

**JOINT CITY/COUNTY WORKSHOP
HOMELESSNESS, AFFORDABLE HOUSING,
AND THE RESIDENTIAL REAL ESTATE AND CONSTRUCTION MARKET
JULY 13, 2021**

The City and County Commissions met in a special joint workshop session on July 13, 2021 in the City Hall Commission Chambers with Mayor Dailey, and City Commissioners Matlow, Richardson, Williams-Cox, and Porter, and County Chair Minor, and County Commissioners Maddox, Dozier, and Cummings present. Also present were City Manager Goad; County Administrator Long; City Treasurer-Clerk Cooke; Ms. Abena Ojetayo, Director of City Housing & Community Resilience; Mr. Shington Lamy, Director of County Office Human Services & Community Partnerships; City staff; County Administrator Vincent Long, County Attorney Chasity O'Steen and County staff; and members of the public. Commissioner Welch participated virtually. Vice-Chair Proctor joined the meeting virtually at 10:28 a.m. County Commissioner Jackson arrived in Chambers at 11:25 a.m. Vice-Chair Proctor connected later in the meeting and participated virtually.

Mayor Dailey called the meeting to order at 9:04 a.m.

Mayor Dailey stated the purpose of today's joint workshop was to receive the report on homelessness and consider staff's recommendations; to receive an update from the Tallahassee Housing Authority (THA) on the Orange Avenue Redevelopment project; and to receive a status report on the Tallahassee-Leon County residential real estate and construction market.

Chair Minor requested a motion allowing County Commissioner Welch, who was quarantining due to COVID, to attend the workshop meeting virtually.

County Commissioner Dozier moved, second by County Commissioner Maddox; the vote on the motion was as follows. The motion carried 5-0. (Commissioner Jackson and Vice-Chair Proctor not in chambers).

Commissioner Dozier suggested, if time does not allow for a full discussion regarding the status report on the Tallahassee-Leon County residential real estate and construction market at today's workshop meeting, that said discussion be moved to a later workshop meeting. Mayor Dailey agreed.

**REPORT ON HOMELESSNESS
IN TALLAHASSEE-LEON COUNTY**

Ms. Ojetayo began by stating this conversation is broad and that staff recognizes the issue of homelessness falls along a long spectrum of how we get people safely and securely housed, and that the solution is not the same for every individual. Ms. Ojetayo reported staff has compiled data from multiple sources to paint a picture, and to make projections, of where we believe there are gaps in our services.

Commissioner Porter interjected to request clarification regarding the term "utilization rate." Ms. Ojetayo responded that the utilization rate is an estimate of the number of beds or units that are in use at the time. Ms. Ojetayo stated no one is homeless forever, no one is in an apartment forever, no one owns a home forever, so there is some dynamism that you have to anticipate, and the utilization rate is our best guess of where we are, as a system, at the time.

Ms. Ojetayo reported on any typical night in Tallahassee you may have 500 to 800 individuals experiencing homelessness, and she explained said number includes those sleeping on the street, those in an emergency shelter, someone who lacks regular housing that is not permanent, youth that are unaccompanied, and persons fleeing domestic violence situations. Ms. Ojetayo further reported that the work our local agencies are doing serves a broad group of individuals that you may not know are homeless. Ms. Ojetayo explained that there are several defined interventions, and that staff looks to U.S. Housing and Urban Development (HUD) to help define homelessness and collect the data regarding what works with regards to prevention, diversion, and street outreach. Ms. Ojetayo pointed out that a coordinated approach is an important intervention. Ms. Ojetayo identified four emergency shelter operations supported by the City and the County: the Kearney Center's shelters for individual men and women; Capital City Youth Services (CCYS) for unaccompanied youth; the Refuge House for domestic violence victims; and HOPE Community, an emergency shelter for homeless families with children. Ms. Ojetayo next detailed other available services such as rapid rehousing, transitional housing, permanent supportive housing, and housing choice vouchers. Ms. Ojetayo stated an individual can come in at a "prevention" stage and be safely and securely housed, or someone may be chronically homeless, receive help, transition into voucher-subsidized housing for a few months, and then move on to market-rate housing.

Ms. Ojetayo reported that, through the work of staff coordinating with our service providers, we now have the Tallahassee-Leon County Homelessness System Dashboard, which provides a one-stop website to assist us with understanding who is in our system, who are our clients, how they are performing, and where the funds are going. Ms. Ojetayo acknowledged that collaboration has been key, and she recognized Ms. Amanda Wander, Executive Director of the Big Bend Continuum of Care (BBCoC).

Ms. Wander expressed appreciation for the focus on the issue of homelessness. Ms. Wander stated the BBCoC is the HUD-designated entity that can apply for HUD CoC funding as well as state homelessness funding for the eight-county Big Bend region. Ms. Wander explained that individual providers, cities, or counties cannot apply for said funding without the CoC designation and that it is key that communities work with their CoC to ensure they are leveraging all they can for the homeless population. Ms. Wander outlined her areas of focus as a CoC, as statutorily mandated, as follows:

- Strategic planning;
- Service coordination;
- Funding requests and allocation;
- Homeless Management Information System (HMIS);
- Coordinated assessment and entry; and
- Point-in-time count.

Ms. Wander stated the structure that HUD provides is a metric to measure and compare ourselves against other CoCs, in other communities of our size, to evaluate how we are making progress and decreasing homelessness. Ms. Wander outlined the follow HUD System Performance Measures:

- Length of time a person remains homeless;
- Return to homelessness;

- Number of homeless persons;
- Employment and income growth for homeless persons;
- Number of first-time homeless;
- Homeless prevention and housing placement of persons; and
- Successful placement from street outreach and successful placement in or retention of permanent housing.

To clear up any misconceptions regarding what is happening in Tallahassee-Leon County, Ms. Wander presented the following local data on homelessness & trends:

- 29% decrease in overall homeless;
- 56% decrease in homeless youth;
- 13% increase in homeless veterans; and
- 3% increase in chronic homeless (those homeless for more than 1 year or repeatedly).

To explain what our system performance measures look like locally, Ms. Wander provided the following data:

- Average nights in shelter increased by 14 nights;
- Return to homelessness at a rate of 33%; and
- Low rate of permanent housing placement of 33%.

Through the BBCoC's strategic plan, which encompasses the eight-county Big Bend area, Ms. Wander stated that the CoC has set some aggressive targets and expressed her appreciation to both Commissions for their assistance. Ms. Wander then highlighted the following desired outcomes:

- Decrease the overall average and median length of time a person remains homeless to an average of 30 nights or less by 2025;
- Decrease the return to homelessness to an average of less than 21% within six months, less than 33% within two years, and less than 20% by 2025;
- Decrease instances of first-time homelessness to less than 1,500 annually; and
- Increase permanent housing placements from outreach, emergency shelter, transitional housing, permanent housing and rapid rehousing programs, and retention of permanent housing with a target of 65% permanent housing placement from street outreach in 2021 and 95% in 2025.

Ms. Wander explained that our local street outreach teams currently have an 81% permanent housing rate, which is unheard of and probably one of the top CoC placement rates for street outreach in the nation. Ms. Wander stated the rate of 65% is more reasonable and more in line with national average.

