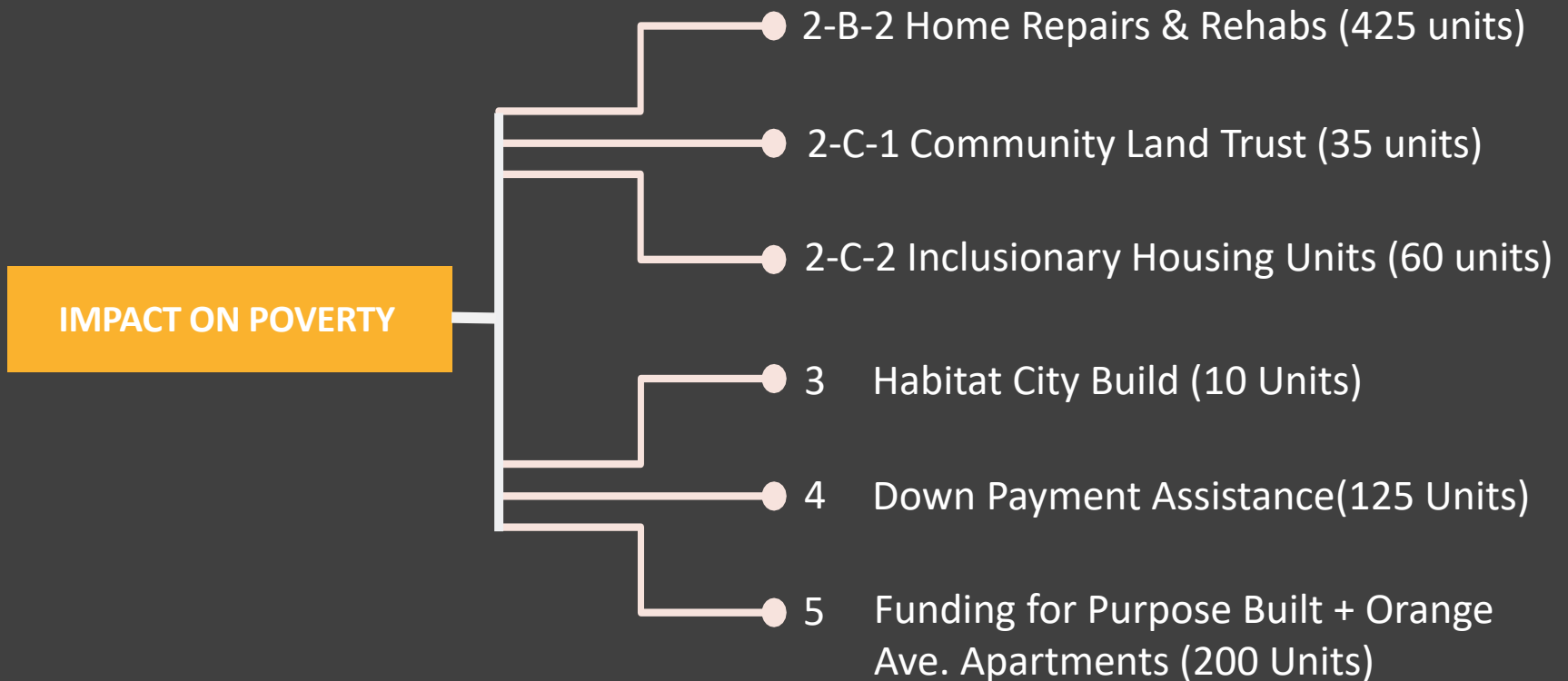


CITY OF
TALLAHASSEE

How we do it.

Our diverse programs include owner and rental unit preservation, new unit production, counseling, homebuyer assistance, developer incentives, neighborhood revitalization, and a variety of public service activities. These programs are designed to assist residents where they are and deliver quality services for all.

