



CITY OF  
TALLAHASSEE

# Affordable Housing Advisory Committee

## Report of Recommendations 2021

DRAFT  
November 15, 2021

## TABLE OF CONTENTS

Letter from the Advisory Committee Chair _____	3
Executive Summary _____	4
Committee Composition _____	6
AHAC Recommendations _____	7
EXHIBIT A – Documents Reviewed _____	15
EXHIBIT B – Notice of Public Hearing _____	16
EXHIBIT C – Committee Roster _____	17

DRAFT

# LETTER FROM THE ADVISORY COMMITTEE CHAIR

December 9, 2021

Dear Mayor and Commissioners:

On behalf of the Tallahassee Affordable Housing Advisory Committee (AHAC) it is a pleasure to submit the 2021 AHAC Report of Recommendations. The Committee spent many hours in focused deliberation before unanimously approving the recommendations we send forward now for your consideration and approval. We took into consideration existing City regulations, policies, staff's concerns, and limitations involved in implementation. We feel these recommendations will allow the City to make gains in providing for the housing needs of those most affected, while operating within its budget and regulatory constraints.

Thank you so much for allowing us to serve our community and the City in this way. We take great pride in the product we are sending forward to you. On behalf of the Affordable Housing Advisory Committee, we extend our deep appreciation for your service and your commitment to affordable housing in Tallahassee; this is a strategic investment that has economic and workforce implications.

Sincerely,

Jim McShane, Chair  
2021 Affordable Housing Advisory Committee

# EXECUTIVE SUMMARY

## Introduction

Florida State Statute 420.9076 requires that each jurisdiction in Florida receiving State Housing Initiatives Partnership (SHIP) funds shall appoint an eight to eleven-member Affordable Housing Advisory Committee (AHAC). Each member represents a role in the affordable housing industry, as a citizen of the jurisdiction, and a locally elected official. The AHAC is mandated to review Comprehensive Plan Elements, City Ordinances, Land Development Regulations, and City Policies and Procedures to identify regulatory barriers to affordable housing; and to recommend incentives to create more affordable housing. The statute requires the AHAC to produce a report to submit to the City Commission and to the Florida Housing Finance Corporation (FHFC) annually by December 31st. If approved by the City Commission, the recommendations are used to amend the Local Housing Assistance Plan, the local Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

During 2021, the City's AHAC met six times between February and November 2021, in addition to four meetings of the joint City/County AHACs for a total of 10 meetings. Committee members reviewed City documents as well as the recommendations made by the 2018 AHAC and the Joint City/County Affordable Housing Workgroup. Discussions also included topics requested by members and informational sessions from invited speakers. The AHAC considered all information presented before bringing forward or voting on recommendations. **(EXHIBIT A)**

From the discussions at each of these meetings, the AHAC developed eight recommendations for this 2021 Report of Recommendations. These recommendations address the identified barriers to affordable housing, which include both regulatory and policy barriers.

## Background

In 2007, the state legislature revived the requirement to establish an Affordable Housing Advisory Committee (AHAC) and developed new duties for the committee. The legislation required cities and counties receiving State Housing Initiatives Partnership (SHIP) funds to appoint an Affordable Housing Advisory Committee or their SHIP funding would be withheld. The Advisory Committee would be required to "review the established policies, procedures, ordinances, land development regulations and the comprehensive plan and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value." (Section 420.9076, F.S.) In addition, sections 420.9076(4)(a-k), F.S., require the AHAC to consider certain provisions to recommend to the local jurisdiction.

The statute was amended in 2020 via House Bill 1339 to require the AHAC to meet annually and submit a report of recommendations. The amendment also required the addition of an elected official to the committee. The City's AHAC implemented both of these changes in 2020 and this 2021 Report of Recommendations is the first annual report under the amended statute.

At each AHAC meeting, committee members presented on issues they had identified during their review of the City documents, discussed affordable housing needs, and identified barriers to the production of affordable housing. Presentations provided by housing and planning professionals provided technical information on specific topics as requested by committee members. Over the course of the discussions, committee members formulated proposed recommendations they believe will improve the production of affordable housing if implemented by the City Commission. The AHAC discussed the recommendations that would potentially be included in the final report and then voted on which recommendations to support.

