

Notice of Public Meeting

City of Tallahassee
Affordable Housing Advisory Committee
Monday, March 9, 2026
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 Monday, March 9, 2026, at 10:00AM at the Smith-Williams Service Center, 2295 Pasco Street. The public is welcome to attend the committee meeting. Citizens wishing to provide input may make public comments 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/March_2026

Event number: 2333 232 7914

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: 2333 232 7914

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 Affordable Housing Advisory Committee

March 9, 2026 – 10:00 a.m.
Smith-Williams Service Center

MEETING AGENDA

- 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 February 2, 2026, City AHAC Meeting

- 5. PRESENTATIONS**

- 6. POLICY & DIRECTION**
 - 6.1. 2026-2027 HUD Annual Action Plan Development

- 7. ANNOUNCEMENTS**
 - 7.1. 2026 AHAC Meeting Calendar
 - 7.2. Joint AHAC Update on YIGBY

- 8. ADJOURNMENT**

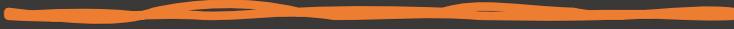


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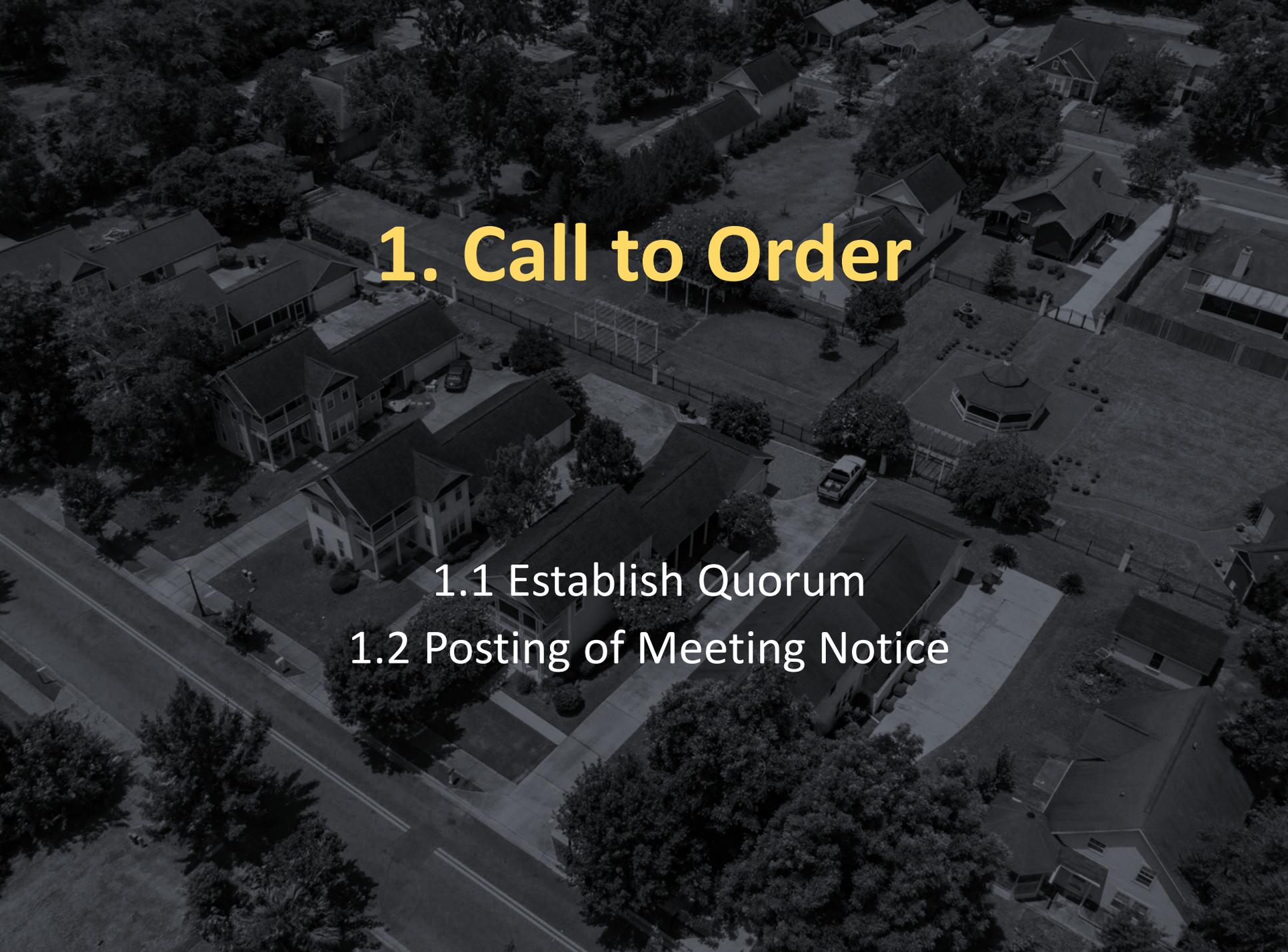
City
**AFFORDABLE HOUSING
ADVISORY COMMITTEE**

