

Leon County & City of Tallahassee
Affordable Housing Advisory Committee
Joint Meeting
October 25, 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)
Shawn Mencion (County AHAC, Advocate for Low-Income Persons)
Madelon J. Horwich (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)
Ian Waldick (City/County AHAC, Planning Commission Member)
Oral Payne (County AHAC, Engaged in Homebuilding)

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)
Bill Wilson (City AHAC, For-Profit or Not-for-Profit Provider of Affordable Housing)
Karlus Henry (City AHAC, Area of Labor within the Home Building Industry)
Kyndra Light (City AHAC, Residential Home Building Industry)
Ian Waldick (City/County AHAC, Planning Commission Member)

MEMBERS ABSENT:

Adela Ghadimi (City AHAC, Representative of “Essential Services Personnel”)
Marthea Pitts (County AHAC, Vice Chair)
Kayana Gaines (City AHAC, At-Large/Real Estate Professional)

STAFF PRESENT:

Shington Lamy, Director of LC Human Services & Community Partnerships
Abena Ojetayo, Director of COT Housing & Community Resilience
Amy Toman, Assistant City Attorney
Matthew Wyman, LC Housing Services Manager
Kyle Kemper, County Attorney’s Office
Jean Amison, City Housing Manager

Virtual Participation

Kody Glazer, Legal Director, Florida Housing Coalition

1. Call to Order

The City AHAC Chair Jim McShane called the meeting to order at 10:00 a.m. There was quorum for both the City and County AHACs.

2. Public Comment

Resident Stanley Sims provided public comment on the reports of recommendations from each of the AHACs, said he supported the recommendations, and thanked them for their work.

3. Approval of Minutes

Trina Searcy, County AHAC Chair, requested a motion to approve the minutes from the August 23, 2021, joint meeting.

Commissioner Maddox moved, seconded by Ian Waldick with no objections to approve the minutes. The motion passed unanimously.

Jim McShane, City AHAC Chair, requested a motion to approve the minutes from the August 23, 2021, joint meeting.

Ian Waldick moved, there was a second to the motion and no objections to approve the minutes. The motion passed unanimously.

4. Presentations

4.1 Overview of Impact Fees for Funding Affordable Housing

Jean Amison, Housing Manager, introduced the presentation on impact fees that had been requested by both the City and County AHACs. Kody Glazer, Legal Director with the Florida Housing Coalition was present via WebEx. Ms. Amison turned the presentation over to Mr. Glazer.

Mr. Glazer began by defining impact fees as a one time fee that's imposed on new development to fund infrastructure costs. These differ broadly across the state of Florida with many different types of impacts from transportation to roads, parks, and schools. Depending on where you live those impact fees could be \$10,000 to \$15,000 dollars for a single family unit or over \$1M for a multifamily development. He described the conditions under which an impact fee can be imposed. Cities and counties often waive impact and other fees for affordable housing so it can be difficult to assess the need for the fee which is the first condition under which one can be imposed. Should a city or county want to impose the fees, there would need to be a policy in place that defines the cap of the fees, prioritization of projects to benefit from the fees collected, and policy for providing a waiver of the fees.

Mr. Glazer then described linkage fees which is a fairly new concept. Linkage fees are typically charged to new office, commercial, or industrial development, and not to residential development. The rationale is to link the new development with workforce housing needs that are generated by the new development. He provided an overview of inclusionary housing as one form of a linkage fee concept adding that per Florida Statute

the costs to the developer must be offset. Mr. Glazer finished with thoughts on moving forward in thinking about creating linkage fees or expanding/revising the current IH ordinance.

Chair McShane opened the floor for discussions and questions commenting that as an advocate of workforce housing he's in favor of finding a reoccurring source of funding for affordable housing. Ms. Light commented that she's in favor of a one time fee with certain exemptions for affordable housing. She pointed out the increase in the national average per square foot to build and that incentives and recurring funding for housing is needed. Mayor Dailey indicated the unintended consequences of just a municipal linkage or impact fee could drive all development into the unincorporated area so it would be important for both the City and the County to adopt a policy. He also urged Ms. Light to continue her conversations within her industry to find innovative ways to construct homes making them more affordable. Ms. Light indicated she could pull research from the National Association of Homebuilders. She believes they support linkage fees in some ways and it would be important to see what innovative ways other municipalities are handling it. She suggested the Housing Leadership Council may be the best vehicle for furthering discussion and doing research. All were in agreement that further discussions would be needed to get all interested parties to the table prior to any recommendations being considered by the two bodies. There being no further discussion or motions, the topic was closed.

5 Policy and Direction

5.1 Inclusionary Housing

Matthew Wyman, Leon County Housing Services Manager, provided an update on the County's discussions on inclusionary housing. The County AHAC did not have quorum at its last meeting so if the County AHAC wished to add a recommendation to their annual report they would need to take action at this meeting. Mr. Wyman explained that the City AHAC had also had discussions and have included a recommendation in their report to revise the inclusionary housing ordinance.

Shington Lamy indicated that the County commission and the County AHAC had both discussed inclusionary housing on multiple occasions and that they have several options for moving forward with a recommendation. He stated the County's current IH policy is voluntary and has not been utilized, so one option was to leave the ordinance as it was. Option 2 is to look at what the City has in place and what their recommendations are for revising the ordinance to match what the City is doing.

Discussion among the County and City AHACs centered around what census tracts would be subject to the ordinance and student housing. The main concern was consistency throughout the county and to make sure there are no unintended consequences. In developing a more broad IHO it would be important to get the buy in of the development community because they are the ones who will be impacted.

Staff provided the timeline for the annual report of recommendations, including the upcoming public hearings for both bodies, the presentation to each of their respective commissions, and the joint housing workshop in February where the subject would be

discussed with both commissions present. All of these meetings would provide opportunities for stakeholders to give comments.

Mr. Waldick moved, seconded by Commissioner Maddox, that the County AHAC recommend adopting an Inclusionary Housing Ordinance that mirrors the City's ordinance with the recommended revisions to apply to the Urban Services Area. Motion passed unanimously.

Discussion continued regarding density bonuses and offsetting the costs to developers of inclusionary housing units. It was noted that the City has a density bonus and that the Comprehensive Plan includes a 25% density bonus. Members wanted to clarify the motion as it relates to offsetting costs since the County itself did not have a density bonus. Mr. Waldick indicated he wanted to make a follow up motion to couple with the passed motion on affordable housing that the County adopt a density bonus incentive. However, conversation ensued on the lack of sewer service throughout the Urban Services area and that further research is needed before recommending a density bonuses as an incentive. As a result, Mr. Waldick withdrew his original motion on density bonuses.

Mr. Waldick moved to recommend the County evaluate incentives, including but not limited to increased density bonuses, to offset costs incurred by developers imposed by the approved recommendation on inclusionary housing ordinance. The motion was seconded by Commissioner Maddox and passed unanimously by the County AHAC.

6. Announcements

Staff announced that both reports of recommendations were available to all the members. The City AHAC's public hearing was scheduled for November 15, and the County AHACs public hearing was scheduled for November 10th. Members could make comments on the reports; however, staff reminded members that the purposes of the meetings throughout the year was to formalize the recommendations into the final report for the hearing. At this point in the year, new recommendations may have to be tabled for the next year in order to meet the submission requirements.

7. Unagendaed Items


None.

8. Adjournment

There being no further discussions or business, the meeting was adjourned at 11:12am.

ATTEST:

Minutes approved on March 21, 2022

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Trina Rose Searcy, Chairperson, Affordable Housing Advisory Committee