

Alachua County Affordable Housing Advisory Committee (AHAC)
Wednesday, November 16, 2022 – 1:00 PM
Grace Knight Conference Room
12 SE 1st St., Gainesville, Florida 32601

Minutes

Members Present: Commissioner Anna Prizzia, RD Bonnaghan, and Anne Ray
Others Present: Stephen Weeks, Kali Blount, Candie Nixon, Dave Forziano, Julian Ancion, and Leslie Hennis
Zoom: Megan Lang, Satori Days, Scott Winzeler
Members Absent: Jared Hart

This meeting was called to order by Stephen Weeks at 1:06 PM

I. Approval of Agenda:

Motion: Approve agenda

Moved by: Commissioner Prizzia, second by Anne Ray

Action: Unanimously approved

II. Approval of Minutes from September 21, 2022

Correction of minutes to reflect accuracy to note Anne Ray abstaining from voting on the Inclusionary Study Report due to conflict of interest pertaining to the Incentive and Recommendations Report.

Motion: Approve minutes with modifications

Moved by: Anne Ray; second by Commissioner Prizzia

Action: Unanimously approved with correction

III. Old Business:

a. Budget Inn:

The Housing Division received the CDBG-CV contract for the Budget Inn project. The BoCC signed the contract and return to the Department of Economic Opportunity for its' final signature. The contract has an effective date commencing March 2022. BoCC is expected to request an extension due to contract delays.

The environmental review has been completed and an initial review by DEO is underway. Architectural negotiations are also underway.

b. LHAP:

The 2020-2024 LHAP has been approved by the state.

c. SHIP Annual Report:

The 2022 SHIP Annual Report was approved by the state. There was a carry forward of approximately \$1800.00.

IV. New Business:

a. Housing Position Vacancies: Two positions are vacated. The application process is underway.

b. Nominations for the open position on AHAC board:

Motion: Table nominations until the board is filled.

Moved by Commissioner Prizzia, second by Anne Ray

Action: Unanimously approved

Prizzia requests Housing to possibly (or be prepared to) make AHAC a monthly meeting to address new housing initiatives including the new Housing Trust Fund.

c. Escheated Properties:

Housing will collaborate with AHAC and other interested entities to develop a Request for Proposal (RFP) in awarding escheated properties. A reverter clause may be warranted if developers fail to comply with the RFP and contract. A potential prioritization of properties may include:

(1) first right to nonprofits,

(2) sale

(3) collaborate with surrounding property owners with option to purchase/give land that buttresses their land.

The RFP criterion may include: awarding points for non-profits and local builders, options for rental property, multifamily housing, and designation as affordable housing.

Motion: Housing shall develop an RFP process to distribute escheated properties with discussed criteria.

Moved by Anne Ray, second by RD Bonnaghan

Action: Unanimously approved

d. Partnership with local public housing authorities for tenant support:

The Board of County Commissioners (BoCC) has allocated \$200,000, over the next two years for a Housing Partnership Initiative, temporary voucher program, in collaboration with the Alachua County Housing Authority and Family Promise to assist homeless families with children who are currently on the waiting list to

secure housing. The program will likely assist up to ten families or more per year. Funding is derived from the Local Housing Trust Fund.

- e. HFA/AHAC Staff Liaison report and update
 - i. Update on Activities and Future Planning: The HFA chair will send a letter of collaboration to the BoCC affirming updates to AHAC.
 - ii. Community Engagement Plan with applications: HFA rejected Harbor Coves Neighborhood engagement plan due to a lack of provision for housing accommodations for some residents while construction is underway. Housing staff will meet with Harbor Cove to discuss alternative relocation plans.

Community Engagement Plans should comply with Zoning requirements as developed under Growth Management. Presently, a proposal of 600 feet distance is being proposed.

The HFA recognizes limitations in enforcing the requirement of the Community Engagement Plan and will work with developers to ensure that the needs of citizens are represented.

HFA Updates

- iii. Dogwood Project: The property for Dogwood Village has been purchased. However, conflicts with the community impacts further development. The county staff has been working with Ability to find an alternate location. Further discussion included the need for a community benefits agreement.

Harbor Cove: TEFRA Public Hearing was held on November 9, 2022, and will go before the BoCC on December 13, 2022. The bond value is \$27.9 M.

Woodland Park: The developers has expressed funding interest, but have not submitted an application.

Neighborhood Notice for new LIHTC program Engagement Plan: HFA will develop a plan.

V. Public Comments:

- a. Citizen Notification: Upcoming meeting to be held tonight at 5:30pm to discuss law enforcement, K-9 units, and engagement with the African-American population. This is a City of Gainesville initiated meeting.

VI. Upcoming Meetings:

- Wednesday, January 18, 2023, at 1:00 p.m.
- Location: Grace Knight Conference Room

VII. Adjourn:

Meeting adjourned at 2:53 pm