March 9, 2026 – 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 February 2, 2026, Meeting
5. Presentations	<i>No written content</i>
6. Policy & Direction	6.1 2026-2027 HUD Annual Action Plan Development
7. Announcements	7.1 2026 AHAC Meeting Schedule 7.2 Joint AHAC Update on YIGBY
8. 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 paved road runs along the bottom left. The overall scene is a typical suburban residential area.

1. Call to Order

1.1 Establish Quorum

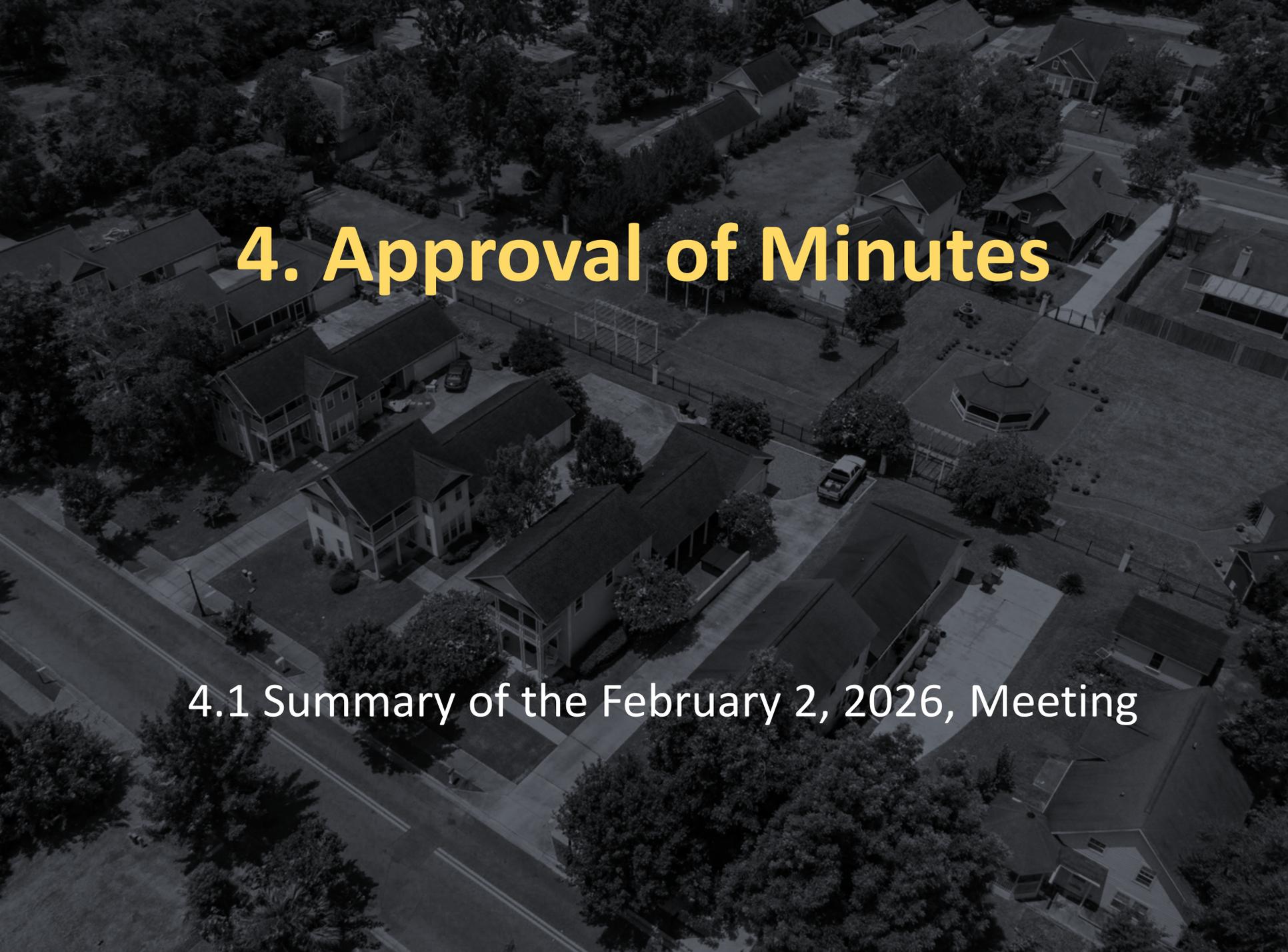
1.2 Posting of Meeting Notice

An aerial, grayscale photograph of a residential neighborhood. The image shows several houses of varying sizes, some with large porches