

**Leon County  
Affordable Housing Advisory Committee  
May 5, 2021  
Meeting Minutes**

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**MEMBERS PRESENT:** Chair Trina Rose Searcy  
Lawrence Tobe  
Oral Payne  
Ian Waldick  
Madelon J. Horwich

**MEMBERS ABSENT:** Vice Chair- Marthea Pitts  
Commissioner Nick Maddox  
Herschel Holloway  
Shawn Menchion  
Deborah Lloyd  
Elias Mathes

**STAFF PRESENT:** Matthew Wyman, Housing Services Manager  
Catherine Jones, Commissioner Maddox's Aide  
Artie White, Administrator of Comprehensive Planning

**PUBLIC PRESENT:** Kristellys Estanga, Intern to City Commissioner Jack Porter

**Item # I. Call to Order**

Without a quorum present, Chair Searcy called the meeting to order at 10:09 a.m. Chair Searcy explained that the meeting would proceed as a workshop and that any actions requiring a vote would not take place or would need to be ratified at the next meeting.

**Item # II. Roll Call**

Mr. Wyman proceeded with roll call and confirmed there was not a quorum

**Item #III. Approval of May 5, 2021 Agenda**

Chair Searcy did not entertain a motion from the floor for approval for the agenda because a quorum was not established.

**Item #IV. Approval of April 7, 2021 Meeting Minutes (Tab 1)**

Chair Searcy did not entertain a motion from the floor for approval for the May 5, 2021 Meeting Minutes because a quorum was not established. Approval of the minutes will be added to the next regular meeting's agenda.

Mr. Wyman requested if there were any proposed revisions from the floor. There were none.

**Item # V. Public Comments**

Chair Searcy inquired if there was public comment as there was one member of the public present. No comments were taken.

**Item # VI. Old Business**

**Presentation on the Tallahassee – Leon County Comprehensive Plan (Tab 2)** Artie White, Administrator of Comprehensive Planning

Mr. Wyman presented the item on the Comprehensive Plan and mentioned 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.

As part of that review, Artie White, Administrator of Comprehensive Planning, will present on County policy regarding the development approval process, the Comprehensive Plan (Comp Plan), and the Alternative Mobility Funding System Study.

Mr. White defined the development process in general from the various policy involved from including the Comp Plan (Comprehensive Planning), Land Development Code (Land Use Planning), and Development Review (Site Planning and Permitting).

Mr. White continued that the Comp Plan regulates all of Leon County and memorializes the initial and ongoing process that determines community goals and aspirations in terms of community development on 11 applicable topics. The Comp Plan establishes standards for the development of land and provide guidelines for the more detailed land development and use regulations which must be consistent with higher authority including Florida Statutes as well as the U.S. Constitution. The current plan was adopted in 1990 with a horizon year of 2030. The next update would move the horizon year out to 2045.

The future land use map was then presented which shows the various categories of uses that apply to specific areas of the County. Each category has a range of densities (quantity of residential units) and intensities (quantity of commercial units) and is further broken down into zoning districts.

Mr. White discussed that affordable housing is most impacted by two of the 11 elements of the Comp Plan; the Land Use and Affordable Housing elements. The Land Use and the Housing Elements of the Comp Plan both allow, but do not require, density bonuses to incentivize the development of affordable housing. Mr. Oral Payne asked for the current deficit of housing in terms of type. Staff agreed to provide in a follow up email.

Mr. White provided a brief history of direction on the Comp Plan received from the City Commission and Board of County Commissioners in 2014 which was to align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element. Since that time, staff has been conducting public engagement, identified community values, produced goals and objectives, etc.

In 2019, direction was provided to hire a consultant to supplement staff for the update of the Land Use and Mobility Elements; however, at the following Comp Plan meeting consideration was given to expand the scope to all elements. In April 2021, direction was provided to obtain a consultant to provide recommendations on the update of the Land Use and Mobility Elements with an option to expand to other elements and incorporate students of local universities in the process. A Request for Proposal will soon be released by staff and will later be presented to the Commissions.

An Evaluation and Appraisal review must be completed every 7 years as required by Florida Statutes to identify any necessary amendments related to changes in law.

Ms. Horwich asked why it isn't required after every legislative session. Mr. White indicated he is not aware as to the logic but that it is the minimum requirement. Updates are allowed to be made more frequently. Targeted cleanup of outdated organizational names and terms are planned to be updated. Other changes are expected to be proposed to align the Comp Plan with recent legislation allowing affordable housing to be built no matter the zoning.

Mr. White presented an overview of the Alternative Mobility Funding System Study which will analyze the existing transportation concurrency system and provide an evaluation of plans, programs, policies, land use patterns, travel characteristics, and infrastructure and provided a historical background on legislative changes. The current Concurrency system charges developer fees only when additional capacity is needed on roadways to accommodate automobiles. A Mobility Funding System is expected to increase flexibility for funding a variety of transportation modes and providing more options for mobility.

Mr. White explained the various phases of the study as well as the Mobility Fee Tiers that could be recommended from the study including Within the Multimodal Transportation District, Inside Capital Circle or Inside the Urban Service Area and Outside Capital Circle or Outside the Urban

Service Area. A Mobility Funding System, like the current concurrency system, can account for affordable housing in the fee structure. Mr. White then closed his presentation.

Mr. Tobe asked if evidence in the community can be seen from the original Comp Plan from the 1960's. Mr. White provided a few examples found mostly in the growth in northern areas of town. Mr. Tobe continued that he is surprised to not see many large-scale buildings in the downtown area. Mr. White mentioned that the tallest buildings typically produce the highest tax values in the County.

Chair Searcy confirmed there were no other questions or comments and closed the presentation.

**Presentation on Affordable Housing Incentive Strategies Implemented by other Florida Local Governments, Matthew Wyman**

Mr. Wyman presented the staff compiled comparison of select Florida County's (as well as the City of Tallahassee) established affordable housing incentives found at Section 420.9076 (4) (a)-(k), F.S. as referenced from their Local Housing Assistance Plan (LHAP) which was requested by the Committee at their last meeting.

Mr. Wyman explained the primary takeaway from the side by side comparison shows that the larger the community, such as Hillsborough County, the more of the 11 total incentives listed in statutes have been established. Comparatively, Alachua County and the City of Tallahassee have less implemented incentives.

Mr. Payne asked if incentives from Pinellas County could be added. After discussion, staff will share the incentives section of Pinellas County's LHAP via email.

Mr. Wyman turned the floor back to Chair Searcy.

**Item #VII. Adjournment**

The Chair announced the next meeting to be the Joint City/County AHAC on May 24, 2021.

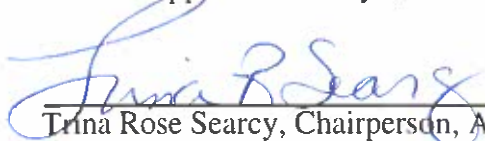
Ms Horwich asked if the joint meetings with the City's AHAC are mandatory. Mr. Wyman provided the topics to be discussed at the joint meeting and asked that everyone attend.

There being no further business to come before the Committee, the meeting was adjourned at 11:20.

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ATTEST:

Minutes approved on July 7, 2021



Trina Rose Searcy, Chairperson, Affordable Housing Advisory Committee