

Affordable Housing Advisory Committee (AHAC)

Wednesday March 15, 2023; 1:00 PM

Grace Knight Conference Room, 12 SE 1st., Gainesville, Florida 32601

Agenda

- I. Approval of Agenda
- II. Approval of February 15, 2023 Minutes
- III. **Old Business**
 - a. LHAP 2023-2026 DRAFT
 - i. Review comment
 - ii. Updates
 - b. Budget Inn:
 - i. On 02/28/2023 – Alachua County Board of County Commissioners approved Environmental Report in support of the CDBG-CV Grant.
 - ii. The Housing Finance Authority of Alachua County, Florida (the "Authority") is accepting applications for consideration to provide tax-exempt bond financing for multi-family rental developments located in Alachua County, Florida. Notice of Funding has been posted and comments have to be submitted prior to March 14, 2023
 - iii. Comments
 - c. Escheated Properties:
 - i. Suggestions from AHAC on properties that the county will not utilize for PSH.
 - ii. County Attorney and Housing are working on a methodology to distribute about twenty-six properties. Four of the Properties have dwellings on them. Two homes are likely to be sold and two houses will likely be demolished and land offered to non-profits first.
 - iii. Comments
- IV. **New Business**
 - a. Betsy Riley- Presentation: SEEDS ARPA Energy Efficiency Program
 - b. The Florida Senate Bill (SB) 102 (2023) – FYI
- V. **Public Comments**
- VI. Upcoming Meeting:
 - a. April 19, 2023 @ 1:00pm, Grace Knight Conference Room
- VII. **Adjourn**

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Alachua County Affordable Housing Advisory Committee (AHAC)

Wednesday, March 15, 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), Marihelen Wheeler, Jancie Vinson, Anne Ray, Julie Matheney Janice Crews Kali Blount

Others Present: Claudia Tuck, Stephen Weeks, Candie Nixon, Cheryl McFadden and Dave Forziano

Members Absent: Bobby Mermer and Gilbert Levy

This meeting was called to order by RD Bonnaghan at 1:00 PM

I. Approval of Agenda:

Motion: Approve agenda

Moved by: Anne Ray, second by Jancie Vinson

Action: Unanimously approved

Commissioner Wheeler comments moved to Item III on the agenda

II. Approval of Minutes from February 15, 2023

Motion: Approve the minutes

Moved by: Anne Ray; second by Janice Crews

- III. Renovation Restoration Project Issues:** AKA low income tax credit program: Commissioner Wheeler responded to a question asked by the Housing Finance Authority (HFA) as to the extent of East Gainesville with regard to Low Income housing Development projects. It has been determined that projects east of main street to the city limit/urban boundaries is considered "East of Gainesville". These projects will be presented to the BOCC prior to any action by the HFA and Low income Housing tax credits. Exceptions: Veterans and Seniors projects. However, it is the contention of the HFA that all projects regardless of location with the City Limits of Gainesville will first be brought to the attention of the BOCC.

IV. Old Business:

- a. Local Housing Action Plan:** Mr. Weeks went over the presented LHAP (2023-2026) DRAFT. Requesting comments, suggestions or edits to be provided prior in order to present the LHAP to Alachua County Board of County Commissioners and due to the state in May 2023.

Kali Blount asked: is a Critical Care Technician (CCT) in the Emergency Room be considered a first responder?

Response: Yes the CCT should be considered as first responders.

Question: What is the best way to submit edit requests?

Response: sweeks@alachuacounty.us.

Motion: Table item of old business LHAP (2023-2026) DRAFT to allow members the opportunity to better review until next meeting on April 19, 2023.

Moved by: Jancie Vinson; second by Marihelen Wheeler

Action: Unanimously approved

V. New Business:

- a. The Florida Senate Bill (SB) 102 (2023) –Effective Date: Except as otherwise expressly provided in this act and except for this section, which shall take effect upon becoming a law, this act shall take effect July 1, 2023

No comment received.

- b. **Environmental Review:** Mr. Weeks informed the Environmental Review Report in support of the CDBG-CV Grant was advertised to the public and no comments were submitted prior to the deadline April 11, 2023.

