

Alachua County Affordable Housing Advisory Committee (AHAC)
Wednesday, April 17, 2024; 1:00 PM
Community Support Services Conference Room D
218 SE 24th Street, Gainesville, Florida 32641

Minutes

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

Others Present: Patrick Miller, Candie Nixon, Julian Ancion, Thomas Allred, Diana Johnson, Barry Rutenberg

Zoom: None

Members Absent: David Weiss, Bobby Mermer

Meeting called to order at 1:09 PM by RD Bonnaghan (Chair)

I. Approval of Agenda

- a. Motion: Approve agenda with edits
 - i. Remove June 19, 2024 Meeting
- b. Moved by Anna Prizzia, seconded by Anne Ray
- c. Action: Unanimously approved

II. Approval of Minutes

- a. Motion: Approve March 20, 2024, Minutes
- b. Moved by Anne Ray, seconded by Janice Crews
- c. Action: Unanimously approved

III. Old Business

- a. Budget Inn & Scottish Inn Updates
 - i. Both projects slated to open in 2025
- b. HFA Projects - Oakview Phase II & Woodland Project II
 - i. Both of these projects are going live by the 2nd of May
- c. March 26th TEFRA Hearing
 - i. There were no public comments.
- d. Joint City/County Quarterly Meeting Update
 - i. A copy of the joint update on homelessness provided to AHAC Board members.
 - ii. Staff provided update to joint County and City staff meeting.

IV. New Business

- a. Annual Affordable Housing Trust Plan Update – Staff
 - i. We continue to keep community engagement in Copeland. One of the primary reasons we got out there was regarding the quality of the water as pointed out by the Health Department.
 - 1. Staff are doing title searches of over 100 properties so we can determine who owns the property. This will give us direction in terms of easements, property lines and other things.
 - 2. Property was transferred back to one of the owners. They have to be a direct heir of the owner of the property to be able to have the property transferred to them.
 - ii. The Housing Initiatives Plan
 - 1. This is a partnership we have with the Alachua County Housing Authority and Family Promise of Gainesville.
 - 2. At a future date Housing hopes to extend partnership beyond Family Promise.
 - iii. Infrastructure Sales Tax
 - 1. Housing has posted the Housing Strategic Development Coordinator and that position would primarily be responsible for managing sales tax.
 - iv. HFA Inducements
