

BOARD OF COUNTY COMMISSIONERS

Memorandum

DATE: November 10, 2016

TO: Leon County Housing Finance Authority Board Members

FROM: Lamarr D. Kemp, Sr., Division Director, Housing Services
Office of Human Services & Community Partnerships

RE: Joint County / City Workshop on Affordable Housing Summary

This memorandum provides the Leon County Housing Finance Authority (HFA) with a summary of the action taken at the joint County/City Workshop on affordable housing on October 27, 2016

The workshop commended with a joint presentation by county and city staff on the status of affordable housing in the community. The county and city housing programs were presented and discussed by the commissioners. Additionally, Chairman Rogers provided a brief presentation on the HFA. Following a lengthy discussion, the County and City Commissions took the following action:

1. Accept the report on affordable housing efforts in Tallahassee-Leon County.
2. Maintain the City of Tallahassee and Leon County's existing Housing Programs which primarily focus on promoting and expanding homeownership as well as preserving the existing affordable housing inventory through housing rehabilitation.
3. Establish the Tallahassee-Leon County Affordable Housing Workgroup (Workgroup) to be staffed jointly by County and City staff for an initial 150 days and comprised of representatives from:
 - Leon County Housing Finance Authority,
 - Tallahassee Housing Authority, Leon County Schools
 - Beatitude Foundation
 - Tallahassee Lenders' Consortium
 - Big Bend Continuum of Care
 - Big Bend Homeless Coalition
 - Ability 1st
 - Bethel Community Development Corporation
 - Habitat for Humanity of the Big Bend
 - Tallahassee Urban League
 - County and City housing staff
 - Also, the City and County Commissions respectively shall appoint an affordable housing consumer and an affordable housing developer.

4. Establish the following “Guiding Principles” as a framework for the Workgroup to address affordable housing:
 - a. Holistic Approach to Affordable Housing – provides programs and services that enhance the quality of life for the family or individual.
 - b. Strong and Extensive Collaboration and Partnerships – plan and design affordable housing developments with partners to leverage funds, technical support, and best practices.
 - c. Capital Stack/Multiple Funding Streams – utilize multiple financing sources, including public funds, tax credits, bonds, grants, sales tax programs, and private donations to fund affordable housing projects.

5. Direct the Tallahassee-Leon County Affordable Housing Workgroup to develop a plan for the redevelopment of a multi-family housing unit that provides the following:
 - a. Recommendations for the coordination and collaboration of local government, non-profit and for-profit resources.
 - b. A housing design that considers the needs of residents and enhances the overall community.
 - c. Recommendations for leveraging the financial resources of local, state and federal resources to address permanent support housing for the homeless population.
 - d. Consider engaging organizations that promote best practices in affordable housing models.
 - e. Recommendations for a structure that would sustain the collaborative effort of the Affordable Housing Workgroup.

As reflected in #3 above, the Commissions established the Workgroup which will include a representative from the HFA. The first meeting of the Workgroup is anticipated to take place the first or second week in December. County staff recommends the HFA select a member during its November 10th meeting to serve on the Workgroup.

Thank you.

/ldk