- i. Awaiting the Environmental Review to come back from the Alachua County Board of County Commissioners.

- c. **Budget Inn:** Mr. Weeks informed the contract is pending five signatures from the State of Florida DEO

- i. Upon approval of the contract can proceed with the contractors.
- ii. Claudia informed that the County Attorney has been in discussion with the DEO Attorney to expedite to see if there is anything on the County end missing or due on the contract, also had the County Lobbyist contact DEO.

Question: Does it usually take this long for a CDBG Grant to be approved?

Response: Time frame of the CDBG Grant submission by Alachua County Community Support Services –

1. In October, 2022 – Submitted the CDBG Grant
2. In January, 2022–Awarded by the Governor
3. In July, 2022 –Received the Award Letter
4. On the second week of October, 2022 – received contract to sign
5. Within 4 days submitted to the Alachua County Board of Commissioner agenda and signed (new record)
6. Since the second week of October, 2022 the contract has been in State of Florida Office in Tallahassee, Florida

Comments:

R.D. Bonnaghan, Chair open the floor for comments and acknowledgement appreciation to the local government who set new records in submission of the grant.

No Comment received.

- d. **Escheated Properties:** Mr. Weeks informed that the County attorney and Housing are working on a methodology to distribute about twenty-six properties. Four of the properties have dwellings on them. Two homes are likely to be sold and two houses will likely be demolished and land offered to non-profits first.
- Dave Forziano, County Attorney Office informed the list presented is a draft only and not for final review.

Comments:

R. D. Bonnaghan open the floor for comments.

No comment received.

VI. Upcoming Replacement Housing Program (part of the LHAP)

Mr. Weeks presented new plan to assist with Senior's mobile or modular home replacement for Alachua County residents outside the city limits and to provide the following.

- i. Meet Hurricane codes
- ii. Provide Energy Efficiency
- iii. Provide Cost Savings Expense
- iv. LHAP states not to exceed \$150,000.00 limit
- v. Will present the research survey results when completed

Discussion:

Question: What are the problems with acquiring contractors for the Home Repair program?

Response: Profit margin not high enough for some contractors and there seems to be an abundance of work, and finally materials are still in short supply, therefore the contractors are hold on the supply for large more lucrative jobs.

Questions: Are we strict about modifying cost?

Response: Yes, we do not like change orders. However there are going to be times when change orders are necessary.

Questions: How many property available and is there a waiting list?

Response: There are approximately 28 Escheated Properties available.
There is no waiting list for escheated properties.

Comments:

County Attorney Representative informed of the Escheated Properties process:

- Properties identified where residents did not pay their property taxes-
- No one bid on the properties therefore they were escheated to Alachua County
- The County decides if they need demolition or repair to become habitable

Relationship with AHAC and Alachua County Public Housing

- Alachua County Housing representative informed the waiting list was open and closed a view days ago
- Alachua County Housing Initiative partnered with Alachua County Housing Authority and with Family Promise, who identified 10 families to receive housing assistance.

Recommendations for researching of mobile and modular homes companies:

- Cherokee Eagles
- Jacob's mobile homes in Ocala. FL
- RV Park, Waldo, FL

Question: Will mobile or modular homes be placed on any of the escheated properties?

Response: Not at this time.

Public Comments:

Suggested of gathering people who are interested in helping community and not for profit, rebuilding and refurbishing house to sell for less than \$200K.

- Suggested that we should not be looking for promoting particular developers or builders. Everyone is needed.
- Shared the Alachua County Community Support Services presentation that was presented to the Board of County Commissioners that includes information about Housing Programs services provided to Alachua County residents through the local housing trust funds and all services provided by all other divisions

Provide resources and information packet/brochure presentation.

R.D. Bonnaghan, Chair open the floor for comments and informed that all companies or contractors information should be emailed to Housing Staff.

County Attorney Representative informed the Board members not to copy emails to each other due to Sunshine Law .

Upcoming Meetings:

R. D. Bonnaghan, Chair informed of the next scheduled meeting on April 19, 2023 at 1:00 p.m. at the Grace Knight Conference Room

Adjourn:

Meeting adjourned at 2:14 by R.D. Bonnaghan, Chair.