

Affordable Housing Advisory Committee

October 6, 2021
Leon County AHAC Meeting
Leon County Agriculture Building – Auditorium
615 Paul Russell Road
10:00 a.m.

Agenda

- I. Call to Order
- II. Roll Call
- III. Approval of October 6, 2021 Agenda
- IV. Approval of July 7, 2021 Meeting Minutes (**TAB 1**)
- V. Public Comments
- VI. Old Business
 - Options for the County’s Inclusionary Housing Policy (**TAB 2**)
 - Discussion and Recommendations by the Committee
- VII. New Business
 - Appoint a Draft Report Review Committee
- VIII. Adjournment

Next Meeting

Joint County – City Affordable Housing Advisory Committee
Monday, October 25, 2021 at 10:00 a.m.
Smith-Williams Center 2295 Pasco Street

Leon County
Affordable Housing Advisory Committee
July 7, 2021
Meeting Minutes

MEMBERS PRESENT: Chair Trina Searcy
Commissioner Nick Maddox
Lawrence Tobe
Oral Payne
Ian Waldick
Madelon J. Horwich
Herschel Holloway

MEMBERS ABSENT: Vice Chair Marthea Pitts
Shawn Menchion
Deborah Lloyd
Elias Mathes

STAFF PRESENT: Shington Lamy, Director, Office of Human Services &
Community Partnerships
Matthew Wyman, Housing Services Manager

PUBLIC PRESENT: Chuck White, Housing Finance Authority of Leon County
Hollis Card, Citizen

Item # I. Call to Order

With a quorum present, Chair Searcy called the meeting to order at 10:07 a.m.

Item # II. Roll Call

Mr. Wyman proceeded with roll call.

Item #III. Approval of July 7, 2021 Agenda

Chair Searcy requested a motion from the floor for approval for today's agenda.

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

Item #IV. Approval of April 7, 2021 Meeting Minutes

Chair Searcy requested a motion to approve the April 7, 2021 Meeting Minutes.

Mr. Waldick moved to approve the minutes with edits to correct the spelling of Ian Waldick's name, seconded by Commissioner Maddox. The motion passed unanimously.

Item # V. Approval of May 5, 2021 Meeting Minutes

Chair Searcy requested a motion to approve the May 5, 2021 Meeting Minutes.

Mr. Waldick moved to approve the minutes with edits to correct the spelling of Ian Waldick's name, seconded by Ms. Horwich. The motion passed unanimously.

Item # VI. Public Comments

Chair Searcy inquired if there was public comment as two members of the public were present. Mr. Chuck White introduced himself as a past member of the County Affordable Housing Advisory Committee (AHAC) who now serves on the Housing Finance Authority of Leon County (HFA). Mr. White continued that the HFA has designated him to serve as their liaison to the County and City AHAC to coordinate efforts to produce affordable housing.

Mr. Hollis Card did not have comment.

Item #VII. Old Business

Proposed Affordable Housing Advisory Committee Recommendations

Mr. Wyman presented the item on the proposed Affordable Housing Advisory Committee Recommendations and iterated that the Committee's primary responsibility is to review the established policies and procedures, ordinances, land development regulations, and comprehensive plan of Leon County, and to recommend specific actions or initiatives which encourage development of affordable housing to be presented to the Board at the end of 2021.

The staff proposed recommendations were reviewed. During the presentation, Mr. Tobe asked for a map that shows the zoning districts application to Section 420.9076(4)(k) F.S. "The support of development near transportation hubs and major employment centers and mixed-use developments."

Mr. Waldick was provided clarification on the amount proposed to be increased on the maximum award amounts for down payment assistance as requested.

Mr. Wyman turned the floor back to Chair Searcy and she requested a motion from the floor.

Mr. Waldick moved for the approval of Option #1: Approve the staff recommendations for the Leon County Affordable Housing Advisory Committee's 2021 Report as presented in Attachment #1, seconded by Ms. Horwich. The motion passed unanimously.

