



**Citizens Advisory  
Committee Meeting**

**May 2, 2024  
4:30 PM  
LeRoy Collins Library, Room B**

**Chair: Ashley Leggett**

**Agenda**

	<b>PAGE</b>
<b>I. AGENDA MODIFICATIONS</b>	
<b>II. CITIZEN COMMENTS</b>	
<b>In Person:</b> Citizens desiring to speak must fill out a Speaker Request Form. The Chair reserves the right to limit the number of speakers or time allotted to each.	
<b>Written Comments:</b> Please provide written public comment by emailing <a href="mailto:Comments@BlueprintIA.org">Comments@BlueprintIA.org</a> until 5 p.m. on May 1, 2024. All comments received will be part of the record.	
<b>III. PRESENTATIONS/INFORMATIONAL ITEMS ONLY</b>	
<ul style="list-style-type: none"> <li>• Beautification and Improvements to the Fairgrounds Update</li> <li>• Q1 2024 Blueprint Infrastructure Project Status Report</li> </ul>	
<b>IV. CONSENT</b>	
1. Approval of the October 26, 2023 and February 15, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes	<b>7</b>
<b>V. PUBLIC HEARING – 5:00PM</b>	
2. First Public Hearing on the Proposed Substantial Amendment to Add Affordable Housing Land Acquisition to the Blueprint Infrastructure Program	<b>13</b>
<b>VI. ADJOURN</b>	

NEXT CAC MEETING: August 24, 2024

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this meeting should contact Shelonda Meeks, 315 South Calhoun Street, Suite 450, Tallahassee, Florida, 32301, at least 48 hours prior to the meeting. Telephone: 850-219-1060; or 1-800-955-8770 (Voice) or 711 via Florida Relay Service.

# BLUEPRINT INFRASTRUCTURE QUARTER 1 2024 PROJECT STATUS REPORT



Debbie Lightsey Nature Park Wetlands Boardwalk



## BLUEPRINT INFRASTRUCTURE QUARTER 1 2024 PROJECT STATUS REPORT

This document provides an update on Blueprint Infrastructure projects for the first quarter of 2024 (January 1, 2024 to March 31, 2024). Its purpose is to give an overview of all projects, project timelines, and also provide statistics about the improvements these projects will provide, once completed. Included in the Q1 2024 Status Report are project snapshots for all Blueprint Infrastructure projects.



### CONTACT

850.219.1060

[BlueprintIA.org](http://BlueprintIA.org)

[info@BlueprintIA.org](mailto:info@BlueprintIA.org)

Citizens Advisory Committee Project Tour of Welaunee Boulevard Construction Site

315 S. Calhoun Street, Suite 450

Tallahassee, FL 32301

 Blueprint Intergovernmental Agency

 @BlueprintIA2020

 @BlueprintIA2020

# 32 CURRENT PROJECTS

## PROJECT HIGHLIGHTS

13

**GREENWAY, TRAIL, BIKE ROUTE SYSTEM, AND CONNECTIVITY PROJECTS**

10

**PLACEMAKING, BEAUTIFICATION, OR QUALITY OF LIFE IMPROVEMENT PROJECTS**

5

**GATEWAY PROJECTS**

4

**REGIONAL MOBILITY ROADWAY PROJECTS**

**FAIRGROUNDS BEAUTIFICATION AND IMPROVEMENTS**



**LAKE LAFAYETTE AND ST. MARKS REGIONAL LINEAR PARK**



**NORTH MONROE GATEWAY**



**NORTHEAST GATEWAY**



**ST. MARKS TRAILHEAD/POND 3DB**



**Improvements identified in projects in planning, design, or construction, will provide:**

- Over **26 miles** of improved roadways
- Over **121 miles** of bicycle and pedestrian facilities
- Over **348 Acres** of new or improved public space
- **Thousands** of new tree plantings

# PROJECT MILESTONES IN Q1 2024

## Projects Entering or Completing Planning or Design

Fairgrounds Masterplan Complete  
 Design of Maclay Road Multi-Use Path Initiated for Market District Placemaking  
 Corridor Study Initiated for Northwest Connector Corridor: Tharpe Street