### **Adoption of the Final Report**

The AHAC officially adopted the report by affirmative vote of a majority of the membership at a public hearing on November 15, 2021. Notice of the public hearing to adopt the final report was published in the Tallahassee Democrat (**EXHIBIT B**) and posted on the City website. The notice contained a summary of the recommendations of the AHAC. The notice also stated where interested persons could obtain a copy of the final report. The final report was sent to the Directors of the Underground Utilities and Public Infrastructure Department, Planning Department, Growth Management Department, Housing and Community Resilience, City Attorney's Office, Real Estate, Parks Recreation and Neighborhood Affairs, and the Leon County Department of Human Services and Community Partnerships for review of the recommended changes to policy-related and regulatory documents.

### **Plan for Implementation of Recommendations**

With the presentation of this report, the City Commission is asked to accept the report to comply with the state-mandated December 31st deadline. The City Commission must review and discuss the AHAC's recommendations and vote to adopt those recommendations they plan to implement by March 31, 2022. Concurrently, the Local Housing Assistance Plan (LHAP), the document that governs the use of SHIP funds, may be amended to add any new affordable housing incentive strategies.

## COMMITTEE COMPOSITION

The City Commission appointed or re-appointed members to the Committee on January 27, 2021. Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members, but not more than eleven, with representation from at least six of the following categories:

- A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- A citizen who is actively engaged as a for-profit provider of affordable housing.
- A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- A citizen who resides within the jurisdiction of the local governing body making the appointments.
- A citizen who represents employers within the jurisdiction.
- A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC Committee members are included on the attached roster along with their representative affiliation. **(Exhibit B)**

## AHAC RECOMMENDATIONS

The AHAC met six times between February and November 2021, and the Joint City/County AHACs met four times between February and October 2021. The AHAC has reviewed local government plans, policies, procedures, and ordinances for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated these recommendations to the City Commission to incorporate into its housing strategy changes designed to encourage and facilitate the production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the City Commission, to the Florida Housing Finance Corporation, and the Florida Housing Coalition. This report details the scope of the AHAC's work and the resulting recommendations.

The AHAC has reviewed, considered, and evaluated the following strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4):

- A) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- B) All allowable fee waivers provided for the development or construction of affordable housing.
- C) The allowance of flexibility in densities for affordable housing.
- D) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- E) Affordable accessory residential units.
- F) The reduction of parking and setback requirements for affordable housing.
- G) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- H) The modification of street requirements for affordable housing.
- I) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- J) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- K) The support of development near transportation hubs and major employment centers and mixed-use developments.

## **Summary Table of Recommendations**

Each recommendation was discussed and voted on by committee members. Each suggested recommendation in the State Statute 420.9076(4)(a-k), F.S., was considered and integrated into the AHAC recommendations or rejected as a strategy for Tallahassee. Below is a summary of the 2021 recommendations. A synopsis on each recommendation is included below.

1	420.9076(4)(a)	Increase awareness on development process and incentives offered and continue existing expedited permitting for Affordable Housing developments.
2	420.9076(4)(b)	Develop a streamlined process for requesting waivers and incentives delegating as much as expedient to staff for approval.
3	420.9076(4)(i)	Support the development of an Affordable Housing Incentives Ordinance.
4	Additional Recommendation	Amend the Inclusionary Housing Ordinance to apply to rental developments as well as homeownership developments, lower the threshold number of units to 20, and expand applicability to citywide.
5	Additional Recommendation	Expand types of homes that may be certified as affordable and encourage more Missing Middle typologies.
6	Additional Recommendation	Identify additional financial resources to increase funding allocation to the Affordable Home Construction Loan Program.
7	Additional Recommendation	Prioritize redevelopment and the rehabilitation of the existing housing stock for affordable purchase and allocate funds for affordable rental housing.
8	Additional Recommendation	Explore, along with the County AHAC, impact fees for development as a permanent source of funding for affordable housing.

