



City Affordable Housing Advisory Committee

June 16, 2025 – 10:00am

Renaissance Center's Growth Management Conference
Room

MEETING

1. CALL TO ORDER

- 1.1. Establish Quorum
- 1.2. Posting of Meeting Notice

2. PUBLIC COMMENT ON AGENDA ITEMS

3. AGENDA MODIFICATIONS

4. APPROVAL OF MINUTES

- 4.1 Summary of the March 24, 2025, AHAC Meeting

5. PRESENTATIONS

- 5.1. Presentation of Final LHAP 2025-2028

6. POLICY & DIRECTION

7. ANNOUNCEMENTS

- 7.1. Selection of AHAC Representative at Tallahassee Board of Realtors November 4th Meeting

8. UNAGENDAED ITEMS

9. ADJOURNMENT



Affordable Housing Advisory Committee

March 24, 2025

Meeting Summary

Smith-Williams Service Center

Members in Attendance: Dr. Christopher Daniels, Commissioner Curtis Richardson, Mrs. Shari Gewanter, Mr. Jesse Jones, Mr. Lacy McMullen, Jr., Ms. Mechelle Mickles, and Mr. Blake B. Renfro

Members On-Line: None

Members Absent: Ms. Kayana Gaines, Mr. Jason Ghazvini, and Mr. Christian Griffith

Staff: Dr. Kimball Thomas (HCR Director), Jean Amison (Housing), Ginger Williams (Housing), and Breanna Green (Assistant City Attorney)

Call to Order, Welcome, and Introductions: The meeting was called to order at 10:07 AM and a quorum was declared.

Public Comment: None

Agenda Modifications: None

Approval of the Minutes: A motion was made and seconded to accept the minutes from the January 13, 2025, AHAC Meeting; motion passed unanimously.

Presentations

Jean Amison provided an overview of the 2025-2028 SHIP Local Housing Assistance Plan (LHAP).

Policy and Direction: None

Announcements: None

Unagendaed Items: None

Adjournment: After no further business, the meeting adjourned at 10:45 AM.

Accepted via motion _____, Chair

Notice of Public Meeting

**City of Tallahassee
Affordable Housing Advisory Committee
Monday, June 16, 2025
10:00AM EST
Renaissance Center's Growth Management Conference
Room
435 N. Macomb Street, Tallahassee, Florida 32301**

The City of Tallahassee's Affordable Housing Advisory Committee (AHAC) will hold a regular meeting pursuant to Sec. 420.9076, Florida Statutes, on Monday, June 16, 2025, at 10:00 AM at the Renaissance Center's Growth Management Conference Room, 435 N Macomb Street. The public is welcomed to attend the committee meeting. Citizens wishing to provide input may make public comment in person at the meeting. There will also be a virtual meeting or conference call in option for attendees (virtual public comment will not be received):

WebEx Event: City AHAC Meeting

Event address for attendees: https://talgov.webex.com/talgov/June_2025

Event number: 2337 875 4852

Event password: AHAC

To receive a call back, provide your phone number when you join the event, or call the number below and enter the access code.

United States Toll: 1-408-418-9388

Access code: 2337 875 4852

For more information, please contact Ginger Williams at ginger.williams@talgov.com or 850-891-6566.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, individuals needing a special accommodation to participate in this public meeting should contact Ginger Williams by written request at least 48 hours prior to the meeting. Any non-English speaking person wishing to attend the meeting should contact Ginger Williams at least five days prior to the hearing and an interpreter will be provided. (La información y los materiales del programa están disponibles en español a pedido.)



CITY OF
TALLAHASSEE

City of Tallahassee
AFFORDABLE HOUSING
ADVISORY COMMITTEE

June 16, 2025 – 10:00am

Meeting Agenda

- | | |
|--|---|
| 1. Call to Order | 1.1 Establish Quorum
1.2 Posting of Meeting Notice |
| 2. Public Comment on Agenda Items | <i>No written content</i> |
| 3. Agenda Modifications | <i>No written content</i> |
| 4. Approval of Minutes | 4.1 Minutes From March 24,2025, Meeting |
| 5. Presentations | 5.1 Presentation of Final LHAP 2025-2028 |
| 6. Policy & Direction | <i>No written content</i> |
| 7. Announcements | 7.1 Selection of AHAC representative - TBR |
| 8. Unagendaed Items | <i>No written content</i> |
| 9. Adjournment | <i>No written content</i> |

An aerial, grayscale photograph of a residential neighborhood. The image shows several houses of varying sizes, some with large porches and multiple stories. There are numerous trees scattered throughout the area. In the center-right, there is a tennis court with a net. A car is parked on a driveway near the tennis court. The overall scene is a typical suburban residential area.

