



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

April 17, 2023 – 11:30 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 February 6, 2023, Joint AHAC Meeting
- 5. PRESENTATIONS**
- 6. POLICY & DIRECTION**
  - 6.1 Inclusionary Housing Update – Shington Lamy
  - 6.2 Live Local Act Legislation Update – Shington Lamy
- 7. ANNOUNCEMENTS**
- 8. UNAGENDAED ITEMS**
- 9. ADJOURNMENT**

## Notice of Public Meeting

City of Tallahassee and Leon County  
Affordable Housing Advisory Committee  
Monday, April 17, 2023  
11:30AM 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, April 17, 2023, at 11:30AM 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/County Joint AHAC Meeting

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

**Event number:** 2334 885 3648

**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: 2334 885 3648

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**  
**February 6, 2023**  
**Meeting Minutes**

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**COUNTY MEMBERS PRESENT:**

Ian Waldick (City/County AHAC, Planning Commission Member)  
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)  
Rachel Stevens (County AHAC, Real Estate Professional)

**CITY MEMBERS PRESENT:**

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)  
Commissioner Curtis Richardson (City AHAC, Locally Elected Official)  
Karlus Henry (City AHAC, Area of Labor within the Home Building Industry)  
Ian Waldick (City/County AHAC, Planning Commission Member)

**MEMBERS ABSENT:**

Trina Searcy (County AHAC, Chair)  
Marthea Pitts (County AHAC, Vice Chair)  
Rachel Stevens (County AHAC, Real Estate Professional)  
Deborah Lloyd (County AHAC, Not-for-Profit Provider of Affordable Housing)  
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  
Neal Mars, Assistant City Attorney  
Breanna Green, Assistant City Attorney  
Jelani Marks, Housing Services Manager  
Emily Bouza, County Attorney's Office  
May Swartz, County Attorney's Office  
Gary Zirin, Leon County  
Jean Amison, City Housing Manager  
Ginger Williams, City Housing Coordinator

## **1. Call to Order**

Ian Waldick, Acting Chair for the County, called the meeting to order at 10:12 a.m. There was quorum for both the City and the County AHACs.

## **2. Public Comment**

*Jason Ghazvini – IHO how do we create a program ordinance where a private developer builder can verify with growth management staff what the incentives are in place that can cover the cost for a builder to provide inclusionary housing? Pre submittal phase where developer builder can come sit down with staff on their project and understand the incentives that will be given to compensate for inclusionary housing. have clarity then work with their engineer to design that site.*

## **3. Agenda Modifications**

Withdrawal item 5.1 Tallahassee/Leon County Chamber of Commerce Presentation.

## **4. Approval of Minutes**

Shari Gewanter requested a modification of the minutes to address her as Mrs. not Ms.

Ian Waldick, County AHAC Acting Chair, requested a motion to approve the modified minutes from the October 17, 2022, joint meeting.

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

Christopher Daniels, City AHAC Vice Chair, requested a motion to approve the modified minutes from the October 17, 2022, joint meeting.

*Mrs. Gewanter motioned and was seconded by Mrs. Light. The motion to approve the joint meetings passed unanimously.*

## **5. Presentations**

### **5.1 - Tallahassee/Leon County Chamber of Commerce - Withdrawn**

### **5.2 - Update on Broward County's Dedicated Funding Source for Affordable Housing**

Mr. Lamy presented the research that staff made regarding Broward County's dedicated funding sources for affordable housing. Broward County does not use tourism dollars for affordable housing; however, Broward County has developed a local affordable housing trust fund. Since 2019, Broward has taken its share of revenues from expiring CRAs and dedicated 50% of those dollars to economic development and the other 50% in affordable housing trust fund.

Mr. Lamy explained that Leon County's contribution to the Downtown District will expire after the current fiscal year, 9/30/2023. Approximately 1.5 million county dollars will no longer be set aside for the downtown area, except for the three projects that are currently taking place in agreement with the City. The County will continue to contribute property tax revenues as part of

the CRA for the Frenchtown and Southside Districts which have been used on several affordable housing projects, including redevelopment of the Orange Avenue Apartments.

Mr. Payne made a motion for the County AHAC to recommend that the Board of County Commissioners create an affordable housing trust fund and allocate the County's expiring CRA funding as a dedicated funding source for affordable housing activities and programs for the County. Commissioner Maddox seconded the motion.

Mr. Payne expressed an interest in amending his motion to also include the recommendation of the County AHAC that the Board of County Commissioners create a body to govern the use of funds in the proposed County affordable housing trust fund. Commissioner Maddox pointed out that if an affordable housing trust fund were created by the Board of County Commissioners, it would be the responsibility of the County AHAC to make recommendations on the use of this funding. Mr. Payne agreed and withdrew his amendment.

