

**Leon County  
Affordable Housing Advisory Committee  
July 19, 2023  
Meeting Minutes**

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**MEMBERS PRESENT:** Commissioner Nick Maddox  
Lawrence Tobe  
Oral Payne  
Rachel Stevens  
John Hershey  
Madelon Horwich

**MEMBERS ABSENT:** Bruce Strouble  
Chair Trina Searcy  
Ian Waldick  
Alexandria Currie  
Mary Williams

**STAFF PRESENT:** Shington Lamy, Assistant County Administrator  
Jelani Marks, Housing Services Manager  
May Swartz, Assistant County Attorney

**PUBLIC PRESENT:** Jason Ghazvini  
Rhonda Hammond (President-elect of AIA)  
Robert Peck (President of AIA Tallahassee)

**Item # I. Call to Order**

Commissioner Maddox agreed to chair the meeting. The meeting was called to order 10:06 a.m.

**Item # II. Roll Call**

Mr. Marks proceeded with roll call. Quorum was not initially met. Members agreed to change the order of the meeting and skip to presentations and old business until one more member arrived to make quorum (Mr. Payne arrived at 10:13 a.m.).

**Item # V. Public Comment**

Jason Ghazvini asked when there would be an update on the development of an inclusionary housing ordinance. Mr. Lamy stated that there would be an update provided later in the meeting.

**Item # VI. Presentation from the American Institute of Architects (AIA):**

Rhonda Hammond (President-elect of AIA) and Florida Robert Peck (President of AIA Tallahassee) made a comprehensive presentation on the role that architects can play in facilitating the development of affordable housing. Ms. Hammond and Mr. Peck also discussed obstacles, housing structure and design in various regions, and discussed the impacts of the Live Local Act.

**Item # VII. Old Business**

Mr. Lamy provided an update on the development of the inclusionary housing ordinance and provided background for new AHAC members. Mr. Lamy stated that a draft of the policy would be brought to the AHAC in the coming months and that the ordinance would be brought for consideration of the Board of County Commissioners in the fall.

**Item #III. Approval of July 19, 2023 Agenda**

With the arrival of Mr. Payne, Mr. Marks confirmed quorum. Mr. Payne moved to approve the agenda, seconded by Ms. Horwich. Motion passed unanimously.

**Item #IV. Approval of January 18, 2023 Meeting Minutes**

Ms. Stevens moved to approve the meeting minutes, seconded by Mr. Payne. The motion passed unanimously.

**Item # VII. Old Business (continued)**

With the postponed business from earlier in the meeting completed, the meeting shifted back to Old Business. Mr. Marks provided an update on the revisions to the Local Housing Assistance Plan's Homeownership Development strategy that was approved by the Board of County Commissioners at their July 11 meeting.

Mr. Marks also discussed the new income limits released by the Department Housing and Urban Development. Mr. Lamy discussed the new purchase price limits for SHIP.

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**Item #VIII. New Business: Discussion on potential amendments to the SHIP Local Housing Assistance Plan**

Mr. Marks brought staff recommendations to revisions to maximize the efficiency and of the Rehabilitation/Replacement Strategies. Proposals included making SHIP Rehabilitation a one-time award.



Mr. Lamy brought a staff recommendation to increase the award limit for SHIP Rehabilitation from \$75,000 to \$100,000.

Mr. Marks brought a staff recommendation that if a house being considered for Rehabilitation is over 50 years old, then the cost threshold to trigger a replacement would drop from 50% to 30%.

Mr. Marks stated that these proposals and other options could be further discussed at the next AHAC meeting.

**Item #VIII. Adjournment**

There being no further business to come before the Committee, Commissioner Maddox moved to adjourn at 11:06 a.m., seconded by Mr. Payne. Passed unanimously.

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ATTEST:

Minutes approved on October 9, 2023

*Trina Rose Searcy*

dotloop verified  
11/28/23 3:18 PM EST  
RERW-4KBZ-WT5A-NFBW

Trina Rose Searcy, Chairperson, Affordable Housing Advisory Committee

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