Overview, Review and Discussion of Inclusionary Housing Policy

Mr. Wyman provided the Committee an overview of Inclusionary Housing Policy (IHP) including:

- The highest affordable housing needs in Leon County; and
- The County's current voluntary IHP found in the Comprehensive Plan; and
- The City's current mandatory IHP; and
- Review of mandatory and voluntary IHP adopted by local governments in Florida; and
- Examples of local governments using consultants to create or revise their IHP.

Mr. Wyman shared that an agenda item on inclusionary housing would be presented to the County Commission on July 14, 2021 which would be further discussed at the next joint County City Committee meeting.

Item #VIII. Adjournment

The Chair announced the next meeting will be the Joint City/County AHAC on August 23, 2021.

There being no further business to come before the Committee, the meeting was adjourned at 11:16.



AFFORDABLE HOUSING ADVISORY COMMITTEE

DATE: October 6, 2021

TO: Chairman Trina Searcy and the Affordable Housing Advisory Committee

FROM: Shington Lamy, Director of Human Services and Community Partnerships
Matthew G. Wyman, Housing Services Manager

SUBJECT: Options for the County's Inclusionary Housing Policy

Statement of Issue:

This item provides an analysis and options that the Leon County Affordable Housing Advisory Committee may consider as recommendations for its annual report on Inclusionary Housing Policy.

Staff Recommendation:

Option #1: Leon County Affordable Housing Advisory Committee direction.

Background:

Pursuant to Section 420.9076(4) Florida Statutes, the Leon County Affordable Housing Advisory Committee's (County AHAC) primary responsibility is to review the established policies and procedures, ordinances, land development regulations, and comprehensive plan of Leon County, and to recommend specific actions or initiatives which encourage development of affordable housing. The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions. Florida Statutes specifies that at a minimum, a Report of Recommendations (Report) must be submitted to the Board of County Commissioners annually and include recommendations or evaluation of the implementation of each affordable housing incentives found at Section 420.9076(4) F.S. (a-k).

During 2021, the County AHAC reviewed the established Leon County policies related to affordable housing via presentations on the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan, the Tallahassee-Leon County Comprehensive Plan, the Leon County Land Development Code. The County AHAC has also participated in joint meetings with the City of Tallahassee's (City) Affordable Housing Advisory Committee (City AHAC) to discuss the City's Inclusionary Housing Ordinance. This item provides an analysis and options that the Leon County Affordable Housing Advisory Committee may consider as recommendations for its annual report on Inclusionary Housing Policy.

Should the County AHAC choose to adopt recommendations on inclusionary housing policy for the recommendations would be included in the County AHAC's Report and be presented to the Board of County Commissioners in December 2021.

"People Focused, Performance Driven"

Analysis:

Inclusionary housing policy (IHP) primarily focuses on constructing residential units that are affordable to low income households into high market rate developments; however, it also serves as a tool to mandate or incentivize increasing the stock of affordable housing.

Current Local Inclusionary Housing Policy

Locally, both the County and City have an IHP in place; however, the County's policy is voluntary while the City's policy is mandatory

The current County incentive allow for reduced thresholds for site plan review and permit cost savings if 50% of the residential units within a proposed development meet the criteria for affordable housing. The intent of these incentives is to save the developer time and money through a more streamlined review process. The County currently does not provide other common voluntary inclusionary housing incentives, such as density bonuses or fee waivers.

To date, the current County voluntary incentive has not been utilized by developers. The lack of interest in the current incentives may be attributable to the relatively high ratio (50%) of affordable to market rate units needed to trigger the incentives. In addition, the current incentives may not be sufficient to encourage the construction of affordable units, because the County does not impose impact fees or water/sewer connection charges, so a waiver or reduction of such fees is not an available option.