Mr. Shington Lamy, Director of County Office Human Services & Community Partnerships, stated that he would briefly touch on the joint efforts of the County and the City to address homelessness, and that the bulk of his presentation would focus on the recommendations in the workshop packet that (1) build on what has been done, (2) immediately respond to the most pressing needs of our most vulnerable population, and (3) better integrate our homeless services to increase the capacity of services provided to individuals and families experiencing homelessness. Mr. Lamy stated the recommendations would also show how we can leverage our

local investments to draw additional federal funding to address our community needs. Mr. Lamy began his presentation by highlighting the recent County and City initiatives as follows:

- Convened the COVID-19 Local Homeless Task Force to coordinate emergency response and mitigation;
- Partnered with the Salvation Army to open an emergency Community Relief Center for unsheltered individuals;
- Established and funded non-congregate sheltering for homeless individuals and families experiencing homeless diagnosed with COVID-19 or awaiting testing;
- Created the Tallahassee-Leon County Homeless Dashboard through Geographic Information System (GIS) bringing situational awareness and performance data across dozens of agencies;
- Established Street Outreach Teams to fill service gaps and increase access to housing resources;
- Provided \$2.1 million in CARES Act funding to homeless shelter service providers;
- Provided \$12.25 million in housing and utilities through the Leon CARES Individual Assistance Program and City CARES program to prevent evictions and utility interruptions for more than 4,900 County residents;
- Provided over \$7 million in eviction prevention through the Leon CARES Emergency Rental Assistance Program for more than 1,700 households thus far;
- Allocated \$6.2 million in federal American Rescue Plan Act (ARP) funding for homelessness, consistent with the BBCoC Strategic Plan relative to homeless shelters, permanent supportive housing, neighborhood-based agency capacity building, street outreach, and diversion and prevention.

Mr. Lamy reported that the allocations for these ARP funds were approved by both the County and City Commissions this past May, with \$1.8 million going directly to our homeless shelters and the remaining \$4.8 million for programs to be overseen by the CoC; however, since that time, staff has worked closely with Ms. Wander and her team regarding plans to distribute the ARP funding with a new approach, and that is to dedicate some of the program funds for a new Community Human Services Partnership (CHSP) homelessness category. Mr. Lamy stated that with this new proposal we would be immediately able to address the most pressing needs which include engaging unsheltered persons with resources like housing and building capacity with our grassroots partners who traditionally have not received local, state, or federal funding for homeless services. Long-term, Mr. Lamy acknowledged this new approach would be an opportunity to build on County / City collaborative efforts to better integrate homeless services and leverage local dollars to receive additional federal funds using the recommendations outlined in the workshop packet. Mr. Lamy described staff's recommendation, Option 2, for the County and City to partner with the BBCoC to use \$1.41 million for coordinated street outreach, rapid rehousing, permanent support housing, as well as coordination and support in the implementation of the proposed homeless services under the Community Human Services Partnership.

Mr. Lamy stated he believed it important to talk about the CHSP and how most local homeless services programs are funded. Mr. Lamy explained that the CHSP, a joint initiative of the County and the City, is the primary way in which we jointly plan and fund human services through ten categories, ranging from children services, family support, community support, and other categories. Mr. Lamy noted, since 2018, CHSP has operated with a two-year funding cycle and is currently in the first fiscal year of the current funding cycle, with FY2022 completing the

second year of the current cycle. Mr. Lamy reported approximately six homeless services programs funded through CHSP currently, and he reported that at this time the County and the City do not coordinate with the CoC regarding the services funded through CHSP; do not participate in funding deliberations conducted by the CHSP Citizen Review Teams; and that the performance metrics used by the CoC to determine the conditions of homeless populations and secure funding through HUD are not formerly utilized in CHSP.

Mr. Lamy explained staff's final recommendation, Option 3, proposes the establishment of a new Homeless Services Category under the CHSP and consolidates all homeless services programs into a single category aligning with the funding of HUD activities, including programs such as homeless services and permanent supportive housing, and would uniformly define the programs and services offered to the homeless population. Mr. Lamy further explained that this new category would align our performance metrics for programs funded through CHSP with the HUD performance metrics utilized by the CoC, and that the programs funded in this proposed category would be required to report performance based on the CoC system performance metrics; and that the data would be collected, tracked, and reported through HMIS to evaluate the effectiveness of the homelessness programs CHSP funds, work with the agencies along with the CoC to make any necessary adjustments, and the data would be shared with the Citizen Review Teams of the homeless services category as part of the deliberations regarding funding recommendations to the County and City Commissions respectively. Mr. Lamy pointed out that the Citizen Review Teams would be staffed by the County, the City, as well as the CoC, and that the CoC would make recommendations for appointments to the Citizen Review Team to ensure that team members were familiar with the homeless services programs and were evaluating performance metrics when making funding recommendations. As for the funding of the next two-year CHSP funding cycle, which will begin in FY2023, Mr. Lamy stated it was also recommended that the existing CHSP funding for homeless services, in the amount of \$797,193, which is consistent with FY2021 CHSP funding, be shifted into this new category. Mr. Lamy stated the CoC was recommending an allocation of \$3.75 million of one-time revenue (ARP funding) into the new category, which would be approximately \$500,000 per year for the next two-year funding cycles, and for the funding to be allocated exclusively for diversion and prevention, as well as permanent supportive housing.

Mr. Lamy stated what this will mean is an increased network of agencies doing work to end homelessness in Tallahassee-Leon County. Mr. Lamy pointed out that at this time there are only seven agencies that receive HUD and/or DCF funding for homeless services and many of them are at capacity. When working with the CoC, Mr. Lamy explained there would be a need for approximately 20 to 30 agencies to meet the goals and targets as set in the CoC's strategic plan. Mr. Lamy stated there are 50 CHSP agencies, and that the additional funding for diversion and prevention, as well as permanent supportive housing, was expected to attract many of those agencies, as well as new agencies, to participate in the homeless services category and would potentially make these agencies eligible for future long-term funding. Mr. Lamy acknowledged another benefit with this recommendation would be additional sustainable and recurring federal funding. Mr. Lamy stated HUD loves, encourages, and awards communities with funding for programs that align with their homeless resources and meet the required system performance metrics, and that with the consolidation of the homeless service programs into this new category, and the one-time funding to be allocated, new agencies would administer programs that would improve access to the homeless population and track data and performance metrics, making them highly competitive for future permanent HUD funding.

Mr. Lamy advised it is the CoC's intention to shift its federal and state funding to CHSP, under

this proposed category, long-term. Mr. Lamy declared this would truly be a “game changer” for our community in terms of coordinating and collaborating resources. As presented earlier, Mr. Lamy reiterated that all federal and state homeless funding provided to our community must go through the CoC, and he stated that shifting CoC funding to the new homeless services category with CHSP would better integrate all homeless services programs in Tallahassee-Leon County through a single funding source for local, state, and federal dollars. Mr. Lamy stated, for the CHSP agencies, it would reduce redundancy and the frequency in which they must apply for homeless services funding. Mr. Lamy further stated the ARP funds would be distributed over the next two to three years, which is within the timeline to expend said funds. Displaying a breakdown of how ARP funding would be allocated and distributed over the next few years, Mr. Lamy reported \$1.7 million to homeless shelter providers; \$1.4 million to the CoC for street outreach, permanent supportive housing, neighborhood-based partner capacity building, and coordination and support with the CHSP homeless services category; and \$3.075 million in one-time funding for the new homeless services category under CHSP, for a grand total of \$6.2 million. Mr. Lamy advised he was available for questions.