1. Call to Order

1.1 Establish Quorum

1.2 Posting of Meeting Notice

An aerial, grayscale photograph of a residential neighborhood. The houses are mostly two-story structures with gabled roofs. There are many trees scattered throughout the area. In the center-right, there is a tennis court with a net. A white car is parked on a driveway near the tennis court. The overall scene is a typical suburban residential area.

2. Public Comment on Agenda Items

3. Agenda Modifications

An aerial photograph of a residential neighborhood. In the foreground, a large, two-story house with a prominent front porch and a gabled roof is visible. To its right, a tennis court is enclosed by a fence. The background shows several other houses of varying styles, some with large trees in front of them. The overall scene is a typical suburban residential area.

An aerial photograph of a residential neighborhood. The image shows several houses of varying styles, some with large porches and multiple stories. There are many trees scattered throughout the area. In the center-right, there is a fenced-in area that appears to be a sports field or a large yard with a gazebo-like structure. A road runs along the bottom left corner. The overall scene is a typical suburban residential area.

4. Approval of Minutes

4.1 Summary of the March 24, 2025 AHAC Meeting

An aerial photograph of a residential complex. The image shows several large, multi-story houses with gabled roofs and porches. There are numerous trees scattered throughout the property. A large, fenced-in area in the center-right contains a tennis court and a circular structure, possibly a gazebo or a small pavilion. A road runs along the bottom left corner of the frame. The overall scene is a well-maintained suburban or residential development.

5. Presentations

5.1 Final LHAP 2025-2028

5.1 2025-2028 SHIP Local Housing Assistance Plan

Section I

- Program administration details

Section II

- Strategies the City will employ to develop affordable units

Section III

- Incentives the City offers to encourage the development of affordable units

5.1 2025-2028 SHIP Local Housing Assistance Plan

Strategies to produce and preserve affordable units

- Owner Occupied Repair / Rehab
- Multifamily Rehabilitation and Development
- Homeownership Development