## 11 Easements/Acquisitions:

Northeast Connector  
 Monroe-Adams Placemaking  
 Airport Gateway

## Projects Beginning or Completing Construction

North Monroe Gateway Medians 

# Q1 2024 PROJECT STATUS UPDATE

Project	PHASE	Project	PHASE	Project	PHASE
Airport Gateway	PLANNING/DESIGN	GWMP: Capital Circle SW GWs & Debbie Lightsey Nature Park 	CONST.	Northeast Gateway	DESIGN/CONSTRUCTION
Alt. Sewer Solutions Study (Comprehensive Wastewater Treatment Plan)	STUDY COMPLETED	GWMP: Lake Jackson Greenways 	CONST.	Northeast Park	PLANNING
BRS: Downtown- Univ. Protected Bike Lane 	DESIGN	GWMP: Market District Connector 	PLANNING	Northwest Connector	PLANNING/PRE-DESIGN
BRS: Blair Stone Trail 	PLANNING	GWMP: Southwood Greenway 	DESIGN FINAL/CITY OF TLH. MANAGED	Orange Ave. Road-Widening	DESIGN/FDOT MANAGED
BRS: Ridge Road Project 	PLANNING	GWMP: University Greenway 	PLANNING/DESIGN	Orange-Meridian Placemaking	DESIGN/PERMITTING
BRS: SW Area Connector 	PLANNING	Lake Lafayette and St. Marks Regional Linear Park	CONSTRUCTION	Southside Gateway	ROW ACQUISITION/FDOT MANAGED
Capital Cascades Trail Segment 3 & Amenities	CONSTRUCTION	Magnolia Drive Trail	DESIGN/CONSTRUCTION	Tallahassee-Leon County Animal Service Center	DESIGN & PERMITTING COMPLETE
Cascades Trail Seg. 4	DESIGN	Market District Placemaking	PERMITTING/DESIGN	Westside Student Gateway	PLANNING/FDOT MANAGED
Capital Circle SW Road Project	CONSTRUCTION/FDOT MANAGED	Midtown Placemaking	DESIGN/FDOT MANAGED		
College Avenue Placeking	PRE-DESIGN	Monroe-Adams Placemaking	DESIGN/ROW ACQUISITION	 GWMP =	Implementing the Greenways Master Plan Project
Fairgrounds Beautification and Improv.	MASTER PLANNING	North Monroe Gateway	CONST. (FDOT)/DESIGN (BLUEPRINT)	 BRS =	Build the Bike Route System Project
Florida A&M Entry Points	PRE-DESIGN	Northeast Connector	DESIGN		

# Blueprint Intergovernmental Agency Citizens Advisory Committee Agenda Item #1

May 2, 2024

<b>Title:</b>	Approval of the October 26, 2023 and February 15, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes
<b>Category:</b>	Consent
<b>Department:</b>	Blueprint Intergovernmental Agency
<b>Lead Staff / Project Team:</b>	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Keith Bowers, Director, Office of Economic Vitality

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## STATEMENT OF ISSUE:

This agenda item presents the summary meeting minutes of the October 26, 2023 and February 15, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee (CAC) meetings and requests the CAC review and approval of the minutes as presented.

## FISCAL IMPACT

This item does not have a fiscal impact.

## CAC OPTIONS:

- Option 1: Approve the October 26, 2023 and February 15, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes.
- Option 2: Do not approve the October 26, 2023 and February 15, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes.

## CAC RECOMMENDED ACTION:

- Option 1: Approve the October 26, 2023 and February 15, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes.

### Attachments:

1. Draft Minutes of the Blueprint Intergovernmental Agency Citizens Advisory Committee meeting on October 26, 2023.
2. Draft Minutes of the Blueprint Intergovernmental Agency Citizens Advisory Committee meeting on February 15, 2024.

# Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

**Date:** May 2, 2024  
**To:** Citizens Advisory Committee  
**From:** Artie White, PLACE Director  
**Subject:** October 26, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

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## Committee Members present:

Rod McQueen, Chair	Elva Peppers
Ashley Leggett, Vice Chair	Chris Daniels
Hollie Myers	Adner Marcelin
Fred Varn	Leroy Peck
Mary Glowacki	Whitney Doyle (Virtual)
Peter Okonkwo	Kathy Bell

## Committee Members absent:

Jim McShane	Sean McGlynn
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## I. AGENDA MODIFICATIONS

Blueprint Planning Manager Megan Doherty indicated that there were two agenda modifications. First, Item #2 Acceptance of the 2024 Blueprint Citizens Advisory Committee Meeting Schedule, was modified to change the dates for the February and October 2024 CAC meetings. Second, the Status Update Presentation on the Beautification and Improvements to the Fairgrounds project was removed from the agenda and postponed for a future meeting, as Blueprint was not bringing an update to the IA Board at their November meeting.