In 2005, the City adopted a mandatory inclusionary housing ordinance (Ordinance) as required by the Tallahassee-Leon County Comprehensive Plan. The Ordinance applies to developments in those portions of the City where average household income levels are above the area median income (\$76,400 annually for a family of four). Within those areas, all new developments with 50 or more units are required to set aside no less than 10% of the units for households earning 100% or below the area median income. At this time the City's inclusionary housing requirement currently does not apply to multifamily housing developments (i.e. apartments).

The City provides a variety of incentives to developers to offset costs as required by State law including, but not limited to, density bonuses, design flexibility for types of housing (single-family, duplex, townhouse, etc.), expedited permitting, and water/sewer tap fee waivers. Currently, the City prohibits payment in lieu of building affordable housing units. Since the City's establishment of the Ordinance, only the Canopy Planned Unit Development (PUD) located on Welaunee Boulevard has met the unit threshold. The Canopy PUD is expected to provide a total of 67 single-family inclusionary housing units once the project is fully complete.

Consideration of Enhancements to the County and City Inclusionary Housing Policies

As mentioned earlier, the Joint AHAC Meetings have focused on opportunities in which the County and City could coordinate and making enhancement to their respective IHP. At the May 24, 2021 Joint AHAC Meeting, the City AHAC voted to recommend to the City Commission that multifamily developments be added to the City's mandatory inclusionary housing ordinance. Additionally, at the August 23, 2021 Joint AHAC Meeting, the City AHAC unanimously approved to recommend to the City Commission the development of a comprehensive countywide City-County IHP that is not limited to portions of the community where income levels are above the

area median income.

At the County AHAC's October 6, 2021, staff will provide a presentation on IHPs that have been adopted in other local communities in Florida as part of the AHAC's consideration. The comparison will present information on the types of IHP policies (mandatory vs. voluntary); IHP regulatory requirements (thresholds, residential, multifamily, etc.); policy development process (internal or consultant); and number of affordable units that have been built.

Additionally, as part of the October 6, 2021, the County AHAC may consider the following as recommendations on IHP to the County Commission, which, if adopted will be incorporated into the County AHAC's Report and be presented to the Board of County Commissioners in December 2021:

- *Make no changes to the current County IHP*
A voluntary policy that currently allows for reduced thresholds for site plan review and permit cost savings if 50% of the residential units within a proposed development that meets the criteria for affordable housing. This policy has never been utilized by developers.
- *Adopt the current City IHP in unincorporated Leon County*
A mandatory inclusionary housing ordinance that requires developments of 50 or more single-family housing units in portions of the County where average household income levels are above the area median income to set aside no less than 10% of the units for households earning 100% or below the area median income. Developers who agree to build affordable housing units may increase the density of the development up to 25%.
- *Adopt similar proposed enhancements to the County IHP as recommended by the City AHAC*
A mandatory inclusionary housing ordinance that requires single family and multifamily developments to set aside units for households of a specific area median income that is countywide and not limited to portions of the community where income levels are above the area median income.
- *Committee direction*
The County AHAC may also formulate a hybrid approach that incorporates the options presented above as well as deliberation following the presentation on IHP's adopted in other communities during the October 6, 2021 meeting.

Future Meetings & Actions

Staff will incorporate the Committee approved recommendations into the draft Report. Additionally, staff recommends that the Committee Chair appoint a Draft Report Review Committee to meet prior to the joint County City AHAC meeting on October 25, 2021, when each Committee's report will be presented.

As required by Florida Statutes, the Committee will conduct a public hearing to adopt the Report on November 3, 2021, for which staff will publish a public notice. On December 14, 2021, the report will be presented to the Board of County Commissioners.

Options:

1. Make no changes to the current County Inclusionary Housing Policy.
2. Recommend the Board consider adoption of the current City of Tallahassee Inclusionary Housing Policy in unincorporated Leon County.
3. Recommend the Board consider adoption of similar proposed enhancements to the County Inclusionary Housing Policy as recommended by the City Affordable Housing Advisory Committee.
4. Committee Direction.

Recommendation:

1. Option #1

Attachments:

None