CITIZEN INPUT

Mayor Dailey inquired if anyone desired to address the Commissions regarding the Report on Homelessness. The following persons appeared:

- Ms. Robin Thompson, P.O. Box 13898, Executive Director of the Survive and Thrive Advocacy Center (STAC), working to coordinate various services for human trafficking victims, appeared to express her overwhelming support for staff’s findings and recommendations. Ms. Thompson stated the one thing she wanted to share today was, if we do not meet the challenges of the unhoused and homelessness, traffickers will, and they do. Ms. Thompson reported her caseload at STAC has tripled since the pandemic and she agreed there was much need for increased activity regarding homelessness.
- Mr. Chuck White, 537 Frank Shaw Road, founder of H3LP Florida, Inc., a nonprofit employment advisor, appeared to point out that the documents attached to today’s agenda item indicate that the Kearney Center suspended direct services to clients during the pandemic, which was not true. Mr. White reported that the Kearney Center was able to put together a team to visit the hotel sites where clients were being housed during the pandemic, on a scheduled basis, until clients were moved back into the Kearney Center. Mr. White reported there are plenty of jobs out there for people and requested anyone looking for a job be sent his way, that he could place them in a job. Mr. White expressed the opinion that the use of manufactured housing, modular housing, mobile homes, or trailers, as well as legal campgrounds should be considered as a remedy to our homeless problem. Mr. White also noted that the amount of resources agencies expend on grant applications was phenomenal and that reducing said overhead would save much money. Mr. White concluded his remarks by stating he believed there was a significant need to address the increased homeless population.
- Ms. Karen Woodall, 603 N. M.L. King, Jr. Boulevard, appeared in support of staff’s recommendations. Ms. Woodall stated she has learned of two innovative programs such as hospitals engaging in transitional or supportive housing because of the

homeless folks who repeatedly come into their emergency rooms, as well as a program to address the issue of homeless people who end up in our criminal justice system. Ms. Woodall stated she previously provided information to the Commissions regarding these two initiatives so they could be incorporated into our thinking.

- Mr. Barney Bishop, 2215 Thomasville Road, representing Florida Smart Justice Alliance, and on behalf of the Mahan area neighbors, appeared to say he believed staff recommendations were on point and that the BBCoC was doing an excellent job. Mr. Bishop stated 75% of homeless persons have a mental health or substance abuse problem and, if we do not treat them, they will recidivate; and that 80% of the homeless people in this community do not live here and did not live here before they became homeless, that they came here because we built a dream, the Kearney Center. Mr. Bishop expressed the opinion that we need to have “tough love,” but with compassionate enforcement. Mr. Bishop reported that 10 to 15% of the homeless people do not want structure, they want to be in the woods, and that we must get people out of the woods; and that homeless sex offenders and ex-felons are the ones that neighborhoods are concerned about and he recommended siting the locations of future shelters so that neighborhoods would not be built nearby. Mr. Bishop concluded by voicing his belief that the homeless need job training, that they have to be trained for some type of job if you want them to change their lifestyle.
- Honorable Tony Grippa, 1224 Stonehurst Way, former Leon County Commissioner, stated he did not believe people come here to seek homeless services, that the Kearney Center was not a Taj Mahal, that it was an innovative way to give someone basic food, shelter, and a hand up to permanent housing. Mr. Grippa stated tens of millions of dollars have been paid by one individual to fund the Kearney Center and, in his opinion, that was a failing of the business community and something our local government should look into because funding for the Kearney Center should be permanent and sustainable. Mr. Grippa commended the Commissions for their leadership regarding this important issue.
- Ms. Kirsten Olsen, 1225 Talbot Avenue, describing firsthand experience with the homeless issue because of the surprise opening of the City Walk Shelter (on Mahan Drive) and its impact on her neighborhood, stated she and her neighbors understand the seriousness of this issue and the necessity to come up with meaningful and professional solutions; however, she voiced her disappointment that the attachments to today’s agenda item did not include ideas regarding how the City, County, BBCoC, and other groups might work with neighborhoods on siting homeless services. Ms. Olsen suggested creating a way of informing neighborhoods and receiving meaningful input from neighborhoods regarding shelter locations, and she recommended incorporating elements from the Neighborhood Bill of Rights and the City’s recently passed Neighborhood Compatibility Ordinance into said format. After reciting statistics regarding the homeless and suggesting targeted initiatives, Ms. Olsen stated the Tallahassee-Leon County homelessness dashboard was a step in the right direction even though much of the information was not very useful at the neighborhood level.
- Ms. Sylvia Smith, 1606 Chinnapakin Nene, on behalf of the Big Bend Homeless Coalition (BBHC), expressed support for the concepts of coordination and the CoC’s

involvement in the CHSP process. Ms. Smith stated the system addresses the homeless through a very critical principled approach -- housing first. Ms. Smith stated you do not want to coerce individuals into services in order to be housed, that what works is adequately staffing permanent supportive housing caseloads and rental assistance for those persons who are coming into the system with multiple co-occurring disabilities, not just substance abuse and mental illness. Ms. Smith noted BBHC's caseload ratios for permanent supportive housing for the most vulnerable folks was currently at capacity and that her job was very challenging.

- Ms. Amber Tynan, 2477 Tim Gamble Place, Executive Director of United Partners for Human Services (UPHS), appeared in support of the BBCoC and the enhanced partnership they have established with the City and the County. Ms. Tynan acknowledged the BBCoC was the only entity that could "draw down" funds from HUD, state issued homelessness funds, and youth demonstration funds, and stated there was an immense value in a coordination of local efforts directly with the CoC. Ms. Tynan agreed there was a need for additional affordable housing and stated UPHS encourages the City and the County to establish a cohesive inclusionary housing policy that would result in a greater number of affordable housing units developed, thus setting a standard for all new housing developments to dedicate a minimum of 10% of newly developed units to those exiting homelessness and requiring a rental rate of no more than 30% of their monthly income.
- Mr. Stanley Sims, 1320 Avondale Way, suggested that a preventative measure to avoid homelessness would be for the City to pay all its employees a minimum wage of \$15 per hour.

The following person(s) participated virtually:

- Ms. Sarah Teresa Haskell, 923 Alachua Avenue, expressed her belief that the approach to push housing on the homeless has proven not to work, that what has proven to work is tough love with compassion, a balance of enforcing our laws and treatment-first programs. Ms. Haskell voiced her belief that homelessness is a human problem, not a housing problem, and that placing untreated homeless clients in housing fails, cultivating problems for, and producing destruction of, the community. Ms. Haskell urged the Commissions to change their approach to managing homelessness, which may require contacting places like Houston, TX, or the University of Alabama in Birmingham, regarding their steps for managing homeless clients, build a proven system, and set an example in Florida. Ms. Haskell concluded with the statement "common sense goes a long way."
- Ms. Janis Richardson, 412 Chestnut Drive, a member of the Mahan Area Neighbors, stated she has not heard today anyone's thoughts regarding the need for an ordinance, a certification, or a requirement that anyone working for homelessness or providing homelessness services be a part of the BBCoC so that all data could be collected. Ms. Richardson voiced the opinion, if said requirement were not in place, that the data and the coordinated approach would be lost. Ms. Richardson expressed her support for staff's recommendation and advised the Commissions that she previously submitted written comment regarding some basic recommendations for an ordinance for consideration.