## II. CITIZEN COMMENTS

One citizen, Christina Omran, spoke during at this time in support of her application to the Blueprint Citizens Advisory Committee for the Natural Scientist/Biologist position.

### PRESENTATION / INFORMATION ITEMS

*Introduction of the new Director of PLACE- Artie White*

Blueprint Planning Manager Megan Doherty introduced new Director of PLACE Artie White who said a few words regarding looking forward to working with the CAC.

*Recognition of the Outgoing CAC Members - Past Chair Elva Peppers and Past Chair Peter Okonkwo*

Blueprint Planning Manager, Megan Doherty recognized the outgoing CAC Members, Past Chair, Elva Peppers and Past Chair, Peter Okonkwo. Megan gave a brief history



of their service as CAC Chairs along with thanking them for their six years of CAC service, spanning two terms. CAC Chair Rod McQueen thanked them both for their service. Ms. Peppers and Mr. Okonkwo both said a few words about their time on the CAC and their appreciation for their opportunities to serve.

*Status Update Presentations: Airport Gateway*

Project Manager, Abe Prado presented an update on the Airport Gateway project that included project background, information regarding the IA Board's recent actions, brownfield remediation opportunities in the area, and also provided a walkthrough of each of the project sections and anticipated next steps.

CAC Chair Rod McQueen asked a question regarding coordination with Leon County Schools on Segment C and Levy Avenue for school bus routes, and Mr. Prado indicated the project team would be happy to coordinate.

CAC Member Fred Varn asked whether the project would have any impacts to Lake Bradford. Mr. Prado indicated that the Lake itself is not anticipated to be impacted, but that the project would actually improve the function of the stormwater systems in the area.

CAC Chair McQueen asked a follow up question regarding the number of lanes anticipated for Segment C and whether Iamonia Street would be impacted. Mr. Prado indicated that Segment C would be a two lane road, and that Iamonia would not be eliminated, but there would likely be some future realignment at the intersection with Roberts Avenue.

CAC Member Mary Glowacki asked for clarification regarding the brownfield remediation and Mr. Prado provided more detail on the federal remediation opportunities being coordinated by the City of Tallahassee.

*Q3 Blueprint Infrastructure Project Status Report*

Blueprint Principal Planner Mike Alfano provided an overview of the Quarterly Status Report and additional updates regarding a \$25,000 grant from the Knight Foundation for an enhanced transit stop for the North Monroe Gateway project near the Northwood Center, as well as the inclusion of Capital Circle Southwest road-widening from Springhill Road to Crawfordville Highway in the FDOT Work Program, an over-\$90 million funding addition.

**III. CONSENT**

- 1. Approval of the September 7, 2023 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes**
- 2. Acceptance of the 2024 Blueprint Citizens Advisory Committee Meeting Schedule (as modified)**

CAC Member Leroy Peck moved to approve the Consent agenda, Adner Marcelin seconded this motion. Motion passed unanimously.

**IV. GENERAL BUSINESS**

**3. Election of the CAC Vice Chair**

Blueprint Planning Manager Megan Doherty provided an overview of the CAC Chair/Vice Chair election process and thanked Chair McQueen for his service as Chair. CAC Member Adner Marcelin moved to elect Leroy Peck as the next CAC Vice Chair. The motion was seconded by Chris Daniels. Motion passed unanimously.

**4. Recommendation of Appointments and Reappointments to the Blueprint Citizens Advisory Committee**

Blueprint Planning Manager Megan Doherty provided an overview of the recommended reappointments and appointments to the CAC. Chris Daniels, CAC At-Large Member, and Mary Glowacki, CAC Planning Expert Member, were up for reappointment and Blueprint staff was recommending they be reappointed. The Capital City Chamber of Commerce had nominated Byron Greene to replace Peter Okonkwo on the CAC, and there were three applicants for the Natural Scientist/Biologist position, to replace Elva Peppers. Ms. Doherty indicated that in years past when there were multiple eligible applicants, the CAC had recommended all of them for IA Board consideration and final appointment. Fred Varn moved staff recommendation on the item, and Vice Chair Ashely Leggett seconded the motion. Motion passed unanimously. After the vote, Elva Peppers recommended that the applicants attending the meeting in person be invited to say a few words. Chuck Goodheart introduced himself to the CAC and thanked them for their consideration. Christina Omran spoke previously, during citizen comments.