## **SYNOPSIS OF RECOMMENDATIONS**

**a) EXPEDITED PERMITTING - *The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), F.S., for affordable housing projects is expedited to a greater degree than other projects.***

**Meeting Synopsis:** The AHAC discussed this strategy item during a regularly scheduled meeting. The concern expressed is the marketing of the availability to developers and partners.

**Existing Strategy:** This requirement is addressed in adopted City Commission Policy 710. As stated in Section 710.03 of this policy, the City Commission has directed that certified affordable housing projects will be given priority status in the land use/growth management process. The policy states that the Growth Management Department will give first priority to certified affordable housing projects in the processing of applications for permits, approvals and certificates issued by Growth Management, as well as limited partition subdivisions and Type A site plans

**AHAC Recommendation:** Increase awareness on development process and incentives offered and continue existing expedited permitting for Affordable Housing

developments.

**Schedule for Implementation:** The City will continue this strategy.

- b) **FEE WAIVERS FOR AFFORDABLE HOUSING** - *The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.*

**Meeting Synopsis:** During the April 26, 2021 meeting, staff shared with the AHAC that as part of the Commission's approval of a density waiver for the Community Land Trust projects, staff has been directed to develop a policy addressing what constitutes affordable housing what incentives are available.

**Existing Strategy:** The only impact fee charged by the City of Tallahassee is the transportation concurrency fee. The City also charges fees for water and sewer services. The City may exempt affordable homeownership and rental housing from the payment of water and sewer fees, including the water systems charge, sewer systems charge, tap location fee, and water and sewer tap fees.

**AHAC Recommendation:** Develop a streamlined process for requesting waivers and incentives delegating as much as expedient to staff for approval.

**Schedule for Implementation:** City staff have already implemented this recommendation. Developers of affordable housing may apply online at [www.talgov.com/housing](http://www.talgov.com/housing) for certification as an affordable housing development.

- c) **FLEXIBLE DENSITIES** - *The allowance of flexibility in densities for affordable housing.*

**Meeting Synopsis:** The AHAC discussed this strategy item during a regularly scheduled meeting.

**Existing Strategy:** Provisions in the Comprehensive Plan and Land Development Regulations set criteria for granting density bonuses in exchange for the construction of affordable housing units. Developers who agree to build affordable housing units may increase the density of the development up to 25% provided that there are no negative environmental impacts or other negative consequences.

In addition to the density bonus, other incentives for providing affordable housing include expedited development review and reduced transportation concurrency requirements.

The City has also created a Multi-Modal Transportation District (MMTD) in the central core of the City that changed land development regulations and zoning to encourage mixed-use, higher density development in this area, close to commercial and employment centers.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** The City will continue this strategy.

d) **RESERVATION OF INFRASTRUCTURE CAPACITY** - *The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.*

**Meeting Synopsis:** The AHAC discussed this strategy item during the regulatory barrier presentation; no formal recommendation was made.

**Existing Strategy:** The City of Tallahassee currently uses this incentive by allowing developers to buy stormwater capacity credits if their property contributes stormwater to one of the regional stormwater facilities. However, this incentive is not widely used for the following reasons: 1) there are few properties which flow into the regional facilities with remaining capacity; and 2) capacity credits tend to be more expensive than treating storm water on-site.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** The City will continue this strategy.

e) **AFFORDABLE ACCESSORY RESIDENTIAL UNITS** - *The allowance of affordable accessory residential units in residential zoning districts.*

**Meeting Synopsis:** The AHAC discussed this strategy item during a regularly scheduled meeting.

**Existing Strategy:** As provided in Land Development Regulation Chapter 10 Zoning, Article VII Supplementary Regulations, Section 10-412, the City allows attached and detached accessory dwelling units in residential zoning districts.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** The City will continue this strategy.

f) **PARKING AND SETBACK REQUIREMENTS** - *The reduction of parking and setback requirements for affordable housing.*

**Meeting Synopsis:** The AHAC discussed this strategy item during the stormwater presentation; no formal recommendation was made.