Commissioner Maddox asked if he could tweak the language of Mr. Payne's original motion to instead have the County AHAC petition the Board of County Commissioners to have County staff prepare a budget discussion item during the upcoming budget development process to address the prospect of the Board of County Commissioners creating an affordable housing trust fund and allocating the County's expiring CRA funding as a dedicated funding source for affordable housing activities and programs for the County. Mr. Payne accepted this rephrasing of his original motion.

*Mr. Payne motioned and was seconded by Commissioner Maddox. The motion passed unanimously.*

### **5.3 - Update on the Upcoming 2023 Legislative Session**

Mr. Lamy provided information that the Senate President released Senate Bill 102, regarding affordable housing, which is the highest priority. The Senate Speakers highest priority was property insurance which was addressed last year in special session.

Mr. Lamy pointed out key takeaways from recently released bill that impact local governments.

The proposed bill:

- commits to fully funding the Sadowski Trust Fund (how SHIP is funded) and adding 150 million dollars annually for 10 years to support the State Apartment Incentive Loan (SAIL) program,
- will allow local governments to provide property tax exemptions to developments that serve households that are at 50% or below AMI,
- will prohibit rent control in the state of Florida,
- will preempt local governments on zoning density and height regulations on certain affordable rental developments in commercial areas,
- will allow some state-owned property to be used for affordable housing.

Updates will be provided accordingly.

## **6. Policy and Direction**

### **6.1 Status of Inclusionary Housing Ordinance – City/County Staff**

Dr. Thomas provided an overview of the recommendations and topics of discussion with respect to the upcoming revisions to the IHO, which include but not limited to; Uniform County and City Land Development Code; IHO will be mandatory within the Urban Services Area; Single-Family and Multi-Family Developments with 20+ units; Ownership and Rentals.

Mr. Lamy shared the next steps in the IHO revisions process, timeline and discussed topics that have been brought to the AHAC's attention.

## **7. Announcements**

Mr. Waldick announced that on February 7, 2023, a public hearing will take place for hearing and making recommendations on the proposed amendments to the Tallahassee Leon County Comprehensive Plan.

Ms. Amison announced the next joint AHAC meeting will be on March 27, 2023, and the next City AHAC meeting will be in April.

Mr. Marks announced that on March 27, 2023, Leon County's Division of Housing Services is opening a Home Ownership Development Program. Mr. Marks explained that the Home Ownership Development Program is one of Leon County's strategies to grow the inventory of affordable housing within the community. The goal of the program is to provide funding to for-profit and non-profit developers to pay down development costs and provide homes for low-income home buyers at a discounted rate.

Commissioner Richardson announced that the Tallahassee Lender's Consortium hosted a first-time homeowner's reception where approximately 10 families who are first-time homeowners attended.

## **8. Unagendaed Items**

Commissioner Maddox inquired about converting the vacated/abandoned hotel on Apalachee Parkway to single-occupancy housing. Discussion took place regarding vacated/abandoned hotels and student housing conversion.

Mrs. Gewanter inquired about code violations and protecting homeowners who may need help meeting code violations.

## **9. Adjournment**

There being no further discussions or business, the meeting was adjourned at 11:18am.



**CITY OF  
TALLAHASSEE**



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

**April 17, 2023 – 11:30am**

# 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 Summary of the February 6, 2023, Joint AHAC Meeting

## 5. PRESENTATIONS

## 6. POLICY & DIRECTION

6.1. Inclusionary Housing Update – Shington  
Lamy

6.2 Live Local Act Legislation Update – Shington

Lamy

## 7. ANNOUNCEMENTS

7.1. Upcoming Recess and Joint AHAC Meeting Dates

✓ May 2023 - Recess

✓ June 19, 2023 - Joint City/County AHAC Meeting

✓ August 2023 - Recess

## 8. UNAGENDAED ITEMS





2. PUBLIC COMMENT

3. AGENDA MODIFICATIONS



# 4. APPROVAL OF MINUTES

4.1 Summary of the February 6, 2023, Joint AHAC Meeting



# 5. PRESENTATIONS

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 paved road with yellow double lines runs diagonally across the bottom left. In the center, there's 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. Inclusionary Housing Update – Shington Lamy

6.2 Live Local Act Legislation Update – Shington Lamy



# 7. ANNOUNCEMENTS



## 8. UNAGENDAED ITEMS



**CITY OF  
TALLAHASSEE**

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

**April 17, 2023 – 11:30am**