and multiple stories. There are numerous trees scattered throughout the area, and a tennis court is visible in the middle-right section. A road runs along the bottom left corner. The overall scene is a typical suburban residential area.

2. Public Comment on Agenda Items

3. Agenda Modifications

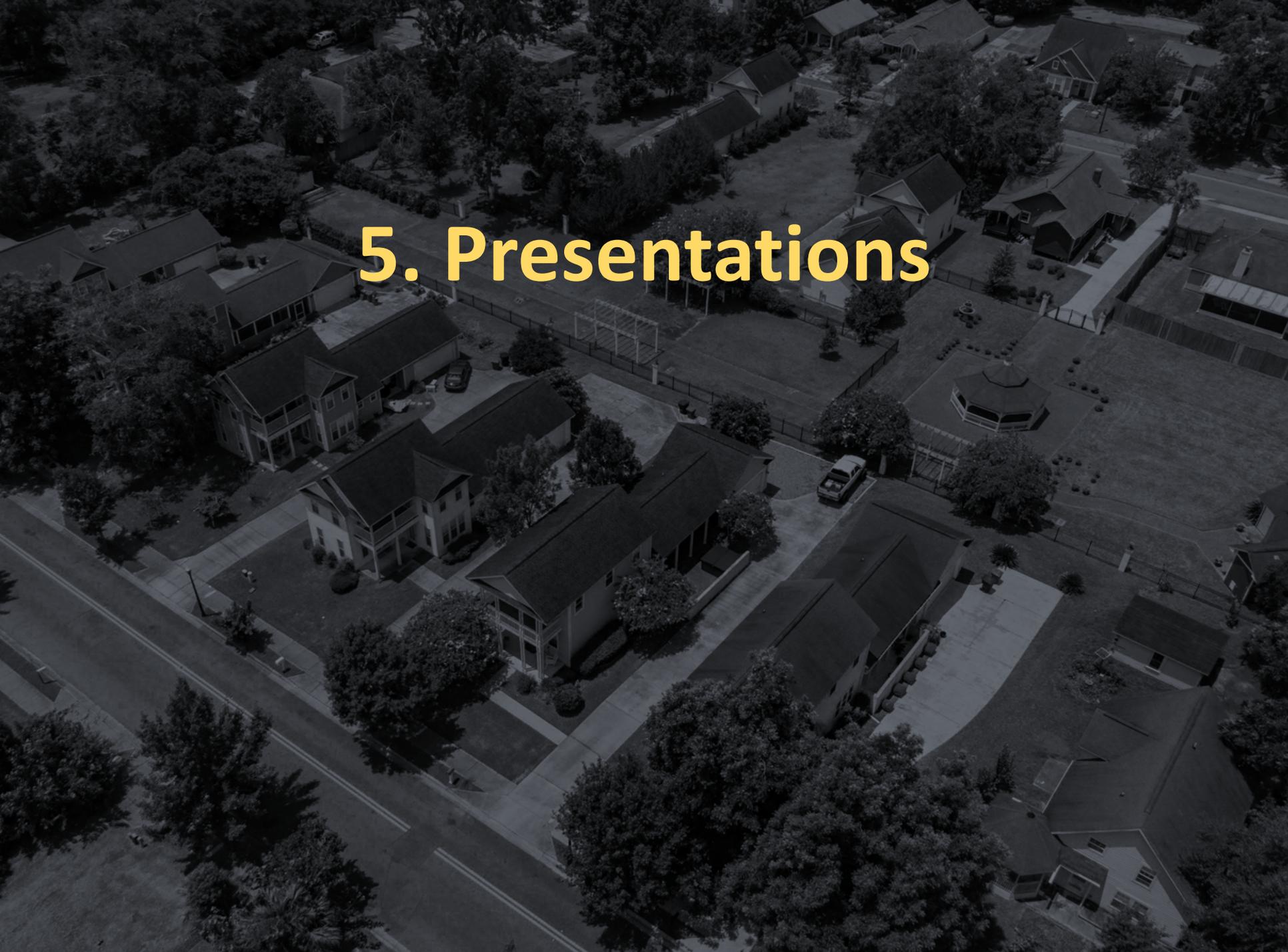
An aerial, grayscale photograph of a residential neighborhood. In the foreground, a large, two-story house with a prominent front porch and a gabled roof is visible. To its right, a tennis court is enclosed by a fence. The background shows several other houses of varying styles, some with large trees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

