

Alachua County Affordable Housing Advisory Committee (AHAC)

Thursday, March 12, 2020 – 5:30 PM

Department of Community Support Services

Conference Room A

218 SE 24th St., Gainesville, Florida 32641

Meeting Minutes

Members present: Dejeon Cain, Patricia Abbitt, R.D. Bonnaghan, Julie Matheny, McArthur Shelton, April O’Neal

Others Present: Stephen Weeks, James Shaw, Tonya James

Members Absent: Jared Hart, Jonathan Leftwich, Anne Ray

The meeting was called to order by Chair, Dejeon Cain, at 5:53 PM.

I. Approval of Agenda:

Mr. Weeks recommended to amend the agenda due to items a. and b. under New Business has already been signed by the County Commissioners.

- a. Mr. Shelton motioned to approve the agenda, seconded by Ms. Abbitt, unanimously approved.

II. Approval of Minutes from December 19, 2019:

- a. Mr. Shelton motioned to approve the agenda, seconded by Ms. Abbitt, unanimously approved.

III. Old Business:

- a. None

IV. New Business: Vote on funding for SHIP Applications

- a. Ms. Abbitt motioned to discuss the rankings of SHIP applicants who requested funding.

Mr. Bonnaghan with Rebuilding North Central Florida discussed their proposal and they requested \$40,000 for rehab services on 4 local homes. These homes meet the SHIP guidelines and have been predetermined by the Housing Programs. They are bring leverage to the table as well.

Mr. Shaw discussed the ranking process. The City of Newberry are requesting \$40,000 to put towards their CDBG Program and they are only asking for 10% less leveraging from us. So their total will be \$542,000. They will either demolish, rebuild, and/or rehabilitate up to 10 homes and will use \$40,000 towards that. Newberry is the highest ranking of all the applicants because they have quite a bit of leverage. They are a for-profit organization.

Mr. Shelton motioned for Chair Cain to go back to the County Commissioners to reduce the number of AHAC Board members from 11 to 9, seconded by Ms. Matheney, approved unanimously.

Chair asked if the Board wanted to change the frequency of the AHAC meeting in this motion.

Mr. Weeks stated that they should hold off on doing that right now, because he would like to get a better idea of what the board's perceived role is going to be going forward. That should dictate the amount of time you spend on this motion. Legally you are only required to do 2 things, (1) Review the LHAP once every 3 years and (2) Once a year is the IRR. The incentives aspect of it and they have to put forth recommendations to the Commissioners in the way of incentives for affordable housing.

Chair Cain stated that he usually meets with each Commissioner and advocate for the AHAC board.

Ms. Abbitt motioned to discuss the rankings of SHIP Applicants funding

R.D. Bonnaghan with Rebuilding Together North Central Florida stated that they requested \$40,000 for rehabilitation services for 4 local homes that meet the SHIP guidelines and had been predetermined by the Alachua County Housing Programs division. They proposed to bring leveraging as well.

Mr. Shaw discussed the ranking process. (1) The City of Newberry requested \$40,000 with leverage, (2) Rebuilding Together North Central Florida \$40,000 with leverage, (3) Alachua Habitat for Humanity requested \$248,000 without leverage, and (4) Neighborhood Housing and Development Corporation requested \$248,000 without.

Mr. Weeks stated that we did a ranking to figure out how it should play out basically. If you ranked Rebuilding over the City of Newberry, then we will look at, for example, if there were tight money and things like that. How many voted for this and how many voted for that, then you would do an average. We are limited on the number of non-profits we work with and my recommendation would be to split the money between the applicants. Now, what you end up doing is up to you.

Chair Cain stated that the board is going to have a special meeting and there is going to be a long discussion to figure out how and what we are going to do and Mr. Weeks is going to have to make sure we are within the guidelines. We need to get together to figure this out.

Ms. Matheney suggested that we invite the applicants to come do a presentation for the next round of applications.

Mr. Weeks stated that staff will submit to the board a series of questions that we think would make good ranking and let the board decide which are applicable or not; and then we can come back with a consensus.

Chair Cain stated that the board should not feel as if they need to make a decision right now because they all are going to get a piece of the pie. If were not familiar with these organizations, I think it is important that we fund these organizations. Those organizations we have funded in the past, we have not gone out to look at what we

funded. If you feel that tonight is not the night to make that decision, we can come back and have those agencies come to do a brief summary of their organization.

Mr. Shelton motioned to approve funding for SHIP applicants, seconded by Ms. Matheney, approved unanimously. Mr. Bonnaghan did not vote on this motion.

V. Next Meeting: Thursday, June 11, 2020 (5:30 PM)

VI. Comments:

Mr. Shaw stated the Gainesville Housing Development Corporation (GHDC), under the Gainesville Housing Authority (GHA) is requesting \$50,000 to go towards a special needs modular home within the Gainesville city limits. The only way the SHIP program of Alachua County can do anything within the city limits is if they are special needs.

Mr. Weeks stated they are being funded because it is a special needs project and that is the only exemption for allowing this type of project. So, if they weren't going to put special needs in there, they could not get the funding. In the application they submitted, they not only provided evidence of the land, but they also provided a building permit. They have their funding in place, the permit is in place and all we have to do is give them our portion of the money. The unit can be up and running within the next 6 to 9 months.

Chair Cain stated that he is not a fan of this and there are other grants out there through HUD and other organizations where they can get funding. There are other things in the County that needs to be done. The City allocate their money for what they want to allocate it for. We have our money for the County and we need to put our money towards something that is going to benefit the County.

Mr. Shelton wanted to know if SHIP partnered with GHDC on their rehab on Sugar Hill. GHDC is a subsidiary of GHA and is a 501C3 that GHA has set up. They are trying to fall in line with Alachua County Housing Authority (ACHA). They bought an apartment complex on NW 13th Street and renovated it. So now they have become very aggressive, separate from the City and that's the direction they are going in. I don't think that we should subsidize that particular agency because they have more access to funding than we have.

Mr. Weeks reported that the Alachua County Housing Authority made a demand for funding. They were told that SHIP could not fund them because it is illegal. The ACHA failed to submit an application because they did not have things in order and failed to participate.

Chair Cain stated that is a shame. There was a time when this board and that organization worked hand in hand. This was an opportunity that they should not have missed. I am going to meet with the Commissioners because this board has to work hand in hand with the ACHA and if we cannot then there's going to be a fundamental problem.

VII. Chair's Comments: Will meet with Commissioners to discuss changing board members from 11 to 9.

VIII. Adjourn: Chair Cain adjourned at 7:12 PM.