

Notice of Public Meeting

City of Tallahassee
Affordable Housing Advisory Committee
Monday, September 8, 2025
10:00AM EST
Smith-Williams Service Center
2295 Pasco Street
Tallahassee, FL

The City of Tallahassee's Affordable Housing Advisory Committee (AHAC) will hold a regular meeting pursuant to Sec. 420.9076, Florida Statutes, on September 8, 2025, at 10:00 AM at the Smith-Williams Service Center, 2295 Pasco 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/September_2025

Event number: 2341 444 1118

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: 2341 444 1118

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 Affordable Housing Advisory Committee

September 8, 2025 – 10:00am
Smith-Williams Service Center

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 June 16, 2025, AHAC Meeting
- 5. PRESENTATIONS**
 - 5.1. 2025 SHIP Annual Report
- 6. POLICY & DIRECTION**
 - 6.1. Recommendations for 2025 AHAC Report
- 7. ANNOUNCEMENTS**
 - 7.1. HUD 2025-2029 Consolidated Plan Completed
 - 7.2. State 2025-2028 LHAP Completed
- 8. UNAGENDAED ITEMS**
- 9. ADJOURNMENT**



Affordable Housing Advisory Committee

June 16, 2025

Meeting Summary

Renaissance Center's Growth Management Conference
Room

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

Members On-Line: None

Members Absent: Mrs. Shari Gewanter, Mr. Jason Ghazvini, and Mr. Christian Griffith

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

Call to Order, Welcome, and Introductions: The meeting was called to order at 10:09 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 March 24, 2025, AHAC Meeting; motion passed unanimously.

Presentations

Jean Amison provided a final presentation of the 2025-2028 LHAP and announced that the LHAP was conditionally approved/accepted by Florida Housing and approved by the City Commission on June 11, 2025.

Policy and Direction: None

Announcements:

Kayana Gaines was selected to represent the City AHAC at the Tallahassee Board of Realtors Meeting on November 4, 2025.

Unagendaed Items: None

Adjournment: After no further business, the meeting adjourned at 10:35 AM.

Accepted via motion _____, Chair



CITY OF
TALLAHASSEE

City of Tallahassee
AFFORDABLE HOUSING
ADVISORY COMMITTEE

September 8, 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 June 16, 2025, Meeting |
| 5. Presentations | 5.1 2025 SHIP Annual Report |
| 6. Policy & Direction | 6.1 Recommendations for 2025 AHAC Report |
| 7. Announcements | 7.1 HUD 2025-2029 Consolidated Plan Completed
7.2 State 2025-2028 LHAP Completed |
| 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 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. The overall scene is a typical suburban residential area.

An aerial 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 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.

4. Approval of Minutes

4.1 Summary of the June 16, 2025 AHAC Meeting

An aerial, grayscale photograph of a residential neighborhood. The scene 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 tennis court with a net is visible in the middle ground, surrounded by a fence. A paved road runs along the bottom left corner. The overall atmosphere is quiet and suburban.

5. Presentations

5.1 2025 SHIP Annual Report

5.1 2025 SHIP Annual Report

The FY 2025 SHIP Annual Report is complete

- Is for the closeout year FY2022-2023 (3-year expenditure deadline)
- Due September 15

Budgeted priorities align with City's 2029 Strategic Plan

Funding includes program income realized from prior year



2025 SHIP Annual Report

HOMEOWNERSHIP DEVELOPMENT/PRESERVATION

Source of Funds (FY 2022-2023)	Amount
FY 2022-2023 State Annual Distribution	\$1,904,718.00
Program Income	\$67,804.38
(less) Carryover from Previous Year	- 4,123.25
TOTAL:	\$1,968,399.13

Total Expenditures (By Activity)	Amount
Homeownership Activities (all)	\$1,751,189.02
Administration	\$95,250.38
Homeownership Counseling	\$125,000.00
(less) Carryover to Next Year	- 3,040.27
TOTAL:	\$1,968,399.13

Homeownership Activity Expenditures (By Strategy)	Amount	Number of Units
Owner Occupied Repair, Rehabilitation, Reconstruction	\$1,547,189.02	56
New Construction	204,000.00	3
TOTAL:		

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 many trees scattered throughout the area, and a street runs diagonally across the bottom left. In the center-right, there is a fenced-in area that appears to be a sports field or court. The overall scene is a typical suburban residential area.

6. Policy and Direction

6.1 Recommendations for 2025 AHAC Report

Recommendations for 2025 Report

- **Consider any recommendations for the 2025 Report**
 - These recommendations should be policy-related directed to the City Commission for action
 - Recommendations to staff for updates or program information are not included
 - Can defer to October Joint AHAC if preferred
- **Public Hearing will occur in November**
 - Once draft report is published and posted for public comment, no changes can be made
- **It's ok if there are no recommendations**
 - The work of the AHAC is ongoing

An aerial photograph of a residential neighborhood. The image shows several houses of varying sizes, some with large porches and multiple stories. There are many trees scattered throughout the area, providing shade. A large, fenced-in area, possibly a sports field or a community center, is visible in the middle-right portion of the image. The overall scene is a typical suburban or rural residential development.

