



AFFORDABLE HOUSING ADVISORY COMMITTEE

Regular Meeting
February 5, 2025
Office of Human Services & Community Partnerships – Auditorium
615 Paul Russell Road
10:00 a.m.

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of February 5, 2025, Agenda
- IV. Approval of November 6, 2024, Minutes (**TAB 1**)
- V. Public Comment on Un-agendaed Items
- VI. Old Business
 - Review 2025 Calendar (**TAB 2**)
- VII. New Business
 - Introduction of New AHAC Members
 - Overview of Leon County Housing Programs
 - New AHAC Membership Category
 - Community Development Block Grant (CDBG) Grant Award
 - Elect New Chair
- VIII. Adjournment

Leon County
Affordable Housing Advisory Committee
February 5, 2025
Meeting Minutes

MEMBERS PRESENT: Commissioner Nick Maddox
Lawrence Tobe
Sean Morgan
Oral Payne
Dr. Bruce Strouble
Tee Thompson
Christie Roberts
Michael Parker
Danielle Andrews

MEMBERS ABSENT: Will Shepherd

STAFF PRESENT: Jelani Marks, Housing Services Manager
Abigail Thomas, HSCP Director
May Swartz, Assistant County Attorney
Chelisa Kirkland, Affordable Housing Coordinator

PUBLIC PRESENT: None

Item # I. Call to Order

The meeting was called to order 10:05 a.m. by Chair Lawrence Tobe.

Item # II. Roll Call

Mr. Marks proceeded with roll call. Quorum was confirmed.

Item # III. Approval of January 5, 2025, Agenda

Mr. Morgan moved to approve the agenda, seconded by Commissioner Maddox. The motion passed unanimously.

Item # IV. Approval of the November 6, 2024, Minutes

Commissioner Maddox moved to approve the November 6, 2024, meeting minutes, seconded by Mr. Morgan. The motion passed unanimously.

Item #V. Public Comments on Un-agendaed Items

No members of the public were present.

Item #VI. Old Business

Review 2025 Calendar

Mr. Marks reviewed the upcoming 2025 meeting dates and locations for the Joint AHAC meetings with the City of Tallahassee.

Mr. Strouble requested that County staff send calendar invitations to members for the upcoming meetings.

Items # VII. New Business

Introduction of New AHAC Members

Mr. Marks provided a brief overview of the responsibilities of AHAC members and the various membership categories. He then invited both County staff and current and new members to introduce themselves, share their background, and identify the category they represent.

Oral Payne arrived at 10:15 a.m.; Tee Thompson arrived at 10:18 a.m. attendance was updated accordingly.

Mr. Marks explained that the Board of County Commissioners established a new membership category in 2024. He noted that the vacant seat is designated for an individual who meets one of the following criteria: currently receives rental housing assistance (such as through the Housing Choice Voucher Program), has benefited from an affordable homeownership program (such as income-based purchase assistance or home rehabilitation funded by local or state government), or has experienced an eviction within the past 10 years. Mr. Marks also mentioned that the County Commission plans to appoint a new committee member to fill this seat during its February 2025 meeting.

Ms. Perkins requested that staff email the eligibility criteria for the new membership category along with the application link.

Overview of Leon County Housing Programs

Mr. Marks provided a brief overview of Leon County Housing Programs. The goal of Housing Services is to increase and preserve the supply of affordable housing in the County.

Mr. Marks provided an overview of the Housing Rehabilitation Services programs and the Homeownership Development (HOD) Program.

Commissioner Maddox asked the committee to have a discussion on the affordability period for low-income individuals when a lien is on the property and how the county should deal with it. Ms. Roberts made a motion to add an agenda item discussing the long-term affordability period for the HOD program and rehabilitation maintenance, which may impact low-income individuals. The motion was seconded by Oral Payne and passed unanimously.

The committee requested that a representative from the Tallahassee Lenders' Consortium attend the next AHAC meeting since they administer the down payment assistance program for the County and City.

Abigail Thomas provided an update on the Capital Area Justice Ministry's (CAJM) funding request.

Commissioner Maddox made a motion to appoint a representative from the committee to be a part of the discussions with the HFA and CAJM regarding the affordable housing proposal, with the outcome to be brought back to the county. The motion was seconded by Danielle Andrews. The motion passed unanimously.

Commissioner Maddox asked if any member would like to represent the AHAC. Mr. Oral Payne was nominated. A motion was made by Commissioner Maddox and seconded by Mr. Sean Morgan. The nomination passed unanimously.

Mr. Payne asked for some background on CAJM. Mr. Marks will provide Mr. Payne with the background information.

New AHAC Members Category

During the introduction of the new AHAC members, Mr. Marks discussed the addition of a new membership category.

Community Development Block Grant (CDBG) Grant Award

Mr. Marks announced that Housing Services had been awarded a Community Development Block Grant for Rehabilitation.

Elect New Chair

Dr. Strouble nominated Mr. Morgan for the role of Chairperson, and the nomination was seconded by Commissioner Maddox. The nomination passed unanimously.

A discussion took place regarding the election of a Vice Chair.

Commissioner Maddox nominated Mr. Payne for the role of Vice Chairperson, and the nomination was seconded by Ms. Andrews. The nomination passed unanimously.

Item # VIII. Adjournment

Ms. Perkins requested that staff email the presentation from the meeting, along with additional information on the history of Housing Services, to the committee members.

There being no further business to come before the Committee, Mr. Tobe moved to adjourn at 11:42 a.m.

ATTEST:

Minutes approved on 9/3/2025



Sean Morgan, Chair, Affordable Housing Advisory Committee

Leon County AHAC Meeting Schedule - 2025

All meetings start at 10:00 a.m.; Joint Meetings take place at 2295 Pasco St.; County Meetings at 615 Paul Russell Rd.

Wednesday, February 5, 2025	County AHAC Meeting
Monday, April 28, 2025	Joint County-City Committee at the Smith-Williams Center (2295 Pasco Street)
Wednesday, May 14, 2025	County AHAC Meeting
Wednesday, September 3, 2025	Finalize AHAC Recommendations Direct staff to draft the Annual Report
Monday, October 13, 2025	Joint County-City Committee at the Smith-Williams Center (2295 Pasco Street)
Wednesday, November 5, 2025	Public Hearing Committee will conduct a public hearing to adopt its Annual Report of Recommendations
Tuesday, December 9, 2025	Presentation of the Report The adopted Annual Report is scheduled to be presented to the Board of County Commissioners at its regular meeting

☐ Leon County

☐ County-City Joint