2024 STRATEGIC PLAN ALIGNMENT



Target: 855 affordable housing units built or preserved by 2024

RESOURCES AVAILABLE

Federal Grants (administered by City)

- Community Development Block Grant (CDBG)
- HOME Investments Partnership Program (HOME)
- Emergency Shelter Grant (ESG)

State Grant (administered by City)

- State Housing Initiatives Program (SHIP)

City

- Affordable Housing Trust Fund (AHTF)
(nonrecurring)
- Community Redevelopment Agency (CRA)

Emergency Resources (administered by City)

nonrecurring

- American Rescue Plan HOME Investments Partnership Program (HOME-ARP)
- CARES Emergency Shelter Grant (ESG-CV)
- CARES Community Development Block Grant (CDBG-CV)
- American Rescue Plan State and Local Fiscal Recovery Funds (City ARPA or SLFRF)

Federal Competitive Grants (administered by City) *nonrecurring*

- HUD's Office of Lead Hazard Control and Healthy Homes Lead Hazard Reduction Grant

In addition to these resources, the Division works closely with other City Departments and program areas to ensure maximum leveraging of all resources available.



CITY OF
TALLAHASSEE

FY2022 ACCOMPLISHMENTS



**CITY OF
TALLAHASSEE**

Source of Funds	FY21-22 Annual Award Amount	Amount Expended During Program Year	Amount of Match/Leveraged Funds Contributed During Program Year ¹
CDBG	\$1,871,356	\$1,286,703	\$2,105,263
HOME	\$941,551	\$812,338	\$445,407
ESG	\$158,153	\$170,826	\$2,999,079
SHIP	\$1,325,748	\$512,207	\$0
TOTALS:	\$4,296,808	\$2,782,074	\$5,549,749

Income Category	CDBG	HOME	ESG	SHIP	SLFRF	CDBG-CV	ESG-CV
Extremely Low-income	1,984	11	402	31	10	446	1,447
Low-income	2,000	7	0	19	10	2	0
Moderate-income/Not Reported	6,600	0	0	2	0	54	0
TOTALS	10,584	18	402	52	20	502	1,447



CITY OF
TALLAHASSEE

PROGRAM	TOTAL COMPLETED DURING REPORTING PERIOD
Home Repair, Rehabilitation, and Reconstruction ¹	56
New Units Constructed ²	299
Down Payment Assistance	34
Public Services (via CHSP)	4,644
Rapid Rehousing Services	1,849
Homeless Prevention including PSH/Permanent Relocation	173
Shelter Operations/Homeless Services	304

PROGRAM	Number Completed	Market Indicator	Economic Impact
Home Rehabilitation (Owner Occupied and Rental)	56	Average Market Value of Homes Rehabbed	\$5.2M in housing stock preserved
Down Payment Assistance	34	Average sales price of home purchased	\$4.55M in real estate sales
Homeless Prevention including Permanent Relocation	1,936	Average monthly rent for 60% AMI	Approx. \$1.06M in rental income saved/added
New Single-Family Homes Constructed	8	Average Construction Price	\$1.8M in new housing stock



CITY OF
TALLAHASSEE

FY2023-2024 PLAN PROCESS



CITY OF
TALLAHASSEE

ANNUAL ACTION PLAN

- Submitted annually as part of the Consolidated Plan, the AAP is a summary of projects the City will undertake during the program year to address the priority needs and goals identified by the Consolidated Plan.
- Is the City's annual application to HUD for funding.