The following person(s) submitted written comment regarding Item 2.01 - Report on Homelessness:

- Ms. Karen Woodall, 579 E. Call Street;
- Ms. Janis Richardson, 412 Chestnut Drive;
- Mr. William Earnest, 1210 Seminole Drive;
- Mr. Rick Kearney, 2650 Municipal Way;
- Ms. Claudia Sperber, 1920 Wahalaw Court; and
- Ms. Sue Richardson, Inglewood Neighborhood.

The following person(s) submitted written comment regarding Item 2.03 - Status Report on the Residential Real Estate & Construction Market:

- Mr. Craig Brown, 1949 Vineland Drive.

The following person(s) submitted written comment regarding non-agendaed topics:

- Ms. Amanda Greene, 326 Willis Road; and
- Ms. Susan Albrizio, 5820 Bascom Drive.

Commission Discussion

Mayor Dailey thanked staff for their hard work, stated he believed everyone recognizes that this is a game changer, and expressed his support for Options 1, 2 and 3. Mayor Dailey stated he looked forward to hearing from his colleagues and requested that County Commission Chair Minor begin the discussion.

Chair Minor stated he was informed that Vice-Chair Proctor was now participating virtually and requested a motion to approve Vice-Chair Proctor's virtual participation in today's workshop meeting.

Commissioner Dozier moved, seconded by Commissioner Maddox. The motion carried 6-0. (Commissioner Jackson was not present).

Chair Minor began his comments by thanking staff for a "tremendous" job. Chair Minor reported that Ms. Wander shared with him that data collected from January 2018 to May 2021 indicates roughly 6,000 people have come through the CoC system and during said period only 6% of them have come from the seven surrounding counties; however, 22% of the 6,000 people have come from outside our region into the CoC's eight-county region. Chair Minor stated he brings this up because of the folks that come into Leon County from outside the county needing services. Ms. Wander interjected that there were more than 6,000 people that came through the system during that time period, however, not all 6,000 people provided information about their county of origin.

Chair Minor inquired if Ms. Wander was aware of any community similar to Tallahassee, a community that may be a few years ahead of us when it comes to tackling homelessness issues, a community with similar goals, a golden example of a community that "got it right." Ms. Wander responded that our community is very unique, that of the 27 CoCs in Florida, we are the largest,

geographically speaking, with an eight-county region. Ms. Wander stated she was not aware of any CoCs in Florida that were ahead of where Tallahassee is with regards to coordinating a strategic plan with the local CoC and governments, however, there may be CoCs in other states that are considered “balance of state” and have multiple counties that would be a good model for us to look at.

Mr. Lamy offered that other communities want to be like us. Mr. Lamy stated he believed today’s recommendations to be very bold and would put us on the right track to prevent homelessness in our community. Ms. Ojetayo concurred and stated what we have done in our community, over the last 12 to 18 months, is seize the opportunity with new funding. As an example, noting that the housing first strategy has been proven effective, Ms. Ojetayo stated we have not previously had enough resources directed to homelessness overall, and this is the first time we have targeted a majority of new funding into rapid rehousing as an intervention. Ms. Ojetayo added that there is now a structure in place, we finally have the attention and the resources in place.

Noting that the proposed funding was not at the level the BBCoC’s new strategic plan calls for, County Commissioner Minor inquired as to the amount of progress the available funding would allow between now and 2025. Ms. Wander responded, on the whole, existing funding would probably contribute about one-eighth of what was needed over the next four to five years. Specifically, with regards to permanent supportive housing, Ms. Wander reported that approximately 300 people need said service annually and the money being committed to permanent supportive housing would house only 75 people. Ms. Wander advised there would still be a big gap, a gap such that you would not see the impact you want until we figure out how to fill the gap.

Lastly, Chair Minor thanked Ms. Robin Thompson and members of STAC for working on the proposal regarding community awareness training relative to human trafficking that the County Commission has agendaed to review later in the afternoon. Chair Minor stated he has had conversations with the Mayor to explore the City’s interest in STAC’s proposal, that he did not want to put the Mayor on the spot but did want to open the door to that conversation. To clarify, Mayor Dailey stated that there has not been conversation regarding this proposal, that Chair Minor brought the item to the Mayor’s attention. Chair Minor agreed.

Mayor Dailey next recognized Commissioner Williams-Cox. Commissioner Williams-Cox stated she appreciated and wholeheartedly supported staff’s recommendations, however, she had two questions. Referring to the “point-in-time” count, Commissioner Williams-Cox inquired as to the number of people who need services. Ms. Wander responded that the point-in-time count was conducted during the pandemic and she did expect that some of the decrease in numbers was because of the outfall of the pandemic and being able to locate people, but we roughly have an average of 700 people who are experiencing homelessness in this area on any given night. Another thing to take into consideration, Ms. Wander noted, is that with the temperate weather here in Florida, we often see an increase in homelessness during different seasons. Ms. Wander reported that January, for us, is not necessarily the highest volume, that we typically see the summer months as being much higher. Ms. Wander stated, overall, we typically see about 3,000 people experiencing homelessness, 3,000 unique individuals over a year’s time.

Commissioner Williams-Cox next inquired regarding the total amount of available funding. Ms. Ojetayo stated that this year there was a mix of regular recurring funding as well as some CARES Act funding that was immediately put to use this fiscal year. Ms. Ojetayo reported, in a typical year, City and County recurring funding totals approximately \$1.3 million, with the City

contributing just under \$1 million and the County contributing approximately \$377,000. Ms. Ojetayo explained that much of this funding comes through the CHSP process and that some of said funding is a direct allocation from the City's federal HUD allocation. Ms. Ojetayo further explained there is about \$2.6 million that is administered by the CoC, and approximately \$1.7 million that comes from other public sources but flows directly to service providers. Mr. Lamy stated over the past year the County has allocated its \$300,000 CHSP funding, as mentioned, as well as funding for the Community Relief Center and sheltering during COVID-19, and \$11.5 million in CARES Act funding for individual assistance programs to assist people with rent, mortgages, and utilities, which was critical during the pandemic. Mr. Lamy identified over \$8 million thus far through the Emergency Rental Assistance (ERA) program to assist those facing evictions; \$2.1 million to our homeless service providers as well as the CoC; and an additional \$10 million in ERA funding over the next several months to ensure that people do not face any type of eviction or utility disruption as a result of this pandemic. Ms. Wander reported that annually the CoC brings in about \$1.7 million through HUD and \$400,000 from the Florida Department of Children and Families (DCF). Ms. Wander further reported, relative to the pandemic, there was no additional CoC HUD funding, but the CoC was able to bring in \$1.7 million from DCF. Commissioner Williams-Cox stated she believed it important that the public understand that this community already has some "skin in the game," and that money has already been spent and will continue to be spent while we walk towards these recommendations.