*Project Liaison Update*

Elva Peppers gave an update on the Debbie Lightsey Nature Park grand opening event, and indicated it was a great success. Ms. Peppers indicated that she didn't have an update on the Lake Jackson Greenway; Mike Alfano gave a brief project update on the recent construction and permitting activity on the project.

Mary Glowacki provided an update on the Northeast Gateway project and also the efforts surrounding the New Hope Cemetery.

Chair Rod McQueen provided an update that the IA Board had increased the Fairgrounds project allocation to \$30 million. Mike Alfano provided further details regarding this update.

**V. ADJOURN**

CAC Chair Rod McQueen said a few words in appreciation about his time as CAC Chair. The meeting adjourned at 6:24 PM.

NEXT CAC Meeting: February 15, 2024.

# Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

**Date:** May 2, 2024  
**To:** Citizens Advisory Committee  
**From:** Artie White, PLACE Director  
**Subject:** February 15, 2024 Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

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**Committee Members present:**

Ashley Leggett, Chair	Chuck Goodheart
Leroy Peck, Vice Chair	Chris Daniels
Hollie Myers	Adner Marcelin
Fred Varn	Jim McShane
Mary Glowacki	Whitney Doyle

**Committee Members absent:**

Rod McQueen	Sean McGlynn
Kathy Bell	Byron Green

Other attendees: Kyndra Light (Greater Tallahassee Chamber of Commerce)

**I. OPENING AND TOUR**

Ashley Leggett, Chair for the Citizen Advisory Committee, opened the meeting at 4:31p.m.

Megan Doherty, Planning Manager for the Blueprint Intergovernmental Agency, described the purpose of the meeting as providing an opportunity for CAC members and any members of the public in attendance, to tour of some of the Blueprint Projects on the north side of Leon County. She explained that the meeting and tour had been publicly noticed on the Blueprint website. Mrs. Doherty then welcomed Kyndra Light to the CAC Tour. Mrs. Doherty explained that project snapshots for the four projects to be discussed on the tour would be handed out and could also be found on the Blueprint website.

Following Mrs. Doherty's introduction, Sue Tanski, Project Manager for Blueprint Intergovernmental Agency, gave an update on the Market District Placemaking Project. Mrs. Tanski explained that the Market District Project was divided into multiple phases including a park and the placemaking improvements. She explained that the Market District Project would include additional lighting, intersection improvements, and a multiuse trail.

The tour continued from the Market District area and proceeded north through the Meridian Greenway area. Mrs. Doherty discussed the NE Connector Corridor: Bannerman Road project and began explaining the future bike and walking trail improvements for the project along Meridian Road. She explained that the Meridian

Greenway, which is a part of the NE Connector project, will be nearly 4 miles long along the western side of the road. Mrs. Doherty explained that the current intersection at Bannerman Road, Meridian, and Orchard Pond Parkway will be converted to a roundabout to increase visibility and accommodate projected population growth. The tour continued east along Bannerman Road and Mrs. Doherty further explained future road widening, turning lanes, and pedestrian improvements, stating that some elements were anticipated to begin construction this year.

The tour then progressed to the site of the Northeast Gateway: Welaunee Boulevard project where Project Manager Martha Hodgson, explained a future five-leg roundabout, the current construction of Phase 1, and the planning stage for Phase 2. She explained that the Northeast Gateway Project will include a bridge over I-10.

Project Manager Eric Mason then discussed the future Northeast Park, its current location, the completed needs assessment, and the approved park concept. Mr. Mason explained that following the completion of the park, it will be maintained by the County. Mr. Mason further explained that the proposed greenways that will be constructed with the Project will be maintained by the City. Mr. Mason concluded by stating that the Agency is working on the final design plans and anticipates moving to bid for construction in the 3rd Quarter of this year.

The tour concluded at the construction zone for the Welaunee Boulevard project. Martha Hodgson explained that the stormwater ponds for the project were all cleared that the grading for the road was currently underway.

