

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

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**MEMBERS PRESENT:** Commissioner Nick Maddox  
Chairperson Trina Rose Searcy  
Vice Chairperson Marthea Pitts  
Lawrence Tobe  
Herschel Holloway – By phone; Not part of quorum

**MEMBERS ABSENT:** Deborah Lloyd  
Ian Waldick  
Madelon J. Horwich  
  
Shawn Menchion

**STAFF PRESENT:** Shington Lamy, Director of the Office of Human Services &  
Community Partnerships  
Geraldine Green, Housing Services Specialist  
August Thorsson, Housing Services Rehabilitation Specialist

**Item #I                      Call to Order**

With a 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.

**Item #III                      Approval of January 13, 2021 Agenda**

Mr. Jim McShane requested a motion from the floor for approval of the agenda.

Mayor John Dailey moved to approve the agenda, seconded by Commissioner Maddox. The motion passed unanimously.

**Agenda Item #IV                      Old Business**

**None**

**Agenda Item # V.                      New Business**

**1. Briefing on Purpose of the Joint AHAC and the Leon County Affordable Housing Workshop presented 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 as well as the Board and City Commission's Joint Workshop to accept the Workgroup's final report in 2017 which included approving a recommendation to direct staff to hold a joint meeting of the AHACs at least once a year.

**2. Presentation on the Housing Finance Authority of Leon County 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 does not look for deals but has had the application materials available on their website. Developers have to initiate the deal to the HFA. The rental money income proposed to be generated once the units are rented out must be sufficient to repay bond issuance.

**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 activity. The Community Land Trust (CLT) is near finalizing the land lease between the Land Trust and the purchaser of a home developed on property owned by the CLT. The monthly cost to the purchaser is expected to be approximately \$20-\$40 a month. 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 provide housing stability by supporting and local landlords who rent to vulnerable and at-risk tenants that are facing eviction or are ending homelessness experienced by their prospective tenant. Eligible landlords must be Leon County residents and owners of rental units inside city limits whom can receive a 500 one-time bonus for each unit newly leased to someone ending their homelessness, up to \$2,000 in excess of the security deposit to cover a portion of lost rent from a current tenant in crisis and up to \$1,000 in excess of the security deposit to cover damages beyond normal wear and tear, or for unforeseen expenses to maintain habitability

**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 to pay up to 12 months of past due rent and/or utilities including up to 3 months of future rent to households 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 review existing goals and partners;

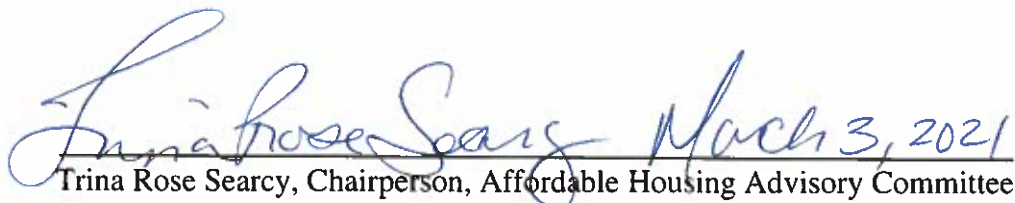
Seconded by Commissioner Maddox. The motion passed unanimously.

**Item # VI Adjournment**

City Committee Chairman Jim McShane moved to adjourn.

The meeting adjourned at 11:35

Approved on March 2, 2021

 Trina Rose Searcy March 3, 2021  
Trina Rose Searcy, Chairperson, Affordable Housing Advisory Committee