County Commissioner Dozier stated the presentation was well done, the needs were identified, and that she appreciated the strategic plan, but her concern was how quickly funds could be expended. County Commissioner Dozier stated she agreed with the goals presented and that increased coordination would help draw additional funding. After a brief discussion with staff regarding available funding, the CHSP two-year funding cycle, the development of uniform metrics, and a need to revamp the CHSP categories, Commissioner Dozier stated it was her sense, since we have not committed non-reoccurring dollars into the CHSP process in the past, that there would be much work for the CHSP staff going forward and, on the other hand, we have a trusted agency, the BBCoC, who has been administering grants, meeting the metrics, and working with the CHSP and our City and County staffs for years. Commissioner Dozier expressed concern that with the proposed model you would be putting the ARP funding into the CHSP process for next spring, that agencies would be applying for it next spring, and that the City and County would approve how it was used in September of 2022 and contracts would be issued to begin in FY2023. Commissioner Dozier stated she understood that \$1.4 million would go immediately into street outreach but declared there were many challenges "now." Commissioner Dozier stated we have incredible needs and to improve our coordination and meet the goals that have been laid out and improve coordination so that we can identify more funding from state, federal, local, and the private sector, that she believed it would be in our interest to "hit the ground running" as quickly as possible.

Commissioner Dozier inquired if the BBCoC, using the same goals and format as proposed for CHSP, could roll out the dollars in the next fiscal year, in FY2022, instead of waiting until FY2023 and, if so, what might be the benefit of pushing said funding out into the community in the next fiscal year instead of waiting another year. Ms. Wander responded you have to have a staged approach and that the CoC would not be able to start putting people into housing immediately because it takes time to set up programs. Ms. Wander explained that her plan would be very similar to staff's recommendations, that she would invest in getting the outreach resources out immediately, some of the permanent housing, and that she would also do some of the capacity building with smaller nonprofits and faith-based organizations, and there might be a little additional flexibility and leverage if we combined all of this opportunity for funding now and were

able to go into our HUD competition with one big request for proposal (RFP) so that community organizations applying for homelessness funding would not have to go through a HUD competition, a state competition, and then a CHSP competition; or she could also do the same through the proposed process where the CoC would administer their DCF and HUD dollars through the CHSP for the City of Tallahassee and Leon county, dedicating a certain percentage of the CoC funding to that coverage area, and make awards for projects for all of the funding dedicated to homelessness through the CHSP process. Ms. Wander noted, for purposes of HUD, it does not matter that the coordination happened under the CoC or under another process, but the timing of it could be incredibly important. Ms. Ojetayo interjected to say our excitement is we have the plan, we have the organizations, we have a structure, and now we can inject this funding in a thoughtful way. Referencing funding for the rapid rehousing and some of the CARES Act funding - noting that there was approximately \$1.3 million of said funding to be spent - Ms. Ojetayo stated this was an opportunity for us to be thoughtful, to guide our spending with strategic objectives, and to give our system the capacity of growth to meet the demand that we know exists.

Noting the existing structure within the BBCoC, a structure that is trusted by federal, state and local dollars, a structure that uses our Citizen Review Team members within their process, and a structure that can get dollars out into the community a year ahead of what is proposed through the CHSP process, Commissioner Dozier questioned why would we not use the existing process and sign a Memorandum of Understanding (MOU) with the CoC to administer the same basic structure they have right now in coordination with CHSP and our City / County staff, which would reduce the burden on our agencies, increase the availability of coordination, as well as the potential for other funding becoming available sooner rather than later. Commissioner Dozier stated she believed we could do that through a relationship with the CoC beginning this fall versus waiting to fund contracts in October / November of 2022.

Commissioner Porter stated she believed we were well poised to make even more of an impact and that we should do whatever possible, as soon as possible, to get this funding to the people who need it. Commissioner Porter further stated that she supported the establishment of a homeless services category within CHSP, that she believed the coordination to be essential moving forward, but that she was concerned that it would take 15 months to get this funding out into the community. Commissioner Porter acknowledged that she would like to have seen how staff was going to engage and work directly with the BBCoC on its strategic plan, and she pointed out that some of today's public speakers referenced service gaps that have not been discussed, service gaps that Commissioner Porter believed we should be focusing on. Commissioner Porter reiterated that if we do not "up" our funding and our commitment, that we would only meet one-eighth of the overall need. Commissioner Porter expressed appreciation for today's workshop, however, voiced a desire for more time to dig into the issues, that she did not believe enough time was allocated for the presentation, the public comment, or an appropriate amount of time to grapple with what to do moving forward, especially since each Commission is about to enter into a summer break. Commissioner Porter stated she had hoped to walk away with at least a commitment that we would soon talk about our long-term funding options and ideas because that was the consistent theme that she heard from the service providers, as well as more housing units, and more direct engagement regarding how we are coordinating with the BBCoC's strategic plan. Commissioner Porter stated she supported staff's recommendation but what she was hearing from the service providers was that they need the money right away and that it did not make sense, to her, to wait 15 months for nonrecurring emergency funding.

Commissioner Cummings stated she was certainly in support of coordinating services, in favor of a collaboration of services and resources, but she did have a couple of questions related to the prioritization of services. Commissioner Cummings stated on any given night, over the past 30 years, there have been homeless people in the vicinity of her office and, when you engage with these people, they invariably appear to have mental health problems. County Commissioner Cummings noted that approximately 50% of these individuals are homeless veterans. Recognizing staff's recommendation to address some of the specific needs of homeless veterans, Commissioner Cummings inquired if there would be services to address the needs of the homeless population with mental issues. Responding that you cannot force someone to receive services, Ms. Wander stated many times we see success when we offer a permanent housing situation and not make the housing conditional upon services. Ms. Wander reported that usually, within the first three to six months of someone receiving a permanent place to live, they also want to embark on the services that help them maintain their housing. Ms. Wander explained that the primary goal is housing because the staff of our providers first have to build a rapport and trust. Commissioner Cummings stated she was aware that Sheriff McNeil and other City / County entities, in partnerships with mental health groups, referred individuals that have obvious mental concerns, and she inquired, if the Commissions agree to this collaboration and coordination, if it would be possible to carve out part of the program or incorporate a partnership with a local entity that could address this concern because she believed that mental health issues contribute to the revolving door of homeless, especially with our veterans, and that we need to take that extra step to care for the individuals that have risked their lives for our country.

Ms. Ojetayo responded that veterans are an important category that we recognize and there are recommendations in the agenda item to focus on moving the needle with that particular cohort. Ms. Ojetayo explained there is special funding for veteran homeless services that does not come directly through the City or the County, that it usually goes directly to the CoC or other partner agencies; and that it was staff's thinking, since there is quite a bit of funding available to address veteran homelessness, that we could be strategic and apply some of our funding elsewhere, for those that are not necessarily qualifying for veteran homelessness services. Regarding the coordination of other services, Ms. Ojetayo reported the City has committed much funding to mental health services this past year, and while this discussion inevitably touches on almost every kind of issue, staff wants the Commissions to feel confident that there is a myriad of solutions that our existing partners are implementing for mental health coordination and we do not need to carve out a specific amount for mental health, that it would happen by default with the culture of the collaboration that is currently in place. Mr. Lamy added, when you look at what this proposal recommends, there is a level of trust that has to be built with the homeless population, we know what their needs are, we know how to get it done quickly, and how to look at their needs long-term.