7. Announcements

7.1 HUD 2025-2029 Consolidated Plan Completed

7.2 State 2025-2028 LHAP Completed

7.1 HUD 2025-2029 Consolidated Plan

2025-2029 Five Year Plan submitted to HUD

- Includes first year Annual Plan for 2025-2026
- HUD has 45 days to approve; effective October 1

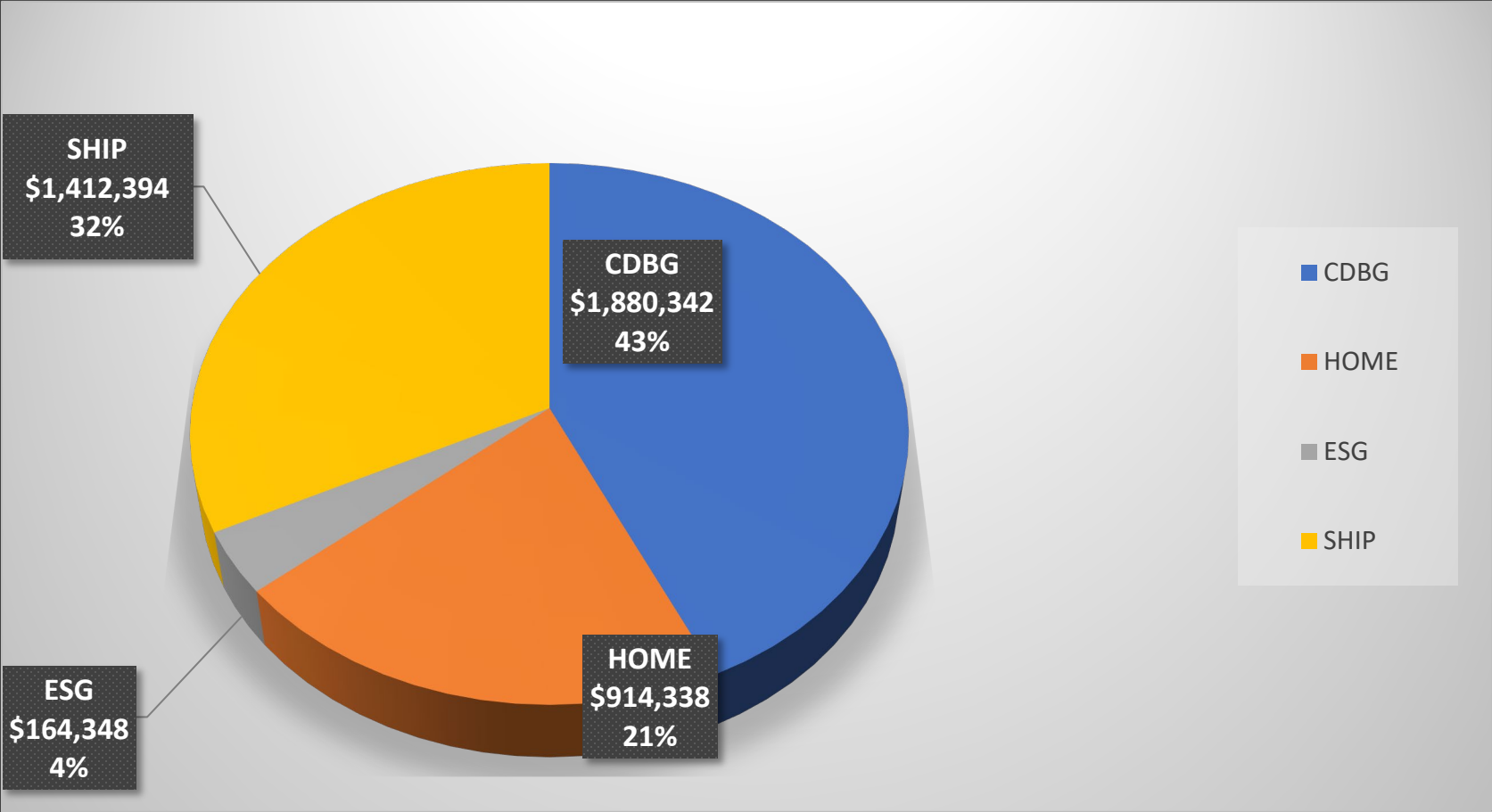
Budgeted priorities align with City's 2029 Strategic Plan

Funding includes program income realized from prior year



7.1 HUD 2025-2029 Consolidated Plan

Final Funding Amounts



7.2 HUD 2025-2029 Consolidated Plan

➤ 2025-2026 Budgeted Activities

- Administration, including fair housing activities
- Public facility improvements
- Public services (CHSP)
- Homeless services and prevention
- Housing rehabilitation (homeowner/rental)
- Housing new construction (single family/multifamily)
- Down payment assistance
- Housing counseling

7.2 2025-2028 SHIP Local Housing Assistance Plan

LHAP submitted and accepted by FHFC

- Final package is posted to webpage – www.talgov.com/housing

Technical amendments can be made at any time and do not require Commission approval

- These include updates to existing strategies such as amending the terms, limits, etc.



7.2 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

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

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