

**Leon County & City of Tallahassee
Affordable Housing Advisory Committee
Joint Meeting
August 23, 2021
Meeting Minutes**

COUNTY MEMBERS PRESENT:

Nick Maddox (County AHAC, Commissioner)
Trina Rose Searcy (County AHAC, Chair)
Lawrence Tobe (County AHAC, Resident of the Jurisdiction)
Deborah Lloyd (County AHAC, Not-for-Profit Provider of Affordable Housing)
Herschel Holloway (County AHAC, Banking or Mortgage Industry)

CITY MEMBERS PRESENT:

Mayor John Dailey (City AHAC, Locally Elected Official)
Jim McShane (City AHAC, Chair)
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)
Kyndra Light (City AHAC, Residential Home Building Industry)

MEMBERS ABSENT:

Adela Ghadimi (City AHAC, Representative of “Essential Services Personnel”)
Marthea Pitts (County AHAC, Vice Chair)
Madelon J. Horwich (County AHAC, Resident of the Jurisdiction)
Shawn Menchion (County AHAC, Advocate for Low-Income Persons)
Ian Waldick (City/County AHAC, Planning Commission Member)

Virtual Participation – Not included in quorum

Bill Wilson (City AHAC, For-Profit or Not-for-Profit Provider of Affordable Housing)
Oral Payne (County AHAC, Engaged in Homebuilding)

STAFF PRESENT:

Shington Lamy, Director of LC Human Services & Community Partnerships
Abena Ojetayo, Director of COT Housing and Community Resilience
Artie White, TLC Planning Department
Courtney Thomas, Aide to Mayor Dailey
Kristellys Estanga, Aide to City Commissioner Jack Porter
Amy Toman, Assistant City Attorney
Matthew Wyman, LC Housing Services Manager

Virtual Participation

Ryan Culpepper, LC Development Support & Environmental Services Staff
Ryan Guffey, LC Development Support & Environmental Services Staff
Kyle Kemper, County Attorney’s Office

Emily Pepin, County Attorney's Office

1. Call to Order

The City AHAC Chair Jim McShane called the meeting to order at 10:12 a.m. without a quorum present of the City's Affordable Housing Advisory Committee (City AHAC), nor the County's Affordable Housing Advisory Committee (County AHAC).

The County AHAC established a physical quorum at approximately 10:29 a.m.

The City AHAC established a physical quorum at approximately 10:40 a.m.

2. Public Comment

There were no public comments

3. Approval of Minutes

After the County AHAC established a physical quorum, Chair Searcy requested a motion to approve the minutes from the May 24, 2021 joint meeting.

Nick Maddox moved, seconded by Trina Searcy, to approve the minutes with a correction to show Mayor Dailey as present. The motion passed unanimously.

After the City AHAC established a physical quorum, Chair McShane requested a motion to approve the minutes.

Mayor Dailey moved, seconded by unknown City AHAC member, to approve the minutes with a correction to show Mayor Dailey as present. The motion passed unanimously.

4. Presentations

None

5 Policy and Direction

5.1 Inclusionary Housing Policy

Matthew Wyman, Leon County Housing Services Manager, provided an overview of the agenda item on inclusionary housing that was presented to the Board of County Commissioners on July 13, 2021, which included:

- Review of Florida Statutes rules governing inclusionary housing policies; and
- A detailed summary of the current inclusionary housing policy adopted by the County and City of Tallahassee, respectively; and
- An update on the Leon County Affordable Housing Advisory Committee's (AHAC) approach to develop inclusionary housing policy recommendations.

Discussion among the County and City AHAC as well as staff ensued on the agenda item on inclusionary housing including:

- The number of households in Leon County that are cost burdened, and staff's collection and evaluation of data initiated by Chair McShane.
- Rent affordability for households with income at 50% AMI and the establishment of affordable rent rates initiated by Mrs. Light. Affordable rent rates are determined by entities that provide subsidy such as the Florida Housing Finance Corporation based upon the number of bedrooms a unit has as well as area median income. This information was to be provided in a follow up email.
- Mayor Dailey inquired about next steps on formulation of a County inclusionary housing policy which includes collecting additional information and discussion on best practices, the use of a consultant to assist in the process of research and policy development and the County AHAC formulating a recommendation for Board consideration.
- The City AHAC's recent recommendation on adding Residential Rental development to the City's existing Inclusionary Housing Ordinance which will be included in their report to the City Commission.

Following the discussion, Mr. Wyman provided a summary on large residential development activity in unincorporated Leon County which included that since 2015, there have been six residential developments in the unincorporated areas of the County having 50 or more units and that three have annexed into the City. Over 750 units market rate units were produced including 288, multi family, residential units.

Bill Wilson inquired if the Joint AHAC's were going to formulate a recommendation on inclusionary housing as a group to which Chair McShane replied that additional information from staff was going to be provided at the next meeting.

Mr. Wilson continued that the current policies on inclusionary housing do not address the biggest needs in the community.

Mr. Wilson moved, seconded by unknown City AHAC member, that the City AHAC work for the development of a comprehensive city county ordinance that includes single family and rental development that is not bound by the socio economics of the neighborhood in which the development is taking place. Motion passed unanimously.

In response to a request for clarification from Mr. Lamy, Mr. Wilson explained the reasoning why he believes that the City's inclusionary housing policy should not be limited to certain areas based on census tracts with higher average household incomes.

Mr. Lamy explained that at the County AHAC's next meeting, staff will bring a recommendation regarding inclusionary housing mandatory, considering the results of the survey being conducted in partnership with the Florida Housing Coalition which will provide a sense of best practices, goals, the number of local governments that have adopted inclusionary housing since the changes to statute in 2019 and the number of communities that have used the services of a consultant to evaluate all related components to draft an inclusionary housing policy. Any recommendation would be included as part of the AHAC report to the County Commission in December.

6. Announcements

Chair McShane announced the next Joint AHAC Meeting on October 25, 2021.

7. Unagendaed Items

Chuck White introduced himself that he previously served on the County AHAC and now has been designated to represent the Housing Finance Authority of Leon County at both the City and County AHAC meetings.

8. Adjournment

The meeting was adjourned at 11:46am.

ATTEST:

Minutes approved on October 25, 2021


Trina Rose Searcy, Chairperson, Affordable Housing Advisory Committee