Commissioner Matlow stated he agreed with Commissioner Porter that this conversation may require more time than was allotted for today's meeting. Commissioner Matlow stated a wide range of solutions have been provided, some of them he agreed with and some not, but that he did believe everyone had the same goal to reduce the number of people experiencing homelessness in our community. Commissioner Matlow stated he believed it unanimous that there was a need to increase available funding and he inquired if we would be able to meet these very aggressive goals with the proposed level of funding. Ms. Wander responded negatively and reminded that these are the goals of the CoC's eight-county region, however, there does need to be more funding dedicated to Leon County specifically. Commissioner Matlow inquired, based on the proposed level of funding, if Ms. Wander could project where we would be in 2025 as opposed to the CoC's proposed 2025 goal. Ms. Wander stated she would have to bring back that

projection, that it would be some estimates and there would be some things that she could not project such as outfall related to the pandemic.

Commissioner Matlow next asked that the City Manager outline the funding allocations that are being presented today and the metrics they are based upon, what we are trying to accomplish and how those dollar amounts were created. City Manager Goad responded that he would direct those questions to our experts, Ms. Ojetayo and Mr. Lamy. Ms. Ojetayo stated one thing that was considered first and foremost was the direction that was previously provided by the City and the County Commissions, and the funding allocation refines the original ARP proposal. Ms. Ojetayo explained that staff wanted to get the portion of the ARP funding for shelter operations and for the contracts that had already been under review by the respective service providers out the door, and then consider what the capacity was for those service providers that could expend the rest of the funding as quickly as possible. Ms. Ojetayo reiterated there was still quite a bit of money from CARES Act funding to be spent. Ms. Ojetayo stated it was also known there are more partners that are eager to participate but do not meet the performance metrics criteria, they are not HUD aligned, so even if we provided the funding to them immediately, they would not be positioned to produce the performance metrics that we want to implement.

Ms. Ojetayo explained that the capacity of the CoC was considered, as well as the CHSP platform, and when it became evident that the timelines were similar, we thought it to be an opportunity to create a ramp where we could do things immediately, we could focus on the things that were working. Ms. Ojetayo further explained the \$797,000 CHSP funding was literally just carrying forward the CHSP funding for homelessness specific services and assuming it would be preserved, and that the categories of diversion / prevention, and permanent supportive housing, are categories that were proposed to the City and the County Commissions for ARP funding so we could preserve and honor the decision that the Commissions made but, in the future, any of the allocations for CHSP could apply for any of the HUD interventions.

Commissioner Matlow stated he does appreciate the work of staff, but he also recognizes that the ultimate budgeting decisions would come from the Commissions. Commissioner Matlow expressed concern that the allocated resources were not enough for the need and stated that he wholeheartedly agreed with the long-term vision, but he believed there was a need to push harder, build capacity faster, supply the funding now, and push forward as soon as possible because the urgency was very real.

Commissioner Jackson arrived in the Commission Chambers at 11:25 a.m.

County Commissioner Maddox inquired if everything discussed today regarding homelessness had been previously discussed and agreed upon at the County Commission level. Mr. Lamy responded affirmatively with regards to the funding, noting that the new CHSP category was being presented today. County Commissioner Maddox confirmed with Mr. Lamy that the funding for today's recommendations has been voted on, ratified, by the County Commission and that staff was now providing greater detail regarding said funding.

Commissioner Richardson stated Mr. Rick Kearney should be thanked for stepping up to help us address this issue. Commissioner Richardson drew attention to the many issues within the spectrum of homelessness and stated that he was very pleased with today's presentation and the direction staff has taken. Commissioner Richardson declared that there will never be enough money to address this issue, reminded that there are many other issues in this city to be addressed, and requested that those suggesting we spend more money also make suggestions

as to where that money might come from. Commissioner Richardson questioned if they would like to cut or reduce any current programs or services. Commissioner Richardson stated he was encouraged by what was presented and that he believed it to be a “great start.”

Commissioner Welch stated he believed the safety of our homeless population and the siting of future shelters to be a priority. After referencing previous issues brought to the County Commission’s attention by Commissioner Jackson, Commissioner Welch stated he wanted to entertain an innovative and forward-thinking approach as to how we deal with the homeless population that insists on being outside, that he believed Tallahassee had enough land and enough human capital to develop a model program and create a campground for our homeless population who were on our street corners and in dangerous intersections.

Commissioner Jackson, after acknowledging that he arrived late to the discussion, stated the previously mentioned topic had been discussed at numerous County Commission meetings and he expressed his appreciation for everyone taking the time to discuss the problem.

Mayor Dailey thanked all for their hard work regarding today’s recommendations and stated that he believed the goals to be ambitious and a game changer, and he stated that he was very comfortable with the first step being staff’s recommended options. Mayor Dailey acknowledged the City’s great strides in the mental health arena with new partnerships and noted he would like to have the Sheriff participate within the unincorporated areas; that he believed street outreach to be a great first step; and that he, as Mayor of Tallahassee, was extremely interested in the agenda item on the County Commission’s agenda later in the day regarding human trafficking awareness.

Commissioner Williams-Cox moved, seconded by Commissioner Richardson, on behalf of the City Commission, to accept staff’s recommendations, Options 1, 2 and 3.

Commissioner Porter stated she wanted to reiterate that she would like to see this funding go straight into the BBCoC, which is what she believed to be the desire of the CoC as well as the desire of the other service providers. Commissioner Porter stated she could not, in good conscience, cast a vote that would delay getting this money into the community for 15 months.

Mayor Dailey responded that he understood Commissioner Porter’s concern, but when he had the Executive Director of the BBCoC present, having worked with both the City and County staffs, recommending the three options that are before us today, that he was comfortable with their recommendations. Mayor Dailey suggested, if Commissioner Porter wanted to continue this conversation, that the City’s September budget meeting would be the appropriate venue to have said conversation.

Commissioner Porter stated it was her understanding, from a conversation she had with Ms. Wander, that it was Ms. Wander’s recommendation, her preference, that this money go to the BBCoC and not through the CHSP process, not because she did not support the CHSP process, but because of the urgent need that this funding not wait 15 months before it is spent. Commissioner Porter requested that Ms. Wander clarify her position.

Ms. Wander responded she believed there was compromise in any sort of workings. Ms. Wander concurred that the BBCoC did not initially recommend that ARP funding go through the CHSP process, but after discussions with Mr. Lamy and Ms. Ojetayo regarding the “ramping up in capacity” and the CoC being contracted with for the \$1.4 million, the CoC agreed it could “make

things move.” Ms. Wander stated the CoC was open to the idea of having all of the funding go directly through the CoC, but that she needed to clarify that if all funding was contracted to go through the BBCoC, that it would not mean that the day after the contracts were signed that everyone would be housed, that there would still be a staged approach. Ms. Wander stated the CoC would be happy to have the funding go to the CoC, but also saw the value in the CHSP process. Ms. Wander pointed out it would mean, to some extent, that prevention and diversion funds would not make it out until the CHSP process. Ms. Wander also pointed out that we have not yet seen how the eviction moratorium being lifted would impact our community, so it might be better that we have some flexibility with that \$1.4 million.

