

# Leon County & City of Tallahassee Affordable Housing Advisory Committee

Joint Meeting  
May 24, 2021  
Meeting Minutes

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## **COUNTY MEMBERS PRESENT:**

Nick Maddox (County AHAC, Commissioner)  
Madelon J. Horwich (County AHAC, Resident of the Jurisdiction)  
Trina Rose Searcy (County AHAC, Chair)  
Marthea Pitts (County AHAC, Vice Chair)  
Lawrence Tobe (County AHAC, Resident of the Jurisdiction)  
Oral Payne (County AHAC, Engaged in Homebuilding)  
Deborah Lloyd (County AHAC, Not-for-Profit Provider of Affordable Housing)

## **CITY MEMBERS PRESENT:**

Jim McShane (City AHAC, Chair)  
Mayor John Dailey (City AHAC, Locally Elected Official)  
Bill Wilson (City AHAC, For-Profit or Not-for-Profit Provider of Affordable Housing)  
Christopher Daniels (City AHAC, Advocate for Low-Income Persons)  
Kayana Gaines (City AHAC, At-Large/Real Estate Professional)  
Karlus Henry (City AHAC, Area of Labor within the Home Building Industry)  
Ian Waldick (City/County AHAC, Planning Commission Member)

## **MEMBERS ABSENT:**

Herschel Holloway (County AHAC, Banking or Mortgage Industry) – Appeared by phone; Not part of quorum  
Jovita Woodrich (City AHAC, Previous Resident of the Jurisdiction)  
Shawn Menchion (County AHAC, Advocate for Low-Income Persons)  
Adela Ghadimi (City AHAC, Representative of “Essential Services Personnel”)  
Kyndra Light (City AHAC, Residential Home Building Industry) - Appeared by phone; Not part of quorum

## **STAFF PRESENT:**

Shington Lamy, Director of LC Human Services & Community Partnerships  
Abena Ojetayo, Director of COT Housing and Community Resilience  
Courtney Thomas, Aide to Mayor Dailey  
Kristellys Estanga, Aide to City Commissioner Jack Porter  
Catherine Jones, Aide to County Commissioner Nick Maddox  
Amy Toman, Assistant City Attorney  
Matthew Wyman, LC Housing Services Manager  
Jean Amison, COT Housing Division Manager  
Geraldine Green, LC Housing Services Staff  
Shawna Martin, LC Development Support & Environmental Services Staff

**1. Call to Order**

With a physical quorum present of the City's Affordable Housing Advisory Committee (City AHAC), as well as the County's Affordable Housing Advisory Committee (County AHAC), City AHAC Chair Jim McShane called the meeting to order at 10:00 a.m.

**2. Public Comment**

There were no public comments

**3. Approval of Minutes**

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

*John Dailey moved and Ian Waldick seconded the approval of the minutes from the February 16, 2021 joint meeting. The motion passed unanimously.*

**4. Presentations**

Brenda Williams with the Tallahassee Housing Authority provided the committee members an update on the Orange Avenue Apartments redevelopment project.

According to Ms. Williams, in 2019 Columbia Residential and Tallahassee Housing Authority submitted applications for 9 % Tax Credits and the State Apartment Incentive Loan program Magnolia Senior and Magnolia Family to Florida Housing Finance Corporation (FHFC) with support from both the Community Redevelopment Agency (CRA) and the City for a total of \$1,300,000 for the 130-unit Magnolia Family (Phase I) which was successfully funded. For the continued support of the overall redevelopment and the competitive applications for funding, the CRA and City approved a total of \$2,000,000 to be committed for the next FHFC application for Magnolia Family (Phase II). Columbia and THA will again be applying for the final development phase, Magnolia Senior (Phase III), in FHFC's 2021 cycle.

Ms. Williams stated that the THA has submitted its demolition and disposition application to HUD. Residents have been provided notice that relocation efforts have begun. Residents have 90 days to relocate. The construction of 130-unit Magnolia Family is anticipated to be complete April 2023 and construction completion of the 160-unit Magnolia Family is projected to be November 2023. Once all units are vacated, demolition is slated to occur between October and December 2021 with the first units from Phase 1 expected to be completed by December 2023.

**5.1 Update on Affordable Housing Workgroup Recommendations**

Shington Lamy provided an overview of the Tallahassee Leon County Affordable Housing Workgroup as well as the status of each recommendation approved by the County and City Commissions in 2017. Of the 13 that were ratified, 11 have been completed or are currently in progress. The Committees discussed building design standards, and dedicated funding sources for affordable housing which concluded the update.

**5.2 Inclusionary Housing Ordinance Performance and Enhancements**

Jean Amison made a presentation on the current status of inclusionary housing in Tallahassee and a comparison of the City's ordinance with other cities. The joint committee had a discussion of the various options related to inclusionary housing and concerns that needs to be addressed.

*Motion by Ian Waldick and seconded by Bill Wilson to ask the City Commission to consider adding rental units to the inclusionary housing ordinance. The motion was approved unanimously.*

*Ian Waldick moved, and Nick Maddox seconded a motion to have staff bring back the agenda item and minutes if available of the County discussion on inclusionary zoning to the next meeting of the County AHAC. The motion passed unanimously.*

**6. Announcements**

Staff announced the next Joint AHAC Meeting on August 23, 2021.

**7. Unagendaed Items**

Mayor Dailey provided the joint AHAC with an update on the City's activities related to affordable housing since the last joint AHAC meeting. These included some specific adjustments on three parcels to increase density for affordable housing, an amendment to the Tallahassee Land Development Code (TLDC) to allow Single-Room Occupancy (SRO) units in multi-family, and the conversion of the Winewood Office Center to over 400 units of workforce housing.

The Mayor also provided an update on the Frenchtown Quarters and Marketplace project that will soon begin development on Tennessee and Macomb in Frenchtown.

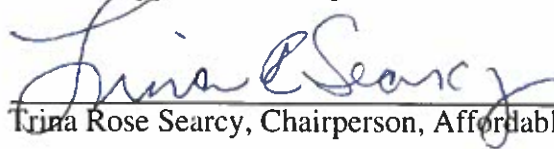
**8. Adjournment**

The meeting was adjourned at 11:42.

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ATTEST:

Minutes approved on August 23, 2021



Trina Rose Searcy, Chairperson, Affordable Housing Advisory Committee