**Existing Strategy:** The City's Land Development Code provides the following incentives for the construction of affordable housing units: design flexibility, including choice of housing type; and the alleviation of setback, lot size, buffering, and landscaping requirements internal to the development. In addition, the City reduced parking requirements within the Multi-Modal Transportation District (MMTD), which allows higher density residential land uses.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** The City will continue this strategy.

***g) FLEXIBLE LOT CONFIGURATIONS - The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.***

**Meeting Synopsis:** The AHAC discussed this strategy item during the regulatory barrier presentation; no formal recommendation was made.

**Existing Strategy:** The City's Land Development Code allows for flexible lot configurations. Within the MMTD, many of the reductions, including setback reductions, were adopted for all development, to encourage cost savings related to higher densities.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** The City will continue this strategy.

***h) MODIFICATION OF STREET REQUIREMENTS - The modification of street requirements for affordable housing.***

**Meeting Synopsis:** The AHAC discussed this strategy item during the stormwater presentation; no formal motion was made.

**Existing Strategy:** Affordable housing in Tallahassee should not have different standards with regard to street requirements. Curbs, gutters, and sidewalks are important for everyone. Fire trucks still need the same mobility in affordable housing developments as in other developments. The City's Underground Utilities & Public Infrastructure Department examines annually the needs of neighborhoods with regards to street infrastructure and budgets accordingly. Higher need areas are given priority.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** No implementation plan.

***i) PROCESS OF ONGOING REVIEW - The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.***

**Meeting Synopsis:** The AHAC discussed this strategy item during the presentation on the revised Affordable Housing Ordinance that is under development. The amended Ordinance will codify the review of policies, procedures, ordinances, etc. that affect the cost of housing, specifically for certified affordable housing developments.

**Existing Strategy:** This process is established in Housing Element Policy 2.1.6. The policy states: "The City shall continue to review its existing rules and regulations, including land use policies, to determine whether or not they have an unwarranted adverse impact in the provision of affordable housing. In addition, the City will institutionalize, as part of its proposed ordinance review process, a review which will identify the impacts, if any, of proposed ordinances, rules, land development codes, policies, programs, and services on the production of new or rehabilitated affordable housing projects.

**AHAC Recommendation:** The AHAC voted to support the development of an Affordable

Housing Incentives Ordinance.

**Schedule for Implementation:** In early 2022, City staff will present the revised Affordable Housing Ordinance to the Commission for consideration and scheduling of the public hearing to adopt.

***j) PUBLIC LAND INVENTORY - The preparation of a printed inventory of locally owned public lands suitable for affordable housing.***

**Meeting Synopsis:** The AHAC discussed this strategy item during the surplus lands and real estate presentation. A motion was made to consider amending the City policy to adopt the inventory list more frequently than every three years; however, no formal recommendation was adopted.

**Existing Strategy:** The City's inventory of locally owned land that may be used for affordable housing is maintained by the City's Real Estate Management Department. The inventory of city-owned land suitable for affordable housing is available to the public on the City website. The Real Estate Management Department website links to a map with a text box showing the number of properties designated for affordable housing. The City reviews the list on a regular basis, suggesting changes as needed. Every three years, the City Commission reviews and adopts the formal inventory list.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** The City will continue this strategy.

***k) SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS - The support of development near transportation hubs and major employment centers and mixed-use developments.***

**Meeting Synopsis:** The AHAC discussed this strategy item during the regulatory barrier presentation. No formal recommendation was made.

**Existing Strategy:** The City of Tallahassee supports mixed-use development, as evidenced in the Future Land Use and Housing Elements of the Comprehensive Plan. The MMTD encourages higher-density development and emphasizes alternative transportation such as buses, bicycles, and walking to increase transportation options. Low-income citizens living within the MMTD have the potential to save money by using Star Metro, the City bus. More affordable housing located within the MMTD, near transportation hubs, would be clearly beneficial for low-income residents.

