Alachua County Affordable Housing Advisory Committee (AHAC)
Wednesday, April 19, 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, Gilberty Levy, Janice Crews, and Kali Blount.

Others Present: Stephen Weeks, Candie Nixon, Julian Ancion, Tom Allred, Dave Forziano, and Betsy Riley

Zoom: Claudia Tuck, Diana Johnson Satori Days and Cheryl McFadden,

Members Absent: Jancie Vinson, Julie Matheney and Bobby Memer

This meeting was called to order by RD Bonnaghan at 1:06 PM

I. **Approval of Agenda**
Motion: Approve agenda with amendment to move Presentation: SEEDS ARPA Energy Efficiency Program to the beginning of the Agenda.
Moved by: D. Jacobs, second by J. Crews
Action: Unanimously approved

II. **New Business**
A. Betsy Riley presented the SEEDS ARPA Energy Efficiency and Weatherization Program for Affordable Housing Program

- The program funds are provided by the American Rescue Plan Act (ARPA), State and Local Fiscal Recovery Funds through the Alachua County Office of Sustainability, Equity, & Economic Development Strategies

- Key Program Dates:
On May 2021: Interim Rule passed; January 2022: Final Rule passed; April 2022: Final Rule takes effect; December 2024: All ARPA funds must be obligated to projects and December 2026: All ARPA funds must be spent

- In June, 2021 ARPA and Alachua County received a total of $6 million and $3 million was budgeted to Energy Efficiency and Weatherization for Affordable Housing Program.

- Status of Pilot Project as April 2023:
  o 14 eligible landlords/property owners contacted the program
  o More than 30 properties being vetted for eligibility
  o 10 tenants have submitted applications
  o 2 tune-ups/pre-assessment have been completed

Comments:
- Goal for Pilot Project is $15,000 per rental unit
- The LEEP Plus program applicants can receive assistance every 10 years, whereas, the SEEDS ARPA Energy Efficiency program is a onetime assistance to reduce tenants utility cost.
- NHDC provides the income verification for the LEEP Plus program. The Landlords signs agreement for tenant to participate in the program and sign an affidavit that the Landlord will not increase the rent more than 3% each year for two years.
- Meetings held with the SEEDS committee and the Property Management organization to get suggestions from Landlords to determine terms of commitments that were appealing to them.
- Ensure Compliance - the Landlord will sign a legal contract and upload their lease once a year. . If Landlord sales property they have to pay back all of the awarded amount, it is not prorated, plus a 10% administrative fee.
- Suggestions
    - To add protection for the landlords from tenant damages in the contract.
    - To provide a limit to prioritize rent increase
    - To distribute the funds around the rural areas for all Landlords to benefit who offer low income rent.

Discussion Topics for Full Program: (Property Owners in Qualified Census Tracts with No Current Tenants Considerations)
- New homes into the market for low-income renters.
- Homes subject to the affordability commitment.
- Initial rent amount determine by program
- Ensure qualifying tenant remain housed by Landlord verify that the tenant is income eligible for the program and can receive assistance.
- Expansion into Gainesville –
    - GRU LEEP Plus program is set to run through its ARPA money before the end of 2023, most of it going to homeowners.
    - Limitations put in place – only certain locations can apply (QCTs) and divide the funding between Gainesville and non-Gainesville
    - Urban Development – provide accessibility of the program to small municipalities. The outline unincorporated areas responses should determine if the program provides remaining funds to the city of Gainesville.
    - The program does not provide assistance to mobile home rentals.

Recommendation:

Betsy R. will revise the Energy Efficiency program to incorporate feedback from AHAC and prepare for presentation to the BoCC. Betsy R. will return to the AHAC for a vote of confidence prior to presenting to the BoCC.

III.   **Approval of March 15. 2023 Minutes**

Motion: Approve the minutes
Moved by: A. Ray; second by M. Wheeler
Correction: Chariot Eagle Inc., Mobile home dealer in Ocala, Florida
Action: Unanimously approved

IV. **Old Business:**

A. LHAP 2023-2026 DRAFT

Mr. Weeks informed of LHAP 2023-2026 DRAFT content and informed of 2 types of changes that can be suggested:

- Technical amendment
- Forgo amendment

Motion: To approve the LHAP 2023-2026 DRAFT and forward to BoCC for final approval.
Moved by: D. Jacobs; second by M. Wheeler
Action: Unanimously approved

B. Budget Inn –

- Interagency Planning Meeting - March 13. 2023
  - Architect – signature pending and documentation sent to State for approval.
  - Security – temporarily provided during evening and weekends due to vandalism.
  - Housing Authority contract/agreement under negotiation.

- Budget Inn has 36 available units and 4 units with handicap accessibility
- Possible property next to Budget Inn to expand in the future.
- Awaiting the Environmental Review from the Alachua County BoCC.
- CBDG-CV Contract
  - Request Contract Extension with DEO for one year.

- Environmental Review
  - Approved by the BoCC
  - Forwarded to DEO for review

- A&E contract to be signed conditional to environmental release
  - Forward to State for review

C. Mobile/Modular Energy Efficiency Specifications:
- Weeks will present the research survey results when completed and provide replacement housing packet.

D. Public Comments - No Public Comments.

E. Florida Senate Bill (SB) 102 (2023) – Mr. Weeks provided update
- 2023 Allocation - $1.2 million and 2024 Allocation - $1.6 million
- Optional Property Tax Break for more deeply affordable units. For properties that meet additional affordable housing. A. Ray will provide a follow-up of Miami Dade program.

VI. **Upcoming Meetings**

Next meeting on May 17, 2023 at 1:00 p.m. at the Grace Knight Conference Room

VII. **Adjourn**

Meeting adjourned at 2:17 by R.D. Bonnaghan, Chair