



Blueprint Affordable Housing Update

Dear Friend,

Thanks to your advocacy in February, we now have the opportunity to add affordable rental housing to the allowable use of sales tax infrastructure funds. This is a critical step in providing housing for those in need, and we need your continued support to ensure this program becomes a reality.

You can ask your friends and family to get involved by forwarding this email and sharing it on social media!

I would like you to attend both public hearings to voice your support for this initiative. Your voice can make a difference, and we need your help to make this program happen. You can also email your Commissioners using the links provided below:

- 1) [Email all City Commissioners](#)
- 2) [Email all County Commissioners](#)

Please mark your calendar for the public hearing on Thursday, May 2, at 5:00 p.m. at the LeRoy Collins Leon County Main Library and the second public hearing on Thursday, May 16th, at 5:00 p.m. at City Hall. Your presence at these hearings can make all the difference.

Thank you again for advocating for the 16,000 families needing this affordable rental housing in our community.



CAJM Proposal Info

Four Capital Area Justice Ministry members presented at the Blueprint Technical Coordinating Committee on April 29th. Their examples of successful programs are included in the handout below. Click on the image to see the [entire PDF file](#).

City and County Policies and Programs That Stimulate Development of Affordable Housing

None of the city's or county's affordable housing programs are explicitly focused on rental housing for very-low and extremely-low income households. All but one are directed towards households with 100% or 80% of the Area Median Income (AMI), and most are targeted at owner-occupied housing.

- **Inclusionary Housing Ordinances:** The City requires all new residential developments with 50 or more housing units to sell at least 10% of their units at an affordable price for residents who earn 100% or less AMI. The County has no comparable ordinance.
- **Construction Loans:** Private developers may apply to the City for short-term subprime construction loans to build affordable single-family homes, including duplexes, triplexes, and quadplexes, for households earning 100% or less AMI.
- **Rehabilitation Loans:** Owners of residential rental units comprising 1 to 4-unit buildings located within the city limits may apply for forgivable loans for rehabilitating the property. Rents must not exceed 30% of the renter's annual income for households that earn 80% or less AMI. The County provides rehabilitation support only for owner-occupied homes.
- **Down Payment Assistance:** Through the Tallahassee Lenders Consortium, the City offers down payment and closing cost assistance to residents who earn 80% or less AMI to purchase an affordable home. The County does not have a separate program.
- **Certification of Affordable Housing Projects:** Projects certified by the City are eligible for expedited processing and technical assistance services; for consideration under special regulatory provisions; and for water and sewer connection fee waivers. At least 30 percent of the units in a multi-family rental development must be rented to tenants whose household incomes are at or below 60% AMI.

Programs that Assist Extremely-Low and Very-Low Income Families

The 2022 *Federal Strategic Plan to Prevent and End Homelessness* states emphatically that "housing is the solution to homelessness." The City and County partner with a variety of homeless service providers to make homelessness rare, brief, and nonrecurring. With the exception of Permanent Supportive Housing vouchers, these programs provide only short-term assistance that does not address the shortage of housing unsheltered people can afford.

- **Rapid Rehousing:** The City provides funding to support non-profit organizations that provide funding for rent, security deposits, and utilities so homeless families can be rapidly housed in an affordable unit.
- **Homelessness Prevention:** The City provides funding to non-profit organizations to financially assist families in danger of becoming homeless. The agencies assist with the cost of rent and utilities so these individuals and families can stay in their homes.
- **Direct Emergency Assistance Program:** The County provides short-term financial assistance for rent and utilities to qualifying households. Applications have been closed since January 23, 2023.
- **Permanent Supportive Housing:** The County has provided funding for housing vouchers for formerly chronically homeless families.



Important Public Meetings

☐ **May 2 | 4:30 - 6:30 pm:** Blueprint Citizens Advisory Committee Budget Workshop & Meeting, LeRoy Collins Main Library, 200 W Park Ave, Tallahassee, FL.

☐ **May 2 | 5:00 pm:** **Blueprint Citizens Advisory Committee Public Hearing**, LeRoy Collins Main Library, 200 W Park Ave, Tallahassee, FL.

☐ **May 16 | 1:00 - 6:00 pm:** Blueprint Board of Directors Budget Workshop & Meeting, City Commission Chambers, 300 S Adams St, Tallahassee, FL.

☐ **May 16 | 5:00 pm:** **Blueprint Board of Directors Public Hearing**, City Commission Chambers, 300 S Adams St,

Votes from February 29

Here are the votes from our February meeting. For the final vote on May 16th, we need a supermajority vote to win! That is four of five City Commissioners AND five of seven County Commissioners.

That is why your input is needed!

Motion/Matter:

Start the amendment process to allow infrastructure funds to purchase land for mixed-income affordable rentals including units for families with very-low and extremely-low incomes.

Order	Entity	Name	Weight	Y/N/Abs	Score
1	City	John Dailey	7	N	0
2	City	Jeremy Matlow	7	Y	7
3	City	Jack Porter	7	Y	7
4	City	Curtis Richardson	7	Y	7
5	City	Diane Williams-Cox	7	N	0
6	County	Christian Caban	5	N	0
7	County	Carolyn Cummings	5	Y	5
8	County	Nick Maddox	5	Y	5
9	County	Rick Minor	5	Y	5
10	County	David O'Keefe	5	Y	5
11	County	Bill Proctor	5	Y	5
12	County	Brian Welch	5	N	0
Total Weight			70		46

Y Yes
N No
NP Not Present

Result
PASS



Technical Coordinating Committee Meeting

Monday, April 29, 2024
1:00 pm
Location: Blueprint Conference Room

Notes from Technical Coordinating Committee

I attended the Technical Coordinating Committee (TCC) meeting on Monday. The committee is made up of City, County, and other agency staff and considers the technical aspects of a proposal. [The agenda is available online.](#)

Staff recommended NOT approving this change out of concern for insufficient funding for existing projects. They also suggested that the project's priority, if approved, should be lower than that of all other projects.

Some members said that the TCC has not previously weighed in on funding or project priorities and did not think they should provide a recommendation on this because it is a funding and policy decision.

Visit us



(850) 606-5375 | okeefed@leoncountyfl.gov

View this email [online](#).

301 S. Monroe Street 5th Floor | Tallahassee, FL 32301 US

This email was sent to .

To continue receiving our emails, add us to your address book.

emma®

[Subscribe](#) to our email list.