**AHAC Recommendation:** No Recommendation.

**Schedule for Implementation:** The City will continue this strategy.

## **ADDITIONAL RECOMMENDATIONS**

### **INCLUSIONARY HOUSING**

**Meeting Synopsis:** Members suggested repeating the recommendation made in the 2018 AHAC Report of Recommendations regarding amending the City's Inclusionary Housing Ordinance.

**Existing Strategy:** The City has a current Inclusionary Housing Ordinance requiring certain developments over 50 units available for homeownership to reserve at least 10% of the units for low- to moderate-income buyers.

**AHAC Recommendation:** Amend the Inclusionary Housing Ordinance to apply to rental developments as well as homeownership developments, lower the threshold number of units to 20, and expand applicability to citywide.

**Schedule for Implementation:** Upon direction from City leadership, and in partnership with Growth Management and Planning, City Housing staff will craft amendments for further consideration. Amendments to the Ordinance will require working

### **DIVERSE HOUSING TYPOLOGY**

**Meeting Synopsis:** The AHAC discussed a strategy to expand the types of homes that may be certified as affordable housing to encourage more missing middle typologies.

**Existing Strategy:** A review of a development as affordable housing is established in Housing Element Policy 2.1.6. The policy states: "The City shall continue to review its existing rules and regulations, including land use policies, to determine whether or not they have an unwarranted adverse impact in the provision of affordable housing. In addition, the City will institutionalize, as part of its proposed ordinance review process, a review which will identify the impacts, if any, of proposed ordinances, rules, land development codes, policies, programs, and services on the production of new or rehabilitated affordable housing projects.

**AHAC Recommendation:** Expand types of homes that may be certified as affordable and encourage more Missing Middle typologies.

**Schedule for Implementation:** The revisions to the Ordinance allow for a broader interpretation of the types of projects that may be certified as affordable. In early 2022, City staff will present the revised Affordable Housing Ordinance to the Commission for consideration and scheduling of the public hearing to adopt.

### **SMALL DEVELOPER CONSTRUCTION LOANS**

**Meeting Synopsis:** The AHAC discussed the City's Affordable Home Construction Loan Program (AHCLP). City staff provided an update that the original \$1M allocation is fully encumbered. One AHAC member expressed an interest in addressing the fund and finding additional dollars to increase funding availability.

**Existing Strategy:** The City's Affordable Home Construction Loan Program allows private developers to apply for a short-term construction loan to build affordable

single-family homes (including duplexes, triplexes, and quadraplexes). Loans carry an annual interest rate of below the 'prime rate' as reported by The Wall Street Journal (WSJ). The loans are due and repayable to the City within 18 months from the date of the loan agreement or 6 months following the issuance of Certificate of Occupancy (CO), whichever occurs first. Maximum is \$175,000 per loan.

**AHAC Recommendation:** Identify additional financial resources to increase funding allocation to the Affordable Home Construction Loan Program.

**Schedule for Implementation:** No implementation schedule has been set.

### **RENTAL REHABILITATION**

**Meeting Synopsis:** During the September 27, 2021 AHAC meeting, one member suggested repeating the recommendation made in the 2018 AHAC Report of Recommendations regarding rental housing.

**Existing Strategy:** There is currently no existing strategy or program to prioritize rental housing.

**AHAC Recommendation:** Prioritize redevelopment and the rehabilitation of the existing housing stock for affordable purchase and allocate funds for affordable rental housing.

**Schedule for Implementation:** City staff have added the rehabilitation and development of rental housing to its Five-Year Consolidated Plan. It is also included in the priority, Impact on Poverty, as outlined in the City's 2024 Strategic Plan.

### **COUNTY/CITY STAFF EVALUATION OF PERMANENT FUNDING SOURCES FOR AFFORDABLE HOUSING**

**Meeting Synopsis:** During the City's September 27, 2021 AHAC meeting, members discussed exploring impact fees for development of permanent funding sources for affordable housing.

**Existing Strategy:** Currently, there is no strategy for charging additional impact fees to support affordable housing.