Ms. Ojetayo agreed there would be some flexibility and then reiterated that there would be \$1.4 million provided to the CoC for street outreach (\$375,000), permanent supportive housing (\$675,000), and neighborhood-based capacity building (\$360,000). Mr. Lamy interjected that this is not the only effort in the community at this time, that the Tallahassee Housing Authority was providing 66 emergency vouchers for those who are working with the CoC and will be exiting out of homelessness. Mr. Lamy stated there is much funding available and staff first identified what it believed to be short-term immediate needs, and then identified longer term plans. Mr. Lamy described today’s recommendations as very strategic work between the City, the County, and the CoC.

Commissioner Matlow stated he recognized there was no appetite today to expand funding, but he did believe there was a desire to expedite putting the funding into the community. Commissioner Matlow stated he believed a compromise would be to allocate some funds immediately and he recommended that \$1,225,000 be put into our community immediately through the BBCoC, so that immediate needs could be addressed, with the remainder of the funding being placed in the CHSP process.

Commissioner Matlow moved, seconded by Commissioner Porter as a substitute motion, staff’s recommendations, Options 1, 2 and 3, with the caveat that \$1 million of the proposed funding be allocated for distribution through the BBCoC process in FY2022.

Commissioner Williams-Cox stated this topic has been discussed for the past three hours, shortchanging the presentation regarding the Orange Avenue Redevelopment, and that she was very comfortable with the work and the recommendations of the City, the County, and the CoC. Commissioner Williams-Cox stated that she did not want to sit here, as a Commissioner, having not participated in the discussion amongst these three entities, and change the recommendations. Commissioner Williams-Cox, acknowledging that she also wanted to get funding where it needed to go, stated she was satisfied with the response staff provided regarding the organized “ramp-up.” Commissioner Williams-Cox reiterated that she was comfortable with the recommendations from the County, the CoC, and the City, and that she would not insult them by going against their recommendations.

The substitute motion failed 2-3. (Mayor Dailey, Commissioner’s Williams-Cox and Commissioner Richardson not in opposition).

Commissioner Williams-Cox’s moved, seconded by Commissioner Richardson, on the original motion, on behalf of the City, to accept staff’s recommendations, Option 1, 2 and 3. The motion carried 4-1. (Commissioner Porter in opposition).

County Commission Chair Minor recognized County Commissioner Dozier. County Commissioner Dozier voiced the need for consistency between the City and the County and acknowledged that there was a strong, unified recommendation in this agenda item. County Commissioner Dozier stated she appreciated the compromise as part of the process; however, it was her feeling that it was no insult to raise questions and ask about alternatives, an alternative that was discussed and that she believed strongly that some staff and the CoC believed would work for our community. Regarding Ms. Ojetayo's comment that it might time out the same, County Commissioner Dozier stated she did not believe there was a need to reinvent the wheel, that we have a process within the CoC that could work incredibly well and, if it benefited us just a little bit to expedite the funding, it just might meet the urgency that our community is demanding.

County Commissioner Dozier moved, on behalf of the County, to accept staff's recommendations, Options 1 and 2, and to adjust Option 3 to administer all funding, CHSP and ARP, through the BBCoC. County Commissioner Dozier stated she would make said motion to see if there was a second and, if not, that she would support staff's recommendation, Options 1, 2 and 3.

The motion died for lack of a second.

County Commissioner Dozier moved, second by County Commissioner Cummings, on behalf of the County, to accept staff's recommendations, Options 1, 2 and 3; upon. The motion carried 6-0. (Vice-Chair Proctor out of chambers).

AFFORDABLE HOUSING

Mr. Lamy recognized Ms. Brenda Williams, Executive Director for the Tallahassee Housing Authority (THA), and Mr. Ray Kuniansky, Chief Development Officer for Columbia Residential. Mr. Lamy stated the Florida Housing Coalition, which serves as the technical arm for affordable housing programs in the state, completed a market analysis for Tallahassee and found that our community has an aging stock of housing, a limited amount of one- and two-bedroom affordable units, and a lack of affordable rental units for extremely low and low-income households, households earning 50% or less of our area median income (AMI), i.e., a family of four making \$38,000 or less. Mr. Lamy further stated, based on this information, and the data from the Shimberg Center for Housing Studies, University of Florida, the highest affordable housing need in our community was rentals units for households earning 50% or less AMI, and he reported that the Orange Avenue Redevelopment seeks to fulfill our highest needs by significantly increasing the number of new, high-quality, affordable rental units for low-income households.

Ms. Williams began with recognition of THA staff present in the Commission Chambers. After a brief overview of THA properties and the rental assistance which the THA provides, Ms. Williams reported that THA recently received approval from HUD to demolish the Orange Avenue Apartments and, prior to receiving this approval, hired a team of relocation specialists to provide relocation advisory services. Ms. Williams announced that Ms. Dorothy Inman Johnson, former mayor-commissioner, was recently hired as the THA's Relocation Coordinator, as well as three additional relocation outreach workers. Ms. Williams explained that a 90-day Notice to Relocate was issued to all Orange Avenue residents this past Friday, that said notice was hand-delivered as well as sent by certified mail, and that the relocation would take place in phases. Ms. Williams acknowledged receipt of many calls from residents who have already found housing and she reported housing vouchers would be provided to them as quickly as possible. Ms. Williams stated relocation briefing sessions began yesterday for those participating in the first phase of the

relocation process and she advised that both sessions held yesterday were very well attended. Ms. Williams further stated the residents indicated that they did not wish to go into public housing and asked for a housing voucher to move into a neighborhood of their choice. Ms. Williams noted makeup sessions would occur on Friday for the residents that could not attend yesterday's sessions, and that she expected to complete the briefing sessions and the issuance of vouchers for Phase 1 residents, which consists of 55 families, by the end of the week. Ms. Williams announced a *Meet and Greet* to be held on July 30th so that landlords and management companies could be matched with residents, and that it was THA's intent to move as quickly and as efficiently as possible to get all vouchers issued. Ms. Williams voiced her belief that the process was off to a good start.

