

Alachua County Affordable Housing Advisory Committee (AHAC)
Wednesday, May 15, 2024; 1:00 PM
Grace Knight Conference Room, 12 SE 1st Avenue, Gainesville, Florida 32601

Minutes

Members Present: RD Bonnaghan (Chair), Kali Blount, Jancie Vinson, David Weiss, Anne Ray, Julie DeCarmine, Anna Prizzia, Bobby Mermer, Gilbert Levy, Daniel Jacobs, Janice Crews

Others Present: Patrick Miller, Candie Nixon, Julian Ancion, Clay Sweger, Tonya James

Zoom: Diana Johnson

Members Absent: None

Meeting called to order at 1:01 PM by Daniel Jacobs (Vice Chair)

I. Approval of Agenda

- a. Motion: Approve agenda
- b. Moved by Anna Prizzia, seconded by Anne Ray
- c. Action: Unanimously approved

II. Approval of Minutes

- a. Motion: Approve April 17, 2024, Minutes with edits
- b. Moved by Gil Levy, seconded by Anna Prizzia
- c. Action: Unanimously approved

Motion: Move New Business before Old Business to allow presentations to go first

Moved by Anna Prizzia, seconded by David Weiss

Action: Unanimously approved

III. Old Business

- a. Affordable Housing Plan - Review

IV. New Business

- a. Presentation – Growth Management
 - i. The Land Development Code has been brought to the AHAC in order to get input to assist staff and advise in the development of this code

- ii. Staff response will be included in this update to SB 328 “Glitch Bill”, which was sent to the Governor to sign on May 7, 2024. He has until May 22, 2024 to act on this legislation.
 - iii. This act does preempt certain standards associated with the approval process, land use, density, height and floor area ratio. It adds affordable housing for 30 years.
 - iv. Statute requires all local governments to allow multi-family or mixed-use development in commercial, industrial and mixed-use zoning districts.
 - v. Must retain 30-year affordability, 40% rental units and 65% of total square footage is a mixed-use development.
 - vi. A County may not restrict the floor ratio of a proposed development. The max building height within one mile of allowed land use and it provides for an administrative review process outside of any public hearing.
- b. Dwelling Units Per Acre
- i. Staff is proposing 24 dwelling units per acre in the residential high future land use category.
 - 1. There is an optional Transit Oriented Development which allows up to 48 dwelling units per acre with specific design and requirements and allowances for commercial development in residential districts if located in the urban services area.
- c. The map is showing the zoning districts. The height maximum would be applied within those bubble cloud shapes, that’s where there would be industrial, commercial or mixed-use and a mile out the maximum for those would be 65.
- d. Those with the red dots are not included within that radius
- i. Staff did not feel those would have an impact or would not be able to build densities in those areas without those services.
- e. Staff Recommendation
- i. Staff is recommending a 65-foot maximum height
 - ii. The application will be administratively approved by County staff without a public hearing.
 - iii. If the application meets the allowable land use, density and height requirements.
 - iv. The development application is otherwise consistent with the County’s Comprehensive Plan and ULDC regulations for multi-family development.
- f. Staff Recommendation
- i. The use of the land restriction agreement to ensure the long-term affordability.

1. Land Use Restriction Agreement (LURA) must be signed and recorded prior to construction.
2. The BoCC would need to delegate their authority to the County Manager as signatory for the LURA..
3. There are a few areas that staff analyzed that these preemptions could be applied.
 - a. The first is the Eastside Activity Center overlay district, which has a mixture of commercial and mixed-use, Williston Road and I-75, Archer Road and Tower Road Jungle Activity Center, Oaks Mall Activity Center, 39th Ave and Santa Fe College near I-75, Springhill Activity Center.
 - ii. After this presentation staff will be speaking with Community Support Services about the management of the LURA.
- g. Motion: Approve staff's recommendation without mention of density at 65-foot height with additional incentives for density based on the Board of County Commissioners decision and Include opportunities for lower AMI's. Refer and request that staff look into additional Live Local plus opportunities to increase density or other incentives that would lower the income level requirement for the housing on any areas that are not industrial.
- h. Moved by Anna Prizzia, seconded by Kali Blount
- i. Action: Unanimously approved
- j. Presentation – Anne Ray
 - i. Postponed until July 10th meeting
- k. Presentation – Matthew Wyman, Florida Housing Coalition
 - i. Shared Equity creates permanently affordable homes and an equity building alternative to renting.
 - ii. Includes both the amount of retained public assistance and increase in value of the home.
 - iii. Resale price restricted so equity can be shared between the seller and the community.
 - iv. Are typically implemented through provision of a 99-year ground lease, LURA or other legal instruments.
 - v. Community Land Trust (CLT) can be a developer and can own improvements that may be constructed on land, owned by the County or land acquired using infrastructure tax dollars.
 - vi. One of the very important pieces to a CLT and its operation would be the stewardship of land administering programming. Specifically, the provisions of the grant lease implementing the resale process.

vii. An HFA cannot be a CLT, however, they can run a CLT

- l. Motion: Anne Ray's Presentation to July 10, 2024 meeting
- m. Moved by Bob Mermer, second by Jancie Vinson
- n. Action: Unanimously approved

V. Public Comments

- a. Clay Sweger stated he has clients interested in bringing affordable housing units forward and would encourage the AHAC not to derail what Live Local could bring forward. Inclusionary zoning probably coming soon. The Live Local Act should be able to be utilized at 48 units and it is going to have a chilling effect at 24 units. That is really low density

VI. Member Comments

- a. Competing options for dwelling units? (related to GM presentation)
 - i. One of the decision points is the density, so we could utilize 24, which is within high residential or we could opt for the trans-oriented development which is the 48.
- b. It is possible to see the draft LURA once it is done before it goes before the BoCC? (related to GM presentation)
 - i. Yes, but not in June, we can send it out via email.

VII. Upcoming Meetings

- a. July 10, 2024 at 1:00 PM in Community Support Services Conference Room A
- b. August 21, 2024 at 1:00 PM in Grace Knight Conference Room
- c. September 18, 2024 at 1:00 PM in Grace Knight Conference Room

VIII. Adjournment

- a. Meeting adjourned at 3:06 PM by RD Bonnaghan (Chair)