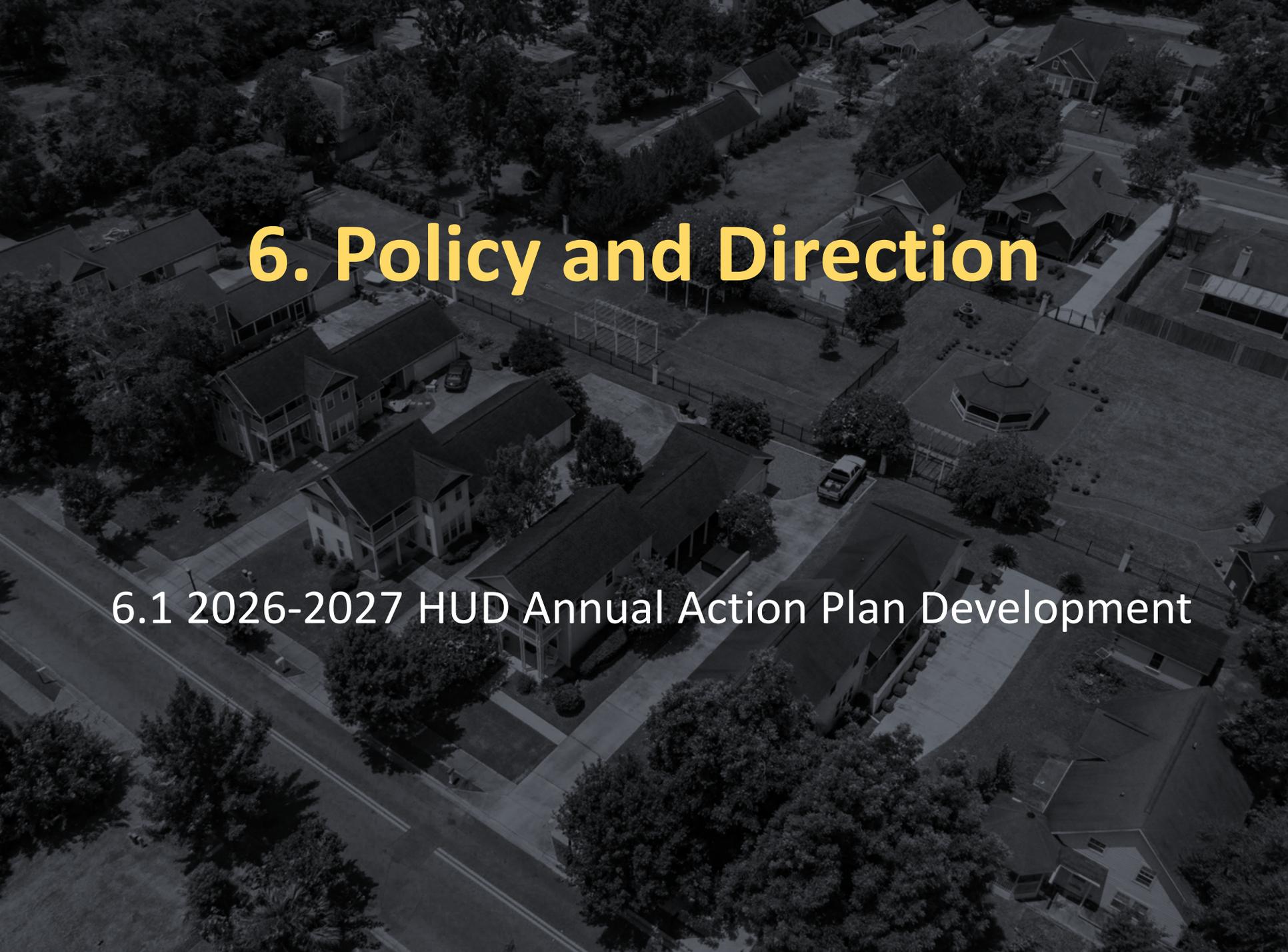
An aerial photograph of a residential neighborhood. The houses are mostly two-story structures with gabled roofs. There are many trees scattered throughout the area. In the center-right, there is a fenced-in area that appears to be a sports field or a large yard with a netted structure. A road runs along the bottom left corner of the image.