## II. **ADJOURN**

**The tour adjourned at 6:15pm**

*The next Blueprint Citizen Advisory Committee Meeting is scheduled for **May 2, 2024 at 4:30p.m.***

# Blueprint Intergovernmental Agency Citizens Advisory Committee

## Agenda Item #2

May 2, 2024

<b>Title:</b>	First Public Hearing on the Proposed Substantial Amendment to Add Affordable Housing Land Acquisition to the Blueprint Infrastructure Program
<b>Category:</b>	Public Hearing
<b>Intergovernmental Management Committee:</b>	Vincent S. Long, Leon County Administrator Reese Goad, City of Tallahassee Manager
<b>Lead Staff / Project Team:</b>	Artie White, Director, Department of PLACE Autumn Calder, Director, Blueprint Susan Dawson, Blueprint Attorney Megan Doherty, Blueprint Planning Manager

### STATEMENT OF ISSUE:

At the February 29, 2024 meeting, the Blueprint Intergovernmental Agency Board of Directors (IA Board) initiated the substantial amendment process to add Affordable Housing Land Acquisition to the Blueprint Infrastructure program to be funded only when all existing Blueprint Infrastructure projects are fully funded. As required by the Second Amended and Restated Interlocal Agreement dated December 9, 2015, this item requests the Blueprint Citizens Advisory Committee (CAC) conduct the first public hearing to consider the addition of an Affordable Housing Land Acquisition project to the Blueprint Infrastructure program. The second and final public hearing is scheduled for the IA Board meeting on May 16, 2024.

### FISCAL IMPACT:

This item does not have a fiscal impact; however, using sales surtax funds for Affordable Housing Land Acquisition would have a fiscal impact. Using sales surtax funds for Affordable Housing Land Acquisition ahead of any other Blueprint Infrastructure projects would result in insufficient funds to complete the approved projects.

### CAC RECOMMENDED ACTION:

Option 2: Conduct the first Public Hearing for the substantial amendment and recommend that the IA Board **does not** adopt the proposed project description to add Affordable Housing Land Acquisition to the Blueprint Infrastructure program.

## **SUPPLEMENTAL INFORMATION:**

In accordance with the Second Amended and Restated Interlocal Agreement dated December 9, 2015, this agenda item requests the Blueprint Citizens Advisory Committee (CAC) conduct the first public hearing to consider the addition of an Affordable Housing Land Acquisition project to the Blueprint Infrastructure program. The proposed amendment is consistent with IA Board direction provided at the February 29, 2024 meeting to initiate the substantial amendment process (Attachment #1). The second and final public hearing to consider the amendment discussed hereafter will be advertised and scheduled for the May 16, 2024 IA Board meeting.

Should the IA Board add Affordable Housing Land Acquisition as a new Blueprint Infrastructure project, this project would be added to the end of the prioritized list. Funding would be allocated after all existing Blueprint projects are fully funded. Using sales surtax funds for Affordable Housing Land Acquisition ahead of any other Blueprint Infrastructure projects would result in insufficient funds to complete the approved Blueprint Infrastructure projects. A supermajority vote of both the members who are County Commissioners and the members who are City Commissioners of the IA Board is required for the amendment to be approved.

## **PROCESS TO SUBSTANTIALLY AMEND A BLUEPRINT PROJECT**

The substantial amendment process to add a new Blueprint Infrastructure project is defined in the 2015 Second Amended and Restated Interlocal Agreement. Specifically, Exhibit II of the Interlocal Agreement would be amended to add the new “Project.” The substantial amendment process, which is laid out in the Interlocal Agreement’s Section 10, Amendment or Deletion to Projects and Programs, provides the following:

*The listed projects and programs set forth in Exhibit I, Exhibit II, Sections a, b. 1, b.2, and b.3, may only be deleted or amended to a substantial degree if circumstances call for a substantial change and if the Board approves the change by a supermajority vote of both the members who are County Commissioners and the members who are City Commissioners, after taking into consideration the recommendations of the Citizens Advisory Committee (CAC), the Technical Coordinating Committee (TCC), and the Intergovernmental Management Committee (IMC). Such a vote will not be taken until Blueprint first holds at least two (2) noticed public hearings with respect to such proposed change.*

Therefore, the IA Board may add Affordable Housing Land Acquisition as a new project under the Blueprint Infrastructure List following two public hearings, input of the CAC, TCC, and IMC, and a supermajority vote from the IA Board. To add a project to the Blueprint Infrastructure Project List, a supermajority vote of the IA Board is required with at least four (4) City Commissioners and five (5) County Commissioners voting in favor of the amendment.