**AHAC Recommendation:** Explore, along with the County AHAC, impact fees for development as a permanent source of funding for affordable housing.

**Schedule for Implementation:** AHAC members will discuss the topic of impact fees during its joint City/County AHAC meeting on October 25, 2021. Further staff direction may be provided with a request to bring back more detailed information to a later meeting.

**EXHIBIT A**  
**Documents Reviewed by the AHAC**

1. Local Housing Assistance Plan, 2019-2022
2. Five-Year Consolidated Plan and Annual Action Plans, FY2020-2021 and FY2021-2022
3. Recommendations from the Joint City/County Affordable Housing Workgroup
4. Inclusionary Housing Policy
5. Draft Amended Affordable Housing Ordinance
6. Draft 2021 Report from Leon County AHAC

DRAFT

# EXHIBIT B

## Notice of Public Hearing

The City of Tallahassee's Affordable Housing Advisory Committee (AHAC) will hold a public hearing pursuant to Sec. 420.9076, Florida Statutes, on Monday, November 15, 2021, at 10:00AM at the Smith-Williams Service Center, to adopt a local housing incentive strategy recommendation report to present to the City Commission.

The public is welcomed to attend the public hearing. Citizens wishing to provide input may make public comment in person at the meeting. Due to ongoing public health concerns, room capacity is limited to allow adequate space for physical distancing. There will also be a virtual meeting or conference call in option for attendees

Summary of the recommendations to be considered by AHAC at the public hearing:

- Increase awareness on development process and incentives offered and continue existing expedited permitting for Affordable Housing developments.
- Develop a streamlined process for requesting waivers and incentives delegating as much as expedient to staff for approval.
- Support the revised Certified Affordable Housing Ordinance.
- Amend the Inclusionary Housing Ordinance to apply to rental developments as well as homeownership developments, lower the threshold number of units, and expand applicability to citywide.
- Expand types of homes that may be certified as affordable and encourage more Missing Middle typologies.
- Explore, along with the County AHAC, impact fees for development as a permanent source of funding for affordable housing.
- Prioritize redevelopment and the rehabilitation of the existing housing stock for affordable purchase and allocate funds for affordable rental housing.
- Identify additional financial resources to increase funding allocation to the Affordable Home Construction Loan Program.

Comments are also accepted in writing with contact name and address to:

City of Tallahassee  
Housing and Community Resilience  
300 S. Adams Street, B-27  
Tallahassee, FL 32303  
Phone: 850-891-6566  
Fax: 850-891-6597  
Email: [Housing@talgov.com](mailto:Housing@talgov.com)

The draft of the 2021 Report of Recommendations will be available for review during the 15-day review period at this same location and will also be posted on the City of Tallahassee's Housing Division web page ([Talgov.com/Housing](http://Talgov.com/Housing)).

**NOTICE: PLEASE BE ADVISED** that if a person decides to appeal any decision made by the AHAC with respect to any matter considered at this hearing, such person will need a record of these proceedings, and for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The AHAC does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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.)

## EXHIBIT C 2021 Committee Roster

	<u>Member Name</u>	<u>Representative Category</u>
1	<b>Kyndra L. Light</b>	Residential Home Building Industry
2	<b>VACANT</b>	Banking or Mortgage Banking Industry
3	<b>Karlus Henry</b>	Area of Labor within the Home Building Industry
4	<b>Christopher L. Daniels</b>	Advocate for Low-Income Persons
5	<b>Bill Wilson</b>	For-Profit or Not-for-Profit Provider of Affordable Housing
6	<b>Mayor John Dailey</b>	Locally Elected Official
7	<b>Kayana Gaines</b>	At-Large/Real Estate Professional
8	<b>Mr. Ian Waldick</b>	Local Planning Agency Representative
9	<b>VACANT</b>	Resident of the Jurisdiction
10	<b>James McShane</b>	Representative of Employers in the Jurisdiction
11	<b>Adela Ghadimi</b>	Representative of “Essential Services Personnel”