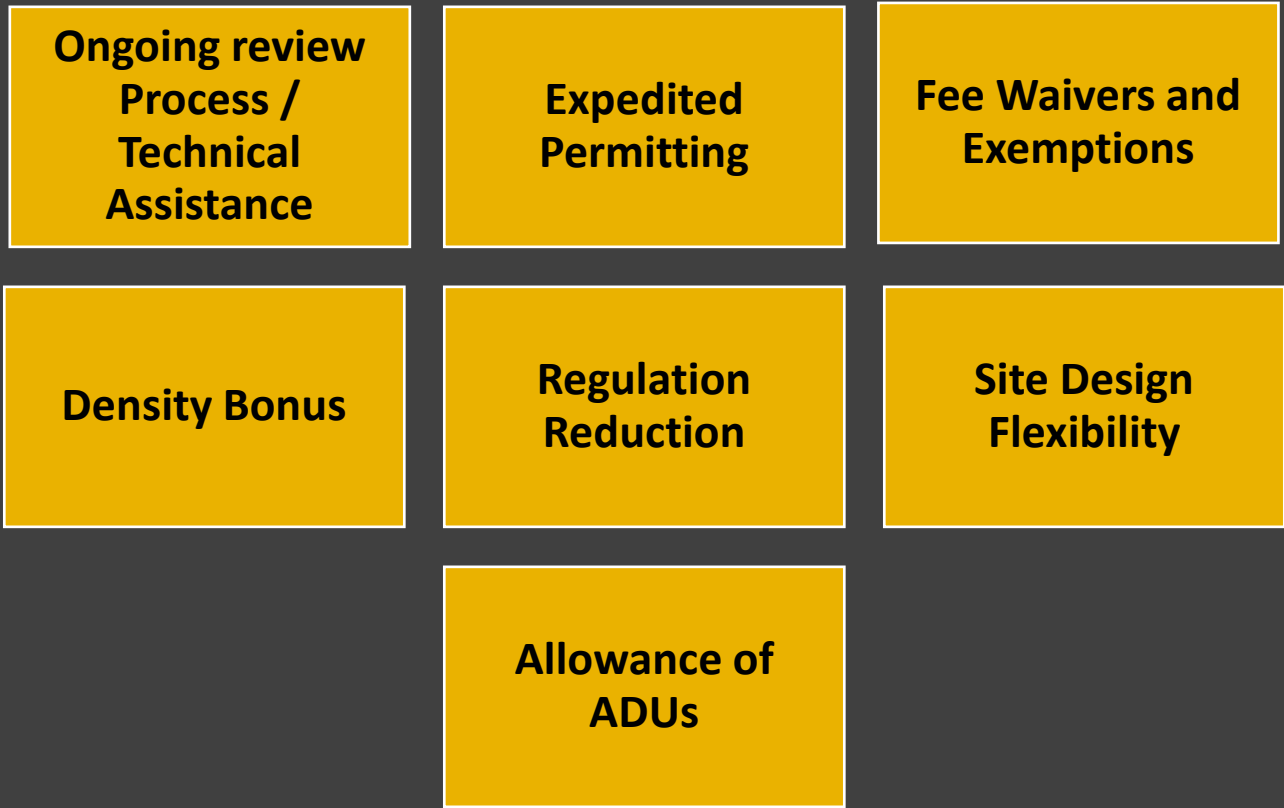


Strategies to provide direct assistance

- Down Payment Assistance
- Rental and Tenant Assistance
- Disaster Assistance

5.1 2025-2028 SHIP Local Housing Assistance Plan

Strategies to incentivize the production of affordable units:



5.1 2025-2028 SHIP Local Housing Assistance Plan

2025 STRATEGY UPDATES

- Revised Homeownership Rehabilitation into 3 categories with amended loan periods:
 - Essential Repairs - \$25,000 provided as a grant
 - Substantial Rehabilitation - \$75,000 provided as 10-year forgivable loan and includes accessibility modifications
 - Demolition/Reconstruction - \$225,000 provided as a 15-year forgivable loan
- Increase per unit subsidy for multifamily affordable housing development to \$75,000 per unit for rehab; \$125,000 per unit for new construction

5.1 2025-2028 SHIP Local Housing Assistance Plan

AMENDMENTS

- Amendments may occur at any time during the 3-year period
 - Technical amendments do not require Commission approval; include updates to existing strategies such as amending the terms, limits, etc.
 - Formal amendments require Commission approval and public input; includes adding strategies or significant alterations to administration of the program

6. Policy and Direction

An aerial, grayscale photograph of a residential neighborhood. The image shows several houses of varying sizes, some with large porches and multiple stories. In the foreground, a large, two-story house with a prominent front porch is visible. To the right of this house, there is a fenced-in area containing a large, octagonal gazebo. The neighborhood is surrounded by trees and a street is visible in the bottom left corner. The overall scene depicts a typical suburban residential area.

An aerial, grayscale photograph of a residential neighborhood. The image shows several houses of varying sizes, some with multiple stories and gabled roofs. There are numerous trees scattered throughout the area, particularly in the foreground and around the houses. A large, fenced-in area, possibly a sports field or park, is visible in the middle ground, featuring a hexagonal gazebo-like structure. A road runs along the bottom left corner of the frame. The overall scene is a typical suburban residential area.

7. Announcements

7.1 AHAC Representative for TBR Monthly Meeting

2025 AHAC Meeting Schedule

March 24, 2025

City AHAC Meeting

April 28, 2025

Joint City/County AHAC Meeting

June 16, 2025

City AHAC Meeting

September 8, 2025

City AHAC Meeting; Finalize Recommendations

October 13, 2025

Joint City/County AHAC Meeting

November 3, 2025

City AHAC Meeting and Public Hearing to Adopt Recommendations

December 10, 2025

Presentation of Report to City Commission



CITY OF
TALLAHASSEE

City Staff Contacts

Ginger Williams, Special Projects Coordinator

ginger.williams@talgov.com