4. Approval of Minutes

4.1 Summary of the February 2, 2026, Meeting

5. Presentations

An aerial, grayscale photograph of a residential neighborhood. The image shows several houses of varying sizes, some with multiple stories and large windows. A prominent feature is a large, two-story house in the lower-left quadrant. To the right of this house is a tennis court with a net, and further right is a large, open lawn area with a gazebo-like structure. The houses are surrounded by trees and greenery. The overall scene is a typical suburban residential area.

An aerial photograph of a residential complex. The image shows several two-story houses with gabled roofs, some with porches. There are trees scattered throughout the property. In the center, there is a fenced-in area that appears to be a sports field or a large garden. To the right, there is a large, open, grassy area. The overall scene is a well-maintained residential neighborhood.

6. Policy and Direction

6.1 2026-2027 HUD Annual Action Plan Development

HUD Annual Action Plan



Required to submit to HUD every year



Collaborative process between residents, stakeholders and the City to identify housing and community development needs and priorities.



Focuses on HUD funded entitlement funding:

Community Development Block Grant (CDBG).
HOME Investment Partnerships Program (HOME).
Emergency Solutions Grant (ESG).



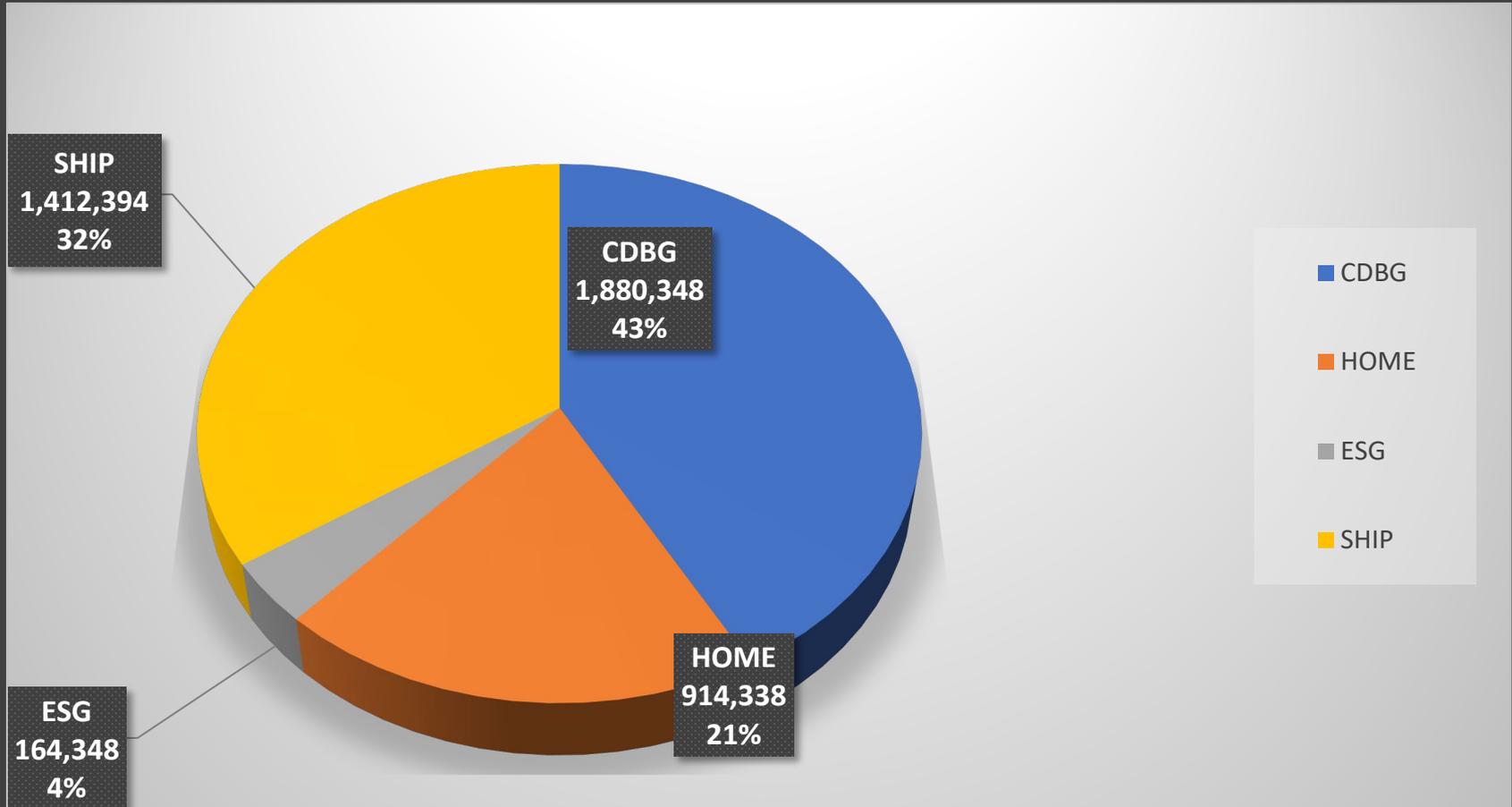
Leverages other state and local funding to meet its annual goals and strategic targets:

State Housing Initiatives Partnership Program
Affordable Housing Trust Fund
Change for Change
General Revenue



Funds must be used to primarily benefit low-and moderate-income persons (those at or below 80% Area Median Income).

