

Alachua County Affordable Housing Advisory Committee (AHAC)

Wednesday, January 18, 2023 – 1:00 PM

Grace Knight Conference Room

12 SE 1st St., Gainesville, Florida 32601

Minutes

Members Present: RD Bonnaghan (Chair), Daniel Jacobs (Vice-Chair), Anna Prizzia (Commissioner), Anne Ray, Kali Blount, Julie Matheney, Gilbert Levy, and Janice Crews

Others Present: Claudia Tuck, Stephen Weeks, Candie Nixon, Corey Harris, Julian Ancion, Julianne Amaya (CBS4 News), and Leslie Hennis

Zoom: Cheryl McFadden and Margo Duval

Members Absent: Robert Mermer

This meeting was called to order by Stephen Weeks at 1:04 PM

I. Approval of Agenda:

Motion: Approve agenda

Moved by: R.D. Bonnaghan, second by Anne Ray

Action: Unanimously approved

II. Introduction of the new board:

Gil Levy	Affiliated with a bank
R.D Bonnaghan	Affiliated with non-profit local construction
Kali Blount	Retired nurse, once was in Planning
Anne Ray	Affiliated with the essential services
Julie Matheney	Affiliated with tech, experienced homelessness (low-income advocate)
Janice Crews	Affiliated with residential housing builder
Danny Jacobs	Affiliated with real estate, Gainesville native
Anna Prizzia	Affiliated with the Alachua County Commission. Also, she is resigning from the AHAC this meeting and Ken Cornell has been selected to replace her as the Elected Official on the AHAC board.
Vacant	Growth Management, Planning Board representative
Stephen Weeks	Alachua County Staff Liaison to the AHAC board (non-board member)

III. Approval of Minutes from November 16, 2022

Motion: Approve the minutes

Moved by: Anna Prizzia; second by Anne Ray

Action: Unanimously approved

IV. Election

Motion: Approve R.D. Bonnaghan as chair and Danny Jacobs as vice-chair.

Moved by: Anna Prizzia; second by Kali Blount

Action: Unanimously approved

Chair: R.D. Bonnaghan

Vice-Chair: Danny Jacobs

V. Old Business:

- a. Local Housing Action Plan: Mr. Weeks went over state suggested changes to the updated LHAP.

Motion: Approve to adopt the changes to the LHAP

Moved by: Anna Prizzia; second by Janice Crews

Action: Unanimously approved

The LHAP is about to sunset. A new LHAP update will include an elaboration of word “may” and explain the criteria. Context: “Applicants who have been granted refugee or asylum status or are in a temporary protected status may also be eligible.” What makes them eligible? The board would like clarification and to document that in the LHAP. Housing and Legal will work on this and return to the AHAC board.

- b. IRR: Final version is distributed to board members.

VI. New Business:

- a. Welcome Aboard: R.D. welcomes new board members.
- b. February Meeting: There will be a February meeting due to the urgent need to address the moratorium on cottage neighborhoods that is about to expire. This will also include a discussion about inclusionary housing. Housing will assist with any resources or documents.
- c. Sunshine Law: Tables till the end of the meeting.
- d. Board of County Commissioners (BoCC) rule of no affordable housing east of Main Street. The AHAC would like clarification of the no building east of Main Street. What are the boundaries? What types of construction are affected? I.e. New construction and/or rehabilitation. Diane Johnson can assist with a Chair letter. Anne Prizzia can bring it to the board and put it on the agenda.
  - Motion: Approve to write a chair letter to seek clarification of the no new construction of affordable housing east of Main Street from the BoCC.
  - Moved by: Anne Ray; second by Kali Blount

Action: Unanimously approved

Anna Prizzia can bring it before the BoCC as chair and add it to the agenda.

- e. Yearly Report BoCC is asking for more than just a yearly report and now wants a presentation for the community to see. The presentation should be given by the Chair or staff.
- f. Grant: There is a grant for landlords to upgrade appliances to reach energy efficiency in rental units. Grant is for \$3,000 to \$10,000 with an affordable commitment for three to seven years. Housing will try to find more information about the grant and seek a presentation.
- g. Infrastructure Sales Tax (Wild Spaces, Public Places):  
Ordinance 2022-08 was passed by the electorate and went into effect January 1, 2023 for ten years. Part of the tax is coming to affordable housing. Housing is expecting around \$40M over ten years. This money can be bonded. Money is being targeted at 50%AMI and below and focusing on 30%AMI. The plan is to buy land and let developers build on the land that is held in a Land Trust. We are targeting future rental properties, mixed-use housing, family housing, and multi-family housing.
- h. Community Engagement: Review the two Community Engagement Plans. One is for existing facilities and the other is for new construction. There is a discussion of expanding the notification radius from 600ft to 1200ft. Housing wants feedback on the community engagement plans. The AHAC is invited to make recommendations to the HFA community engagement plans.

This Tuesday, Growth Management is doing a presentation of land use, zoning and the comp plan to the BoCC.

- i. Escheated Properties:  
There are about 30 properties to give to non-profit developers who will commit to building housing in two years. Housing will collaborate with AHAC and other interested entities to develop a Request for Proposal (RFP) in awarding escheated properties. A revert 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.Housing was charged with developing an RFP process at the last meeting. Housing will place Escheated Properties document in library for AHAC board review.

j. HFA Update:

- i. Budget Inn: County is waiting for the state to release funds for the Budget Inn renovation project. The Budget Inn is single room occupancy located across from Meridian on State Road 441. This is being developed under the CDBG-CV program.

k. Harbor Cove: Harbor Cove is moving forward and the bond value is \$27.9 M.

VII. Public Comments

None

VIII. Upcoming Meetings:

Wednesday, February 15, 2023, at 1:00 p.m. at the Grace Knight Conference Room

IX. Sunshine State Law Training:

Diana Johnson gave a presentation on the Sunshine Law and how it guides members of the AHAC board. Members are not allowed to discuss board business outside of the meetings. She listed what is and what is not covered by Sunshine Law. Members should avoid gifts.

X. Adjourn:

Meeting adjourned by R.D. Bonnaghan.

Meeting adjourned at 2:38 pm