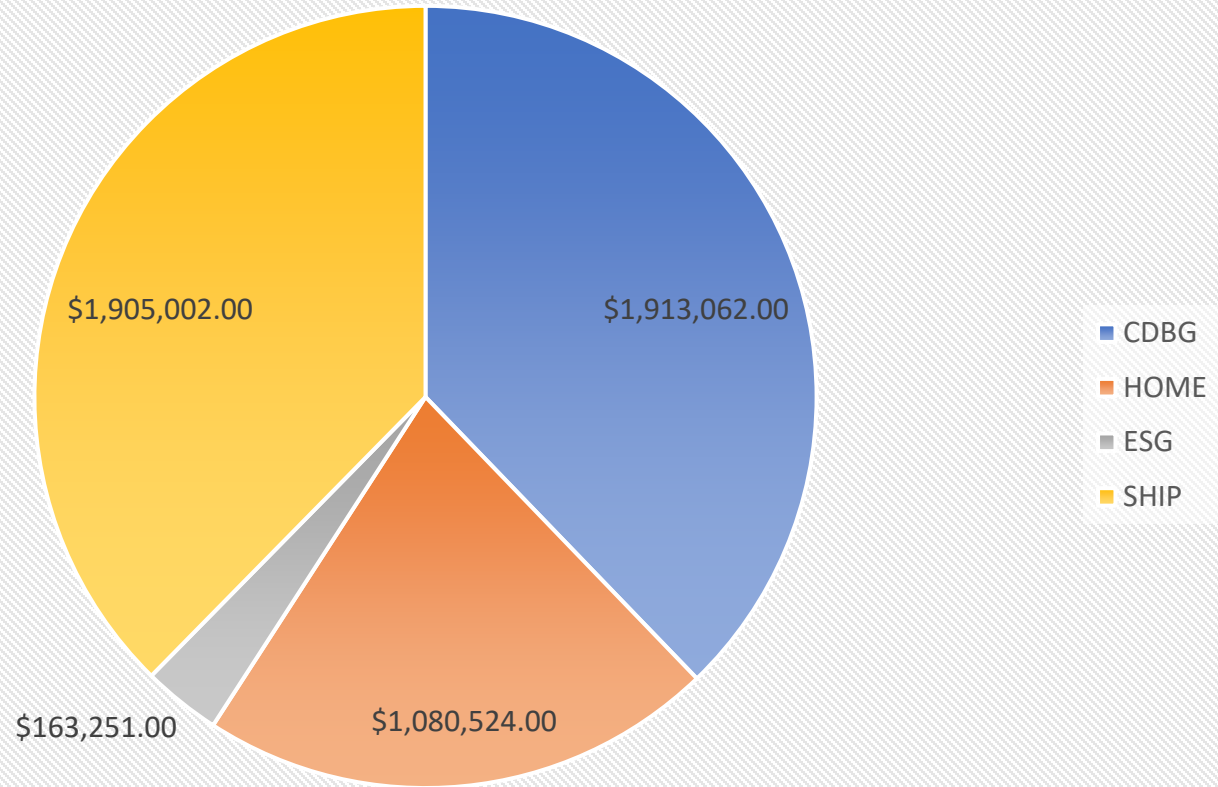
CITY OF
TALLAHASSEE

ESTIMATED FUNDING



CITY OF
TALLAHASSEE

ESTIMATED FUNDING FY 2023-2024



Leveraged funds in addition to annual funding includes the Affordable Housing Trust Fund (non-recurring) and other competitive grant opportunities (as available).



CITY OF
TALLAHASSEE

ELIGIBLE ACTIVITIES



CITY OF
TALLAHASSEE

COMMUNITY DEVELOPMENT BLOCK GRANT

Provides annual federal grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.



- Eligible CDBG activities include:
 - Housing Rehabilitation
 - Housing Counseling
 - Public Facilities
 - Public Services/ Human Services
 - Neighborhood Revitalization
 - Economic Development



CITY OF
TALLAHASSEE

HOME INVESTMENTS PARTNERSHIP PROGRAM

Provides federal grant funding through formula allocations to states and local governments to strengthen public-private partnerships and increase the supply of affordable housing for low- and very low-income households.

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





CITY OF
TALLAHASSEE

EMERGENCY SOLUTIONS GRANT PROGRAM

Provides federal grant funds through a formula process to territories, states, metropolitan cities, and urban counties for five main program components to address homelessness making it rare, brief, and non-recurring.

➤ Eligible ESG activities include:

- Street Outreach
- Shelter Operations
- Assistance for At-Risk Homeless





CITY OF
TALLAHASSEE

STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM

Provides state Sadowski trust funds to local governments in Florida as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing to serve very low, low, and moderate income families.

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





CITY OF
TALLAHASSEE

EXPECTED ACTIVITIES FOR FY 2023-2024*

1. Public Facilities / Community Assets

- Resilience Hubs Hardening
- Critical Community Facilities
- Infrastructure

2. Public Services

- Resilience Hub-Service Center Programming
- CHSP
- Education/Job Training

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

**HOUSING
SERVICES**



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

ACTIVITY
TIME





**CITY OF
TALLAHASSEE**

WHAT'S NEXT

Join us for additional neighborhood and community outreach; check the schedule posted to our webpage.

THEN:

- **We will craft the Plan based on public input and City strategic priorities, and post draft plan for public review and comment**
- **May 10, 2023 – Present draft plan to Commission**
- **June 14, 2023 - Present final plan to Commission for public hearing and adoption**
- **August 15, 2023 - Submit to HUD**
- **October 1, 2023 – Implement strategies and programs**



CITY OF
TALLAHASSEE

THANK YOU!

HOUSING AND COMMUNITY RESILIENCE

Website: www.talgov.com/housing

Email: Housing@talgov.com

Phone: 850-891-6566