FY 2026-2027 Anticipated Federal & State Allocation*



*Based on FY 2025-2026 Awards

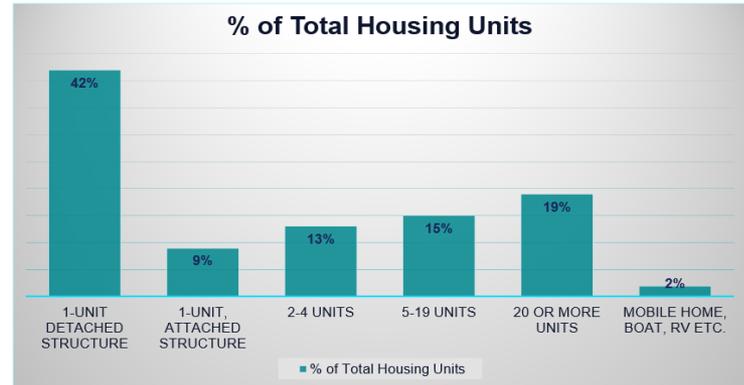


Market Analysis

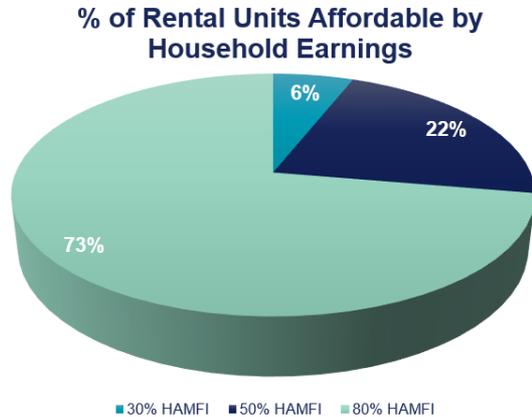
Year Unit Built



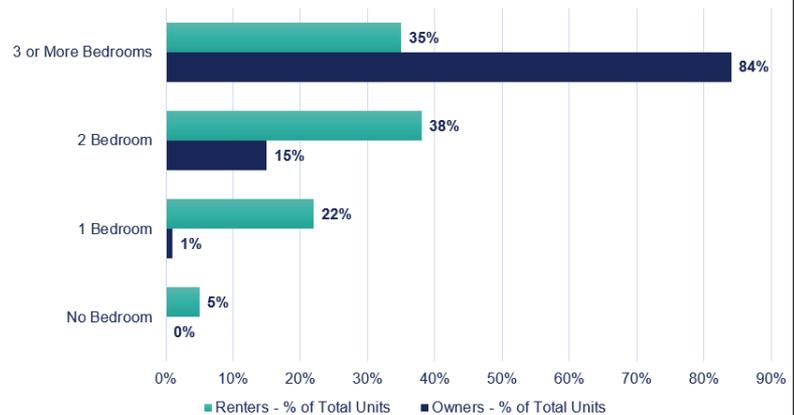
Property Type



Housing Affordability - Renter



Unit Size by Tenure





City Strategic Plan Alignment

1. Develop affordable housing and increase homeownership rates for low- and moderate-income households.
2. Preserve the local affordable housing stock through repair and rehabilitation.
3. Achieve a functional zero in the City's homeless population through rapid rehousing and permanent supportive housing.
4. Strengthen neighborhoods through resilience hubs and safety-net human service programs.
5. Support the development and capacity of viable community development partners.



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EXPECTED ACTIVITIES FOR FY 2026-2027

Affordable Housing

Rehab/Repair

New Construction

Down Payment Assistance

Homelessness Response

Rapid Rehousing

Street Outreach

Prevention/Counseling

Public Facilities

Community Centers

Parks

Infrastructure

Public Services

Community Services

TEMPO

CHSP



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Next Steps

April

Hold public outreach meetings and first public hearing

May

Draft Annual Action Plan and Budget

June

Conduct the second and final public hearing during the regularly scheduled Commission meeting and adopt the Annual Action Plan

August

Submit Annual Action Plan to HUD

An aerial, grayscale photograph of a residential neighborhood. The houses are of various styles, mostly two-story with gabled roofs. There are many trees scattered throughout the area. A road is visible in the bottom left corner. The overall scene is a typical suburban residential area.