Mr. Kuniansky stated he was thrilled to announce funding has been obtained for the first two phases of the project, and he identified said phases as the primary block of the 29-acre site, bounded by Orange Avenue, Country Club Drive, Putnam Drive, and Brighton Road. Mr. Kuniansky reported that 290 new units would be built on the site and then provided a brief explanation of financial commitments with the Florida Housing Finance Corporation and what he described as significant gaps due to construction operations regarding the cost of materials as a result of the increase in materials prices caused by the pandemic. Mr. Kuniansky advised that he expected to close the bond sale transaction by the end of this year or, at the absolute latest by January 15th, as the bond reservation expires on January 22nd, and that Phase 2 of the redevelopment project would most likely close in May of 2022. Mr. Kuniansky further advised there would be a third phase, a 110-unit senior-only facility, located on the 4-acre site that faces Orange Avenue on the east side of Country Club Drive, and that said application was due to Florida Housing Finance Corporation on August 26th. Mr. Kuniansky stated he was working with the City to obtain commitments in order to qualify for the Local Government Area of Opportunity funding because, under the Florida Housing Finance rules, with the Local Government Area of Opportunity, one project is supported by both the City and the County, and that there was a financial commitment that the City has already made. By doing so, and the fact that we have applied under that goal for three years in a row unsuccessfully due to the lottery process, Mr. Kuniansky stated we now have a 40% chance of getting funding for that transaction as opposed to effectively zero based on the lottery structure.

Mr. Kuniansky stated the bids received for the 130 units within Phase 1, which he described as a mixture of units at 30% of AMI, 50% of AMI, and 60% of AMI, all affordable based on the Florida Housing Finance rules and the structure of the financing, exceeded what was expected based on contracts that were executed with contractors six months prior. Mr. Kuniansky identified the unexpected costs as increased lumber costs resulting from a delay in the supply chain as a result of COVID and the fact that lumber mills were shut down due to COVID. Mr. Kuniansky described it as the largest increase in any commodity that he personally had ever seen during his career. Mr. Kuniansky announced he was pleased to report major progress has been made to address the increases and with the project not closing until December, there would be time for the materials costs to continue to decrease. Mr. Kuniansky stated hard commitments would be needed in early October in order to meet underwriting criteria and obtain final approvals from Florida Housing Finance Corporation, and he described his goal to have a hard commitment to get through the underwriting process and to lock in the final number with the contractor. Mr. Kuniansky recognized, depending upon the market, that a choice might be made to not lock in the lumber price at the point of closing because dollars are limited. Mr. Kuniansky stated we have \$29.5 million in our pockets on a \$33 million transaction and are shovel ready to go with all other approvals. Mr. Kuniansky stated he hoped that this knowledge brought some weight to the conversation in the decision-making process, and he committed that once all prices are

locked in, if he did not have to exercise the entire commitment, what was not needed would be returned.

In conclusion, Mr. Kuniansky advised that he was also working on a funding source with the Florida Housing Finance Corporation, through the National Housing Trust Fund (NHTF), relative to a program in which we would be required to provide units to disadvantaged and homeless individuals that come through service providers for permanent housing and, in our case, we could possibly monetize up to five units at \$185,000 per unit, or \$925,000 total dollars, into the transaction. Mr. Kuniansky stated he believed these units were compatible and that the requirements of the NHTF could be met, requirements that he described were a little bit different than our current requirements through HUD, through the City, and through the County.

CITIZEN INPUT

Mayor Dailey inquired if anyone desired to address the Commissions regarding the Orange Avenue Redevelopment. The following persons appeared:

- Mr. Jeremy Block, 1109-B E. 6th Avenue, appeared to express what he believed to be positive aspects, as well as some concerns, regarding the relocation process. Mr. Block stated he believed it unlikely that the vouchers provided would cover the cost of the amount of square footage needed for a family of six or seven. Mr. Block drew attention to a phrase often used, "for those who remain eligible," and stated this phrase infers there are people who will *not* be eligible for any of this program because they are delinquent in their rent, they have had a felony conviction, they have had a drug arrest, or any number of reasons. Mr. Block advised he would welcome an opportunity to assist with solving some of the problems which he has identified.
- Ms. Tiffany Hill, 504 Putnam Drive, appeared to request that the Commissions consider the historical culture of the Orange Avenue Apartments and memorialize her father, Mr. Oliver Hill Sr., a community advocate and former President of the Orange Avenue United Tenants Association, a man described as one who stood in the trenches for the South City community.
- Mr. Stanley Sims, 1320 Avondale Way, appeared to thank Ms. Brenda Williams for her efforts on behalf of the THA and to express his support for preserving the history of the Orange Avenue Apartments.
- Mr. Sarah Haskell, 923 Alachua Avenue, submitted a request to participate virtually but waived her time to speak when called.

Mayor Dailey thanked Ms. Williams and Mr. Kuniansky for the update.

Commissioner Williams-Cox stated she was paying close attention to what was happening on Orange Avenue, and that she was confident Ms. Williams would figure out a way to honor Mr. Oliver Hill for his contributions to the South City community. Commissioner Richardson concurred.

Commissioner Williams-Cox moved, seconded by Commissioner Richardson, on behalf of the City, to accept the Orange Avenue Redevelopment Update.

Commissioner Richardson voiced his excitement for the Orange Avenue Redevelopment project and expressed his appreciation for Ms. Williams' leadership and perseverance.

The motion carried 5-0.

Mayor Dailey apologized for not being able to hear the status report on the Tallahassee-Leon County residential real estate and construction market and he advised that the item would be rescheduled for a future meeting.

Chair Minor invited Commissioner Dozier to open the discussion on behalf of the County.

Commissioner Dozier stated she appreciated the time Mr. Kuniansky spent regarding the funding issue, that she was glad to see the cost gap shrinking, and she requested clarification regarding the increased bond. Mr. Kuniansky stated the gap that we estimate right now is \$2.3 million, which is in excess of the increased bond capacity, and that the circumstance with the bond capacity has more to do with the IRS requirements over how much of your total hard costs have to be covered by bond, and those dollars actually get paid down to permanent financing levels. County Commissioner Dozier confirmed with Mr. Kuniansky that there would be a request for additional funding to help fill that gap. Mr. Kuniansky added there would have to be firm commitments, once we have a defined gap, in order to meet all the requirements of Florida Housing Finance Corporation for their underwriting and final approvals, in November, to close in December, and the conundrum was we would not execute and finalize the construction contract for a month and a half after we have those firm commitments, and with what is happening in the commodities market, it is highly likely that the gap would shrink due to costs coming down. County Commissioner Dozier thanked Mr. Kuniansky for the explanation and stated she hoped the community would come together on that point.

Commissioner Dozier moved, seconded by Commissioner Maddox on behalf of the County, to accept the Orange Avenue Redevelopment Update.

County Commissioner Cummings commended Ms. Williams for all her hard work and stated she was very excited about seeing the project come to fruition. County Commissioner Cummings stated she would also like to say that Mr. Oliver Hill was very dedicated to the THA and that she knew, in the future, there would be recognition for his service.

The motion carried 5-0. (Commissioner Welch and Vice-Chair Proctor out of chambers).

County Commission Chair Minor thanked Ms. Williams for everything she does and wished County Commissioner Welch, and his entire family, the best as they recuperate from COVID-19.

ADJOURNMENT:

There being no further business to discuss, the workshop meeting adjourned at 12:38 p.m.

LEON COUNTY, FLORIDA

ATTEST:



A handwritten signature in black ink, appearing to read "Rick Minor", written over a horizontal line.

BY: _____
Rick Minor, Chairman
Board of County Commissioners

A handwritten signature in black ink, appearing to read "Gwendolyn Marshall", written over a horizontal line.

BY: _____
Gwendolyn Marshall, Clerk of Court
& Comptroller, Leon County, Florida