

Alachua County Affordable Housing Advisory Committee (AHAC)
Wednesday, September 21, 2022 – 1:00 PM
Grace Knight Conference Room
12 SE 1st St., Gainesville, Florida 32601

Minutes

Members Present: Commissioner Anna Prizzia, RD Bonnaghan, Anne Ray, Kali Blount, and Julie Matheney,

Others Present: Corey Harris, John Wachtel, Stephen Weeks, Claudia Tuck, Candie Nixon, Leslie Hennis, Jeff Hays, Diana Johnson, Ivy Bell, Cheryl McFadden and Sequinta McCreary

Members Absent: Dejeon Cain and Jared Hart

This meeting was called to order by Commissioner Anna Prizzia at 1:02 PM

I. Approval of Agenda:

Motion: Approve agenda

Moved by: Commissioner Prizzia, second by RD Bonnaghan

Action: Unanimously approved

II. Approval of Minutes from September 21, 2022

Motion: Approve minutes, seconded by RD Bonnaghan

Moved by: Commissioner Prizzia. seconded by RD Bonnaghan

Action: Unanimously approved

III. Old Business:

Jeffrey Hays, Impact Fees

- Discussion: Impact fees update, density bonuses, cottage housing.
- Discussion: Collaborate with the Florida Housing Coalition on the current Comprehensive Plan regarding Inclusionary Housing, impact fees, cottage houses, and other elements that pertain to affordable housing.

AHAC 2022 Incentives Recommendations Report (IRR)

- No public comments
- Comments from the Board:
 - Eliminate density bonuses excluding affordable housing provisions
 - Provide waiver of impact fees to nonprofit organizations
- IRR modifications.

- Motion: Make a recommendation to the Board of County Commissioners (BoCC) to consider reducing or eliminating impact fees for affordable housing by the year 2024 in conjunction with their impact fees study.
 - Moved by: Commissioner Anna Prizzia, seconded by RD Bonnaghan
 - Action: Unanimously approved
- Motion: Recommendation for BoCC to conduct an inclusionary housing study in conjunction with the Florida Housing Coalition by the year 2024
 - Moved by: Commissioner Anna Prizzia, seconded RD Bonnaghan
 - Action: Motion passed. Anne Ray abstained due to possible conflict of interest.
- Motion: To approve the IRR as presented with the inclusion of the modifications.
 - Moved by: Anna Prizzia, seconded by Kali Blount
 - Action: Unanimously approved

AHAC Revised Resolution

- Assistant County Attorney, Diana Johnson, reiterated language changes that had been made to the resolution and presented to the BoCC and approved by the BoCC.

DEO update on the budget Inn renovation project

- Approved for \$4 million dollars – awaiting contract

Affordable Housing Summit Minutes/Summary

Motion: Approve Housing Summit Minutes

Moved by: Commissioner Prizzia, seconded by RD Bonnaghan

Action: Unanimously approved

IV. New Business:

HFA Updates:

- Dogwood Project: \$460,000 for a 96-unit new construction project. The local interest payment that shows the state that the community supports the project, is \$230,000 each from the Housing Finance Authority and BoCC.
- Harbor Cove \$27,900,000 for a 208-unit family rehabilitation.
 - Tax Equity and Fiscal Responsibility Act (TEFRA) hearing tentatively scheduled for October 14, 2022

- SHIP Annual Report submitted to the Florida Housing Finance Corporation (FHFC).
- November meeting – Nominations and selections of the new Chair, Vice-Chair, and Secretary.

V. Public Comments:

- None
- Chair Comments - None

VI. Upcoming Meetings:

- Wednesday November 16, 2022, at 1:00 p.m.
- Location: Grace Knight Conference Room

VII. Adjourn:

- Meeting adjourned at 2:50pm