



Joint City/County Affordable Housing Advisory Committee

May 24, 2021 - 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

3. APPROVAL OF MINUTES

- 3.1. Summary of the February 16, 2021 Joint AHAC Meeting

4. PRESENTATIONS

- 4.1. Tallahassee Housing Authority

5. POLICY & DIRECTION

- 5.1. Status Update on the Affordable Housing Workgroup Recommendations Adopted by the Board of County Commission and City Commission in 2017
- 5.2. Inclusionary Housing Ordinance Performance and Enhancements

6. ANNOUNCEMENTS

- 6.1. Next Joint AHAC Meetings on August 23, 2021 and October 25, 2021

7. UNAGENDAED ITEMS

8. ADJOURNMENT

Leon County & City of Tallahassee
Affordable Housing Advisory Committee
Joint Meeting
February 16, 2021
Meeting Minutes

- MEMBERS PRESENT:** Nick Maddox (County AHAC, Commissioner)
Trina Rose Search (County AHAC, Chair)
Marthea Pitts (County AHAC, Vice Chair)
Lawrence Tobe (County AHAC, Resident of the Jurisdiction)
Herschel Holloway (County AHAC, Banking or Mortgage Industry) – Appeared by phone, not part of quorum
Mayor John Dailey (City AHAC, Locally Elected Official)
Bill Wilson (City AHAC, For-Profit/Not-for-Profit Provider of Affordable Housing)
Kyndra Light (City AHAC, Residential Home Building Industry)
Christopher Daniels (City AHAC, Advocate for Low-Income Persons)
Kayana Gaines (City AHAC, At-Large/Real Estate Professional)
Jim McShane (City AHAC, Chair)
Karlus Henry (City AHAC, Area of Labor within the Home Building Industry)
Adela Ghadimi (City AHAC, Representative of “Essential Services Personnel”)-Appeared by phone, not part of quorum
- MEMBERS ABSENT:** Deborah Lloyd (County AHAC, Not-for-Profit Provider of Affordable Housing)
Ian Waldick (City/County AHAC, Planning Commission Member)
Madelon J. Horwich (County AHAC, Resident of the Jurisdiction)
Julian Smith (City AHAC, Previous Banking or Mortgage Industry)
Jovita Woodrich (City AHAC, Previous Resident of the Jurisdiction)
Shawn Mension (County AHAC, Advocate for Low-Income Persons)
- STAFF PRESENT:** Shington Lamy, Director of the LC Office of Human Services & Community Partnerships
Geraldine Green, LC Housing Services Specialist
August Thorsson, LC Housing Services Rehabilitation Specialist
Abena Ojetayo, Director of COT Housing and Community Resilience
Jean Amison, COT Housing Division Manager
Kristellys Estanga, Aide to Commissioner Jack Porter

Item # I Call to Order

With a physical quorum present of the City's Affordable Housing Advisory Committee (AHAC), Ms. Abena Ojetayo called the meeting to order at 10:00 a.m.

A quorum of the County's AHAC was not present.

Item # II Roll Call

Ms. Jean Amison and Mr. Shington Lamy proceeded with roll call of the respective AHACs.

Agenda Item # III Old Business

None

Agenda Item # IV. New Business

1. Briefing on History and Purpose of the Joint AHAC Meetings by Mr. Shington Lamy

Mr. Lamy provided an overview of the history of the Joint AHAC meetings including the establishment of the Affordable Housing Workgroup in 2016 by the Board of County Commission and City of Tallahassee Commission, the Board and City Commission's Joint Workshop to accept the Workgroup's final report in 2017, and subsequent direction to staff to hold a joint meeting of the AHACs at least once a year.

2. Presentation on the Leon County Housing Finance Authority by Mr. Mark Hendrickson

Mr. Hendrickson stated the HFA primary purpose is to make financing available to alleviate a shortage of affordable housing typically through the issuance of private activity bonds. The HFA receives revenue in the form of fees from the sale of tax bonds, program participation fees and lien payoffs from housing rehabilitation projects. While the HFA finances owner-occupied single-family units, its bond financing is best suited for medium to large multifamily developments that leverage other funding sources. The HFA does not actively look for deals so private developers have to initiate the deal with the HFA by applying via the submission materials available on the HFA website. The revenue proposed to be generated once the units are rented out must be sufficient to repay bond issuance. The HFA recently helped to finance the Magnolia Terrace acquisition and rehabilitation of existing 108-unit apartments (2020) and will provide bond financing for the Tallahassee Housing Authority's Orange Avenue apartments redevelopment (2021).

3. Presentation on Tallahassee Lenders Consortium & Community Land Trust by Ms. Karen Miller

Mrs. Miller provided an overview of the community land trust model and updated the committees on recent activities. The Community Land Trust (CLT), a partnership sponsored by the City and County, is near finalizing the land lease model between the Land Trust and the purchaser of a home developed on property owned by the CLT. The cost of building has increased recently, primarily due to the price of lumber, which has risen significantly due to limited production related to COVID-19. Currently, the CLT hopes to market a 3 BR 2 BA home at approximately a \$150,000 - \$185,000 sale price.

4. Presentation on the City of Tallahassee's Landlord Risk Mitigation Fund by Ms. Abena Ojetayo

The LRMF intends to support housing stability by providing incentives to local landlords who rent to vulnerable and at-risk tenants that are facing eviction or are exiting homelessness. Eligible landlords must be Leon County residents and owners of rental units inside city limits. Incentives include a \$500 one-time bonus for each unit newly leased to someone ending their homelessness and up to \$1,000 in excess of the security deposit to cover damages beyond normal wear and tear for the newly leased unit; and up to \$2,000 to cover a portion of lost rent from a existing tenant in crisis to avoid eviction.

5. Presentation on the new Leon County CARES funds to be launched in March 2021 by Mr. Shington Lamy

Leon County has been awarded \$8.9 million through the American Rescue Plan Act to pay up to 12 months of past due rent and/or utilities including up to 3 months of future rent assistance directly to landlords and/or utility companies. Applicants must attest to COVID-19 related impacts and have a household income of 80% AMI or below.

This program is expected to launch in March.

Acknowledgement by Mayor Dailey of the wonderful work of the joint committees.

Mayor Dailey made a motion that the joint committees meet at least once a quarter; with presentations from agencies such as the Tallahassee Housing Authority, Big Bend Continuum, Work Force, and TCC/Lively; and that the committee review progress on previously adopted goals.

Seconded by Commissioner Maddox. The motion passed unanimously.

Item # V Adjournment

City AHAC Committee Chair Jim McShane moved to adjourn.

The meeting adjourned at 11:35

Inclusionary Housing Ordinances Comparison

Category	City of Tallahassee	Davie FL	Coral Springs FL	Boulder CO
Local Government	City of Tallahassee	Davie FL	Coral Springs FL	Boulder CO
Adoption/ Update Year	Adopted 2005, Updated 2008	2008	2007	2017
Name of Ordinance	IH Ordinance 04-O-90AA/ City Policy 1103	Ord. No. 2008-17	Ord. No. 2006-107	City Ordinance No. 8201
Web location	https://library.municode.com/fl/tallahassee/codes/land_development_code?nodeId=LADECO_CH9S	https://library.municode.com/fl/davie/codes/code_of_ordinances?nodeId=PTICOOR_CH12LADECO_ART	https://library.municode.com/fl/coral_springs/codes/land_development_code?nodeId=CH2BURE_ARTII	https://library.municode.com/co/boulder/codes/municipal_code?nodeId=TIT9LAUSCO_CH13INHO
Applicable Project Size	Applies to developments of 50 or more units intended for owner occupancy	Applies to all new residential developments of 100 units or more	Applies to all new residential developments of 100 units or more	Applies to all new residential developments regardless of number of units
Applicable Project Location	In census tracts where average income is higher than Area Median Income;	Within City limits of Davie FL. Developments within Transit Oriented Corridor (TOC) has a minimum rate of inclusionary units of 15% whereas all other developments inside the city and outside the TOC have a minimum rate of inclusionary units of 20%	Within City Limits of Coral Springs FL.	Within City Limits of Boulder CO.
Location of Required Units	Within PUD or in a contiguous parcel	Within PUD or in a contiguous parcel	Within PUD or in a contiguous parcel	Within PUD, sale units shall be distributed evenly throughout. No requirement on rental units
Affordability	Mortgage or rent does not exceed 27% of Income; payments may be higher if buyer has a willing lender.	Affordability based on City's housing policy	Affordability based on City's housing policy	Mortgage/payment does not exceed 30% of gross income for HHs that meet the income criteria and also meet the other requirements of the town's affordable housing programs

Inclusionary Housing Ordinances Comparison

Period of Affordability	Variable; specified at developer agreement.	15 Years	30 Years	Not included in ordinance
AMI, Eligibility	70-100% AMI; allows for higher or lower AMI ranges by CC approval.	0-120% AMI	30-140%	60-80% AMI; Allows for those under 60%
Average Sales Price	Original ASP: \$159,379; recalculated annually	Not Included in ordinance	Not Included in ordinance	Not Included in ordinance
Maximum Purchase Price	Cannot exceed annual SHIP max	Not Included in ordinance	Not Included in ordinance	The city manager sets MPP based on size/no of bedrooms
Interest Rate	Interest rate: average most recent 6 months FHFA	Not Included in ordinance	Not Included in ordinance	Not Included in ordinance
Responsibility of Developer	Developer must post bond equivalent to fee in lieu	Not Included in ordinance	Not Included in ordinance	Not Included in ordinance
Marketing	City assists with marketing	Not Included in ordinance	Not Included in ordinance	All sellers/owners of permanently affordable units shall engage in good faith marketing and public advertising efforts
Bonding	Not specified	Not Included in ordinance	Not Included in ordinance	Not Included in ordinance
Waiver of Requirements	CC may allow waiver of IH ordinance provisions (Sect. 9-245(d))	If the final Inclusionary Housing Incentive Offer is insufficient to fully compensate the developer for the amount of inclusionary housing units required, the town council will waive all or part of the IHO requirements	Not Included in ordinance	Not Included in ordinance
Number of Units Created to Date	20 Units to date in two development	Assisted 2 low income households by constructing new units 2019	Information Not Made Available	2,581 Affordable Units Created since 2000

2017 AFFORDABLE HOUSING WORKING GROUP RECOMMENDATIONS

	RECOMMENDATION	NOT ADOPTED/ NOT STARTED	IN PROGRESS/ ONGOING	COMPLETED
1A	Streamline the process for the affordable housing developer to interact with all governmental entities needed to approve the affordable housing development, including, but not limited to, environmental review, permitting, and building inspections.		X	
1B	Offer flexibility in regulatory requirements for affordable housing projects, as appropriate for the circumstances		X	
1C	Task a member of staff in both the County and the City to act as advocate/ombudsman for affordable housing across governmental departments		X	X
1D	Direct the Office of Economic Vitality to use its mapping and GIS resources to identify publicly owned properties which may be available for the development of affordable housing		X	X
1E	The City and County should adopt a cohesive inclusionary housing policy to increase the affordable housing inventory, including homeownership and rental units.		X	
1F	City and County AHACs should meet jointly at least once a year to identify opportunities for coordination on affordable housing policies and incentives as reflected in the respective jurisdiction's Local Housing Assistance Plans (LHAP)		X	
1F.1	The County should adopt an inclusionary housing ordinance in coordination with the City to support expansion and equitable distribution of affordable housing in the community.	X		
1F.2	Work with staff to identify quality lands that the City or County may donate for nonprofit development.			X
1F.3	Propose a program for the City and County to engage large employers in the effort to produce more affordable housing.	X		
1G	Create the Tallahassee-Leon County Affordable Housing Leadership Council.			X
1H	Increase awareness among the public, City, and County housing staffs about the current role of the Leon County HFA and work with the Leon County HFA to explore new initiatives that would benefit the affordable community.		X	
1I	Give priority to City and County infrastructure projects that support affordable housing development.	X		
2A	Establish criteria for City/County funded developments that include affordable housing.		X	
2B	Ensure that requests for City or County funding of affordable housing projects include threshold requirements that meet industry standards for good design.		X	

2017 AFFORDABLE HOUSING WORKING GROUP RECOMMENDATIONS

2C	Use a Community Land Trust (CLT) to increase opportunities for homeownership.			X
3A	Form a partnership with the nonprofit consulting group Purpose Built Communities to help integrate the Workgroup's recommendations into the Orange Avenue public housing redevelopment project			X
3B	City, County, and housing developers should pursue philanthropy and corporate sponsorship to contribute to Orange Avenue re-development projects.		X	
3C	Fund the Orange Avenue/Meridian Placemaking project identified in Blueprint 2020 project list in the first year of the new funding cycle.		X	
3D	Support the agencies working in the area around the Orange Avenue public housing redevelopment project to improve or produce single family homeownership with financial assistance and incentives from local government and other funding sources.		X	
4A	Tallahassee Housing Authority should dedicate a portion of its Section 8 vouchers to residents in need of Permanent Supportive Housing (PSH).	X		
4B	Utility providers and housing assistance providers should identify options/opportunities to solve a barrier for some renters transitioning out of homelessness who have large past unpaid utility bills.		X	
4C	To the maximum extent feasible, waive concurrency fees, building permit fees, and utility connection fees for affordable housing projects, provided those savings are passed onto the affordable housing residents		X	
4D	Provide education for landlords and case managers to reduce barriers for renting.		X	
5A	Assign ongoing Workgroup tasks to the newly created Tallahassee-Leon County Affordable Housing Leadership Council.	X		
5B	Alternatively, in the event that the Leadership Council is not created, the Workgroup recommends that the structure to sustain the collaborative effort of the Workgroup lie with the respective Leon County and City of Tallahassee AHACs.		X	
6A	Increase funding for affordable housing with a new local dedicated source of revenue that is responsive to identified affordable housing needs.		X	
6B	The Workgroup recommends that the County and City AHACs explore the options presented for a local dedicated funding source for affordable housing.		X	
6C	The Workgroup recommends that the AHACs consider how the City's current housing trust fund might be used as the collection point for any local dedicated source of revenue.			X
6D	The Workgroup recommends that the City and County prioritize securing full appropriation of the Sadowski state and local housing trust funds every year.		X	

2017 Joint City County Workshop on Affordable Housing

	NOT STARTED	IN PROGRESS/ ONGOING	COMPLETED
a. Direct the County and City Housing staffs to hold a joint meeting of the AHACs at least once a year.			X
b. Direct staff to assess the viability of establishing a Tallahassee-Leon County Affordable Housing Leadership Council in conjunction with select members of the Workgroup and United Partners for Human Services, and provide a status report within 180 days.			X
c. Authorize City staff to work collectively with County staff and the Housing Finance Authority of Leon County to explore partnership opportunities to address affordable housing needs.			X
d. Direct County and City Departments, i.e. Public Works, Underground Utilities and Infrastructure, Blueprint and Planning, to include affordable housing as a criterion when prioritizing infrastructure projects.	X		
e. Direct staff to work with housing partners to evaluate design standards that could be applied countywide.		X	
f. Direct staff to assess the feasibility of using a Community Land Trust as a funding strategy and provide recommendations to the County and City Commissions respectively.			X
g. Direct staff to provide periodic status updates on the Orange Avenue Redevelopment Project.			X
h. Continue to support the Blueprint IA prioritized funding of the Blueprint 2020 Orange Avenue/Meridian Placemaking Project within the first year of the collection of the one-cent infrastructure surtax to support the redevelopment of the community that surrounds the Orange Avenue Apartments.			X
i. Direct staff to partner with affordable housing organizations and other entities that enhance a livable community and promote sustained homeownership in the neighborhoods surrounding the Orange Avenue Apartments.		X	
j. Provide a joint formal letter to the Tallahassee Housing Authority and request that they reserve a portion of its funding assistance dollars for permanent supportive housing clients, if available.	X		
k. Direct staff to work with utility providers to develop recommendations for addressing the problems associated with transitioning persons who have outstanding utility bills from homeless shelters to permanent housing and provide a report to the County and City Commissions, respectively.		X	

2017 Joint City County Workshop on Affordable Housing

l. Direct the County and City staff to evaluate permanent funding sources for affordable housing.		X	
m. Direct staff to include the support of full funding of the Sadowski Act into the County and City's respective legislative priorities, with assistance from the Florida Association of Counties and the Florida League of Cities.		X	