

Notice of Public Meeting

City of Tallahassee
Affordable Housing Advisory Committee
Monday, July 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, July 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/July>

Event number: 2341 894 8957

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: 2341 894 8957

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.)



**CITY OF
TALLAHASSEE**

City Affordable Housing Advisory Committee

July 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
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. AGENDA MODIFICATIONS**
- 4. APPROVAL OF MINUTES**
 - 4.1 Summary of the April 17, 2023, AHAC Meeting
- 5. PRESENTATIONS**
- 6. POLICY & DIRECTION**
 - 6.1. AHAC Discussion of Statutory Items
- 7. ANNOUNCEMENTS**
 - 7.1 Upcoming Recess and AHAC Meeting Dates
- 8. UNAGENDAED ITEMS**
- 9. ADJOURNMENT**



**CITY OF
TALLAHASSEE**

Affordable Housing Advisory Committee

April 17, 2023

Meeting Summary

Smith-Williams Service Center, 2295 Pasco Street

Members in Attendance: Mr. Chris Daniels, Mrs. Shari Gewanter, Mr. Jesse Jones, Commissioner Curtis Richardson, Mrs. Kyndra Light, Mr. Karlus Henry,

Members Absent: Mr. Christian Griffiths, Mr. Ian Waldick, Ms. Kayana Gaines, Ms. Mechelle Mickles

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

Call to Order, Welcome and Introductions: The meeting was called to order at 10:18am. A quorum was declared.

Ms. Jean Amison, Housing Manager, updated the committee on the membership changes that had occurred since the last meeting. There were two reappointments by the City Commission in February, Ms. Mechelle Mickles and Mr. Jesse Jones were both reappointed to their current seats. However, Mr. Bill Wilson, representative of a For-Profit Developer, was not reappointed by the Commission as his term had expired. Mr. Christian Griffiths was appointed for that seat in February but was unable to attend the meeting today.

Because Mr. Wilson had vacated his seat, his term as Chair of the AHAC was also vacated. As such, new officers were needed. Ms. Amison called for nominations for Chair. Mr. Chris Daniels was nominated as Chair, Ms. Kyndra Light seconded, motion passed unanimously.

Mr. Daniels moved to accept nominations for Vice Chair and Secretary. Mrs. Light was nominated for Vice-Chair, motion seconded, and passed unanimously. Mr. Jones nominated himself for Secretary, motion seconded, and passed unanimously. The Officers for the 2023 AHAC are:

Mr. Chris Daniels, Chair
Mrs. Kyndra Light, Vice Chair
Mr. Jesse Jones, Secretary

Public Comment: One member from the Capital Area Justice Ministry requested to hold their public comment until after the presentation on the HUD Annual Action Plan. Ms. Amy Toman, City Attorney, approved. Public comment was held. There were no others present to make public comment at this time.

Agenda Modifications: There was one modification to the agenda. Item number 5.2, update on the LMI unit production and initiatives was removed. The addition of that item was in error. It referred to an item the County was to bring before the joint AHAC's from the meeting in March. However, that meeting was cancelled, and the item was discarded. There were no further modifications.

Approval of the Minutes: Commissioner Curtis Richardson moved approval of the minutes with any necessary corrections, Mr. Jones seconded the motion to approve the meeting minutes from the January 9, 2023, meeting. The motion passed unanimously.

Presentations: Mrs. Amison presented the FY2024 HUD Annual Action Plan to solicit feedback directly from the Committee in the crafting of the plan. This presentation was done before the City drafted the plan in preparation for the upcoming presentation of the draft plan to the City Commission. The full text and accompanying PowerPoint slides are available and will be attached to the packet for this meeting.

After the presentation, a member of the Committee asked what the amount of increase in state funding was. Mrs. Amison provided the current year's SHIP funding at \$1.9M, which was an increase over the prior year's allocation of \$1.3M, and for the coming year we expect the SHIP award to be \$2.3M. There was also a question about other funding provided in the new Live Local Act bill that was to be signed into law by the Governor. There had not been any other information about programs that would be funded other than SHIP; however, Mrs. Amison provided information on an upcoming webinar about the Live Local Act that is free to participants through the Florida Housing Coalition.

Comm. Richardson asked about the amount of funding the City puts towards affordable housing, as well as the County's allocation to affordable housing. Mrs. Amison gave a rough estimate on what we allocate annually according to our plan but deferred to the County for a response on their allocations. He also wanted the information on how much funding from the Neighborhood First Plans went into housing programs. Staff responded that we would get that information and provide it through ACM Ojetayo's office for a formal response to the Commissioner and the AHAC.

Rev. Sylvia Jones representing the Capital Area Justice Ministry provided public comments related to the HUD Annual Plan. She provided comment on the lack of specific objectives in the Annual and Consolidated Plans to address the construction of rental housing for very low and extremely low-income households. CAJM's comments included requests of the City to establish a new incentive financing program to increase the number of rental units constructed for those below 30% AMI and 50% AMI, to allocated \$5M per year to a trust fund specifically for construction of units for this population and seed the trust fund with \$12M to start. Mrs. Amison collected the comments to put with the Annual Plan submission.

