



## Alachua County Special Meeting

### Minutes

September 19, 2023, 10:00 AM

Present: Vice Chair Mary Alford, Commissioner Charles S. Chestnut, IV, Commissioner Ken Cornell, Chair Anna Prizzia, Commissioner Marihelen Wheeler

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#### A. Approval of Agenda

**Commissioner Alford moved** approval of the agenda moving item #4 up to item #1.

2nd Commissioner Chestnut

**The motion carried 5-0.**

To approve the Agenda.

#### B. Items for Discussion

1. Inclusionary Housing Feasibility Study Update and Discussion - 23-00551

Ivy Bell Senior Planner gave a introduction of the above item.

Kody Glazer, Ali Ankudowich and Wis Benoit gave a presentation on Inclusionary Housing Feasibility Study.

Chair Prizzia, Commissioner Wheeler, Kody Glazer, Commissioner Alford, Ali Ankudowich, Chair Prizzia, Kody Glazer, Chair Prizzia, Commissioner Cornell, Commissioner Chestnut, Chair Prizzia, Commissioner Alford, Kody Glazer, Commissioner Cornell, Commissioner Alford, Chair Prizzia, Kody Glazer, Ali Ankudowich, Chair Prizzia, Commissioner Wheeler, Commissioner Cornell, and Chair Prizzia all presented comments.

**Commissioner Cornell moved** to direct staff to bring back recommendations based on the report provided and also identify where there are differences within the City of Gainesville and surrounding cities.

2nd Commissioner Alford

Chair Prizzia, Commissioner Alford, Commissioner Wheeler, Commissioner Cornell and Chair Prizzia all presented comments.

Chair Prizzia recognized Khalil Blount, Jaime Bell chair of City of Gainesville affordable housing committee, Bobby M, Charlie Jackson and James Ingel who all presented comments.

**The motion carried 5-0.**

Provide direction if the Board of County Commission (Board) wishes to proceed with developing an ordinance to establish a mandatory Inclusionary Housing Program and any general parameters for such a program.

2. Affordable Housing Plan - 23-00548

Chair Prizzia exits meeting room at 11:47am

Claudia Tuck, Director of Alachua County Community Support Services presented the above item on the affordable housing plan.

Chair Prizzia return to meeting room at 11:58am

Staff Recommendations

- Approve the 2023 Affordable Housing Plan
- Hire full time staff with a banking and legal background to support economic development
- Designate the Alachua County Housing Finance Authority as the entity to administer the community land trust
- Define boundaries for development of affordable housing within the rural and/or urban clusters
- Initiate the RFP for developers
- Issue the SOI for lending institutions

Commissioner Wheeler, Chair Prizzia, Commissioner Cornell, Housing Programs Manager Stephen Weeks, Community Services Director Claudia Tuck, Commissioner Cornell, Chair Prizzia, and Commissioner Chestnut all presented comments.

**Commissioner Wheeler moved** the following:

- Approve the direction 2023 Affordable Housing Plan
- Hire full-time staff with a banking and legal background to support economic development
- Designate the Alachua County Housing Finance Authority as the entity to administer the Community Land Trust
- Define boundaries for development of affordable housing within the rural and/or urban clusters and provide staff the opportunity to bring opportunities east of Main Street inside the urban cluster when appropriate for the Board make a decision on a case by case basis.
- Initiate the RFP for developers
- Issue the SOI for lending institutions
- That the RFP/SOI be brought back to the Board for review
- Staff to bring back in six months an update on where the County is with each of the items.

2nd Commissioner Cornell

Chair Prizzia, Commissioner Cornell, Commissioner Alford, Commissioner Wheeler, Chair Prizzia, Commissioner Chestnut, Community Services Director Claudia Tuck, and Commissioner Alford all presented comments.

Chair Prizzia recognized Khalil Blount, Bobby Murmer, John, and Max Tipping who all presented comments.

Commissioner Cornell, Claudia Tuck, and Chair Prizzia presented comments.

**The motion carried 5-0.**

Hear Presentation

3. Approve a Resolution adopting a new Policy on the Conveyance of County Properties and Surplus Land and authorize the Chair to sign. - 23-00441

Commission recessed at 1:09pm

Commission reconvened at 1:29pm

Dianna Johnson, Senior Assistant County Attorney presented the above item.

Commissioner Cornell, Chair Prizzia, Commissioner Alford, Senior Assistant County Attorney Dianna Johnson, Commissioner Alford, Chair Prizzia, Commissioner Cornell, Senior Assistant County Attorney Dianna Johnson, County Attorney Torres, Chair Prizzia, Commissioner Cornell, Chair Prizzia, Senior Assistant County Attorney Dianna Johnson, Commissioner Alford, Chair Prizzia, County Attorney Torres, and Commissioner Cornell all presented comments.

**Commissioner Cornell moved staff recommendations with the following amendments:**

- Under definitions add a definition for workforce housing that is consistent with the definitions in the housing plan.
- Specify that the funds will be used that are not otherwise restricted go back into the housing trust fund.
- That under Item 2.1 Strike three years and make it annually and that the affordable housing inventory list will also be presented to the Affordable Housing Advisory Committee (AHAC) for review for them to provide the Board with recommendations.
- Under Item 3.a and flood plain
- Under III. Item 2 change heirs to escheated and modify the language.
- Under item 3.c instead of the first come first serve basis it should be based on the proposed use case and provide the recommendations to staff and the Affordable Housing Advisory Committee (AHAC).

- Under Item #4 make best efforts to contact the family and any heirs and work with them in these instances before trespassing them.
- Under 4.4 ask staff to work with relocating folks and housing programs.
- Direct staff to review opportunities for conveying properties into a Community Land Trust (C.L.T.) in the future after communicating with the non-profits.
- Refer to staff for recommendations on working with families of heir's property around reacquiring that property. The idea of a navigator that could help before we try to take it back.

2<sup>nd</sup> Commissioner Alford

Chair Prizzia, Commissioner Wheeler, and Commissioner Alford all presented comments.

**The motion carried 5-0.**

4. Unified Land Development Code discussion of Safety Standards and Certifications for Recreational Vehicles, Mobile Tiny Houses and other Temporary Living Quarters. - 23-00547

Growth Management Director Jeff Hays presented the above item.

Commissioner Alford, Commissioner Wheeler, Chair Prizzia, and Growth Management Director Jeff Hays all presented comments.

To hear presentation and provide input.

### **C. Closing Comments**

1. Public Comment

No comments were presented at this time.

2. Commission Comment

**Commissioner Alford move** for a chair letter to the appropriate state and federal agencies recommending that the inflation reduction act dollars be distributed on a county basis.

2<sup>nd</sup> Commissioner Cornell

**The motion carried 5-0.**

### **D. Adjourn**

There being no further business before the Board, the meeting was adjourned at 2:43 p.m.

To adjourn the meeting.