7.1 Announcements

7.1 2026 AHAC Meeting Schedule

7.2 Joint AHAC Update on YIGBY

7.1 2026 AHAC Meeting Schedule

February 2, 2026	City and Joint City/County AHAC
March 9, 2026	City AHAC Meeting
May 4, 2026	City AHAC Meeting
June 8, 2026	City AHAC Meeting
September 14, 2026	City AHAC Meeting – Finalize Recommendations
October 5, 2026	Joint City/County AHAC Meeting
November 2, 2026	City AHAC Meeting and Public Hearing to Adopt Report of Recommendations
December 9, 2026	Presentation of Report to City Commission



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City Staff Contact

Ginger Williams, Special Projects Coordinator

ginger.williams@talgov.com



**CITY OF
TALLAHASSEE**
HOUSING AND COMMUNITY RESILIENCE
Affordable Housing Advisory Committee

February 2, 2026

Meeting Summary

Smith-Williams Complex

Members in Attendance: Dr. Christopher Daniels (CHAIR), Mayor Pro-Tem Curtis Richardson (VICE CHAIR), Ms. Shari Gewanter, Blake Renfro

Members On-Line: None

Members Absent: Mrs. Kayana Gaines, Lacy McMullen, Jr., and Mr. Jason Ghazvini

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

Call to Order, Welcome, and Introductions: The meeting was called to order at 10:54 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 November 3, 2025, City AHAC Meeting; motion passed unanimously.

Presentations

None

Policy and Direction: Lacy McMullen, Jr. voted to replace Jesse Jones.

Announcements: None

Unagended Items: None

Adjournment: After no further business, the meeting adjourned at 10:57 AM.

Accepted via motion _____, Chair