## **PROPOSED AMENDMENT TO THE BLUEPRINT PROJECT LIST**

At the February 29, 2024 meeting, the IA Board initiated the substantial amendment process to add Affordable Housing Land Acquisition to the Blueprint Infrastructure

program. If approved, the substantial amendment will define a new Blueprint Project in the Interlocal Agreement and the project would be funded after all existing Blueprint Infrastructure projects are fully funded. Specifically, Exhibit II of the Interlocal Agreement would be amended to add the new “Project.” Exhibit II details the Blueprint 2020 Infrastructure Projects. As directed by the IA Board, the draft project description for the Interlocal Agreement Exhibit II amendment is included below:

*Project #30. Purchase of Land for Affordable Rental Housing Projects: Funding to purchase land for mixed-income rental housing projects that include units for families with very low and extremely low incomes.*

The draft project description listed above would direct the Blueprint Intergovernmental Agency to acquire property for the specific purpose of it being developed as mixed-income rental housing including units for “very low-income” and “extremely low-income” families. Property would be acquired consistent with the requirements of Florida Statutes Section 212.055(2)(d)(1)e. However, Blueprint cannot construct affordable housing units. Pursuant to Section 212.055(2)(d)(1)e, Florida Statutes, includes a limited use of sales tax proceeds for affordable housing:

Any **land acquisition expenditure** for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, **if the land is owned by a local government** or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a **ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project** on land acquired pursuant to this sub-subparagraph. [Emphasis added.]

Therefore, Blueprint may expend local government infrastructure sales surtax dollars on the acquisition of land for affordable housing subject to the constraints of Florida law. The draft project description provides for the purchase of property for affordable housing, but explicitly states that any housing development must include units that are available to “very low-income” and “extremely low-income” families. These terms are defined in Florida Statute 420.0004(17) and 420.0004(9) respectively:

Very-low-Income Persons: One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA).

Extremely-Low-Income Persons: One or more natural persons or a family whose total annual household income of which does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of

area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

Current eligibility requirements for City of Tallahassee, Leon County, and the Tallahassee Housing Authority programs are based on Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development. AMI is generated from metropolitan area (MSA) data, and therefore it is most appropriate the determination of “very low-income” and “extremely low-income” would be using MSA data.

Before local government sales surtax dollars can be used to purchase land for affordable housing, consistent with the definitions above, Exhibit II of the Interlocal Agreement must be amended to add the new “Project” to expressly provide for the acquisition of land for affordable housing. Based on the statutory limitations, infrastructure funds can be used for the acquisition of land, but the land must remain under local government ownership. The acquired land can be leased to another public entity or a private entity for the construction of affordable housing.

### **NEXT STEPS**

Should the IA Board add Affordable Housing Land Acquisition as a new Blueprint Infrastructure project, this project would be added to the end of the prioritized list. Funding would be allocated after all existing Blueprint projects are fully funded. Using sales surtax funds for Affordable Housing Land Acquisition ahead of any other Blueprint Infrastructure projects would result in insufficient funds to complete the approved Blueprint Infrastructure projects.

### **OPTIONS:**

- Option 1: Conduct the first Public Hearing for the substantial amendment and recommend that the IA Board adopt the proposed project description to add Affordable Housing Land Acquisition to the Blueprint Infrastructure program to be funded after all existing Blueprint Infrastructure projects are fully funded.
- Option 2: Conduct the first Public Hearing for the substantial amendment and recommend that the IA Board **does not** adopt the proposed project description to add Affordable Housing Land Acquisition to the Blueprint Infrastructure program.

### **RECOMMENDED ACTION:**

- Option 2: Conduct the first Public Hearing for the substantial amendment and recommend that the IA Board **does not** adopt the proposed project description to add Affordable Housing Land Acquisition to the Blueprint Infrastructure program.

#### Attachment:

1. Affordable Housing Land Acquisition Agenda Item - February 29, 2024 ([Linked Here](#))