Mrs. Shari Gewanter commented that she is concerned about how the City is reaching out to and supporting the homeless population in Tallahassee that seems to be growing. She stated that supporting low-income housing in addition to supporting affordable housing specifically for the homeless population is something the City should be doing. She commented that everything possible that we can do to prevent people from being homeless or being on the edge should be a priority. She also commented that this committee does not focus much on mental health but that she knows there are agencies working towards ending homelessness and addressing mental health needs.

Comm. Richardson clarified a comment that was made about Commissioners from the City and County supporting CAJM's requests/recommendations and that he did not support the seed of \$12M which would result in cuts to other services or an increase in taxes. It's why he wanted to know how much the City and County are already investing year over year in providing affordable housing which could be more than \$5M already.

With no further discussion, the presentation was ended, and comments closed.

Policy and Direction:

There were no Committee items in Policy and Direction.

Announcements:

Mrs. Amison went over the remaining 2023 AHAC meeting schedule.

Unagendaed Items:

During unagendaed items, members discussed taking applications for any vacant seats on the City's AHAC. Mrs. Amison commented there is one vacancy and that applications are taken year-round and held for a period of time if the applicant does not meet the criteria for the open seat.

The Committee also asked for the full City budget. Mrs. Amison indicated staff would provide the link to the City's budget page for their review.

Adjournment: After no further business, the meeting adjourned at 10:59 AM.



CITY OF
TALLAHASSEE

**CITY OF TALLAHASSEE
AFFORDABLE HOUSING
ADVISORY COMMITTEE**

July 17, 2023 – 10:00am

City AHAC 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 April 17, 2023, City AHAC Meeting

5. PRESENTATIONS

6. POLICY & DIRECTION

6.1 Discussion on Statutory Items

7. ANNOUNCEMENTS

7.1 Upcoming Recess and AHAC Meeting Dates

8. UNAGENDAED ITEMS



2. PUBLIC COMMENT

3. AGENDA MODIFICATIONS



4. APPROVAL OF MINUTES

4.1 Summary of the April 17, 2023, City AHAC Meeting

An aerial photograph of a suburban neighborhood. The houses are mostly two-story, with various colors like light blue, purple, and yellow. There are large green lawns, many trees, and some backyards with structures like gazebos and pergolas. A street with double yellow lines runs diagonally across the bottom left. A semi-transparent orange banner is overlaid across the middle of the image.

5. PRESENTATIONS

An aerial photograph of a suburban residential neighborhood. The scene shows several houses of varying styles, including a prominent two-story house with a large porch on the left and a smaller house with a purple exterior on the right. A paved road with double yellow lines runs diagonally across the bottom left. The area is lush with green trees and well-maintained lawns. A central feature is a large, octagonal gazebo on a brick-paved area. A semi-transparent orange and yellow banner is overlaid across the middle of the image, containing the main title and subtitle.

6. POLICY & DIRECTION

6.1 AHAC Discussion of Statutory Items

6.1 Discussion of Statutory Items

- The AHAC is tasked with reviewing and evaluating specific strategies as outlined in the SHIP Statute at Sec. 420.9076(4), F.S.
- The discussion of the strategies and the AHAC's recommendations, if any, will appear in the AHAC's Annual Report of Recommendations
- The Report will be presented to the City Commission for direction
- The Report will be filed with the Florida Housing Finance Corporation by the end of December as a part of the City's obligations to receive SHIP funding
- The draft report will be presented to the AHAC twice – first for review and recommended revisions, and second at the final Public Hearing prior to presentation to the Commission

SECTION 420.9076(4), F.S.

A few selected statutory citations that have not been discussed:

- E) Affordable accessory residential units.
- I) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- K) The support of development near transportation hubs and major employment centers and mixed-use developments.

An aerial photograph of a residential neighborhood. The houses are mostly two-story structures with various roof colors and styles. There are many green trees scattered throughout the area. A paved road with yellow double lines runs along the bottom left. In the center, there is a fenced-in area with a white metal frame structure, possibly a pergola or a small sports field. A large, octagonal gazebo is visible in the middle-right section. The overall scene is bright and sunny.

7. ANNOUNCEMENTS

7.1 2023 AHAC Meeting Schedule

7.1 AHAC Meeting Schedule

August 2023 – AHAC Recess

September 18, 2023 – City

October 9, 2023 – Joint City/County, Presentation of Draft Reports

November 20, 2023 – Final AHAC Meeting and Public Hearing

- Of the remaining meetings, 1 is a joint City/County AHAC, and 1 is the Public Hearing
- Recommend finalizing any recommendations the Committee would like to see in its report by the September meeting
- Staff will draft the Report for routing prior to the October joint meeting



8. UNAGENDAED ITEMS



CITY OF
TALLAHASSEE

**CITY
AFFORDABLE HOUSING
ADVISORY COMMITTEE**

July 17, 2023 – 10:00am