

Alachua County Affordable Housing Advisory Committee (AHAC)
Wednesday, May 17, 2023 – 1:00 PM
Grace Knight Conference Room
12 SE 1st St, Gainesville, Florida

Minutes

Members Present: RD Bonnaghan (Chair), Daniel Jacobs (Vice-Chair), Marihelen Wheeler, Anne Ray, Jancie Vinson, Julie Matheney, Janice Crews, and Kali Blount.

Others Present: Stephen Weeks, Claudia Tuck, Candie Nixon, Betsy Riley, Cheryl McFadden, Julian Ancion, Tom Allred and Diane Johnson

Zoom: Micheal Cooksey and Satori Days

Members Absent: Bobby Memer and Gilbert Levy

This meeting was called to order by Daniel Jacobs at 1:15 PM

I. **Approval of Agenda**

Motion: Approve agenda

Moved by: M. Wheeler, second by Julie Matheney

Action: Unanimously approved

II. **Approval of April 19, 2023 Minutes**

Motion: Approve agenda

Moved by: J. Crews, second by Anne Ray

Action: Unanimously approved

III. **Old Business**

- A. Betsy Riley provided an update of the Energy Efficiency and Weatherization of Affordable Housing Pilot Program: Affordable Housing Advisory Committee recommendations for the Full Program

1. With regards to expanding into the City of Gainesville, per the request of former Gainesville Mayor Poe on December 21, 2022.

- It is recommended that Alachua County decline at this time the invitation to expand the program to rental homes within the Gainesville municipal city limits. It is recommended that after one year of full program implementation (est. August 2023 – August 2024), an assessment be made to ensure the program is on track to expend all its allocated funding and, if not, the decision on whether to open the program to Gainesville be reevaluated at that time. Provided update of the program funds Weatherization for Affordable Housing Program.

Approval of AHAC 1st recommendation:

Motion: Approve 1st recommendation as it is written

Moved by: J. Vinson, second by M. Wheeler

Action: Unanimously approved

Comments: Community Action Agency provides weatherization programs and Caroline Ruff-Looney is the new Director. Request to send invite to present at June 21, 2023 AHAC meeting.

2. With regards to opening the program to rental homes with no current tenant, if that home is in a Qualified Census Tract.

- It is recommended that these homes be allowed to participate, but that the Board direct staff to determine a method of setting the initial rent value (which will be subject to the affordability commitment) based on payment status by Alachua County Housing Authority relevant guidelines and ensure that their first tenant qualifies for this program. This will help new low-income housing enter the market.

Approval of AHAC 2nd recommendation:

Motion: Approve 2nd recommendation with edits

Moved by: K. Blount, second by J. Vinson

Action: Unanimously approved

3. With regards to increasing the stringency of long-term income verification with the intent of ensuring that low-income housing remains available for low-income tenants.

It is recommended that the following requirements be added to the program:

- Landlords must ensure that all new tenants continue to meet eligibility requirements of the program (not just the tenant who applied) for the length of the affordability commitment.
- During the length of the affordability commitment, landlords cannot evict tenants without just cause and current tenants must be given first right of refusal to renew leases when the lease comes due.

Approval of AHAC 3rd recommendation:

Motion: Approve 3rd recommendation with edits and consider distribution issues at a later date

Moved by K. Blount, second by J. Crews

Action: Unanimously approved

Comments: Recommended that after the pilot program the rent and income restrictions data is provided to the AHAC to review the pattern of savings over a period of time.

B. LHAP 2023-2026 DRAFT

- Mr. Weeks informed of LHAP 2023-2026 was approved by the BOCC

C. Budget Inn

- CBDG-CV Contract: Will recommend that the County Manager request contract extension in September 2023 to utilize/exhaust deadline.
- Environmental Review: Forwarded to DEO specific items requested and awaiting final review.
- A&E contract to be signed conditional to environmental release:
Forwarded requested Publication of Advertisement to the State and awaiting final review.

IV. **New Business**

A. LEEP - Plus Applications

- Mr. Weeks provided copies of the LEEP Plus Application for Home Owners, Tenant and Landlord Affidavit

Comments:

Neighborhood Housing Development Corporation (NHDC) provides income certification eligibility to the LEEP Plus applicants and the income guideline level has been extended to 120% AML. Alachua County Community Support Services divisions assist applicants with completing the LEEP application along with forwarding the required documentation to NHDC. Andre Parson is the new Director Effective June 1, 2023 of NHDC.

B. Upcoming Agenda Items:

1. Community Agency Presentations:

- Neighborhood Housing Development Corporation are invited to present their programs to AHAC.
- New Agenda Item Community Agency Presentations for AHAC to suggest presenters.

2. AHAC Annual Report/Presentation:

- Prepare and review AHAC Annual Report in June and July, 2023 that is June scheduled to present to BOCC on August 8, 2023.
- Request prior year AHAC Annual Report/Presentation for review in, 2023

3. Infrastructures Sales Tax Funds DRAFT:

- DRAFT will be presented to the AHAC for review in June, 2023 and forward to BOCC for final approval on August 8, 2023.

C. Housing Availability:

1. Ability Housing:

- County purchase the land from Ability Housing out of General Fund Reserves and plan to meet with the Neighborhood determine best use of the property.
- Ability Housing agreed to continue to work with the County on future projects
- Future affordable housing development has to be outside the urban corridor and West of Main Street.
- Update on presentation and tentative properties available for purchase by Alachua County to provide SFH

2. Housing Innovative Ideas:

- Tiny Houses (John Cook/Brochure provided)
- Unique Architectural Structure
- Converting Commercial spaces and vacant school properties into Affordable Housing (Scottish Inn)
- Quadrants for Student/Single rental population – occupancy rate
- Rent to own condos

V. Public Comments - No Public Comments.

VI. Upcoming Meetings

Next meeting on June 21, 2023 at 1:00 p.m. at the Grace Knight Conference Room

VII. **Adjourn**

Meeting adjourned at 2:18 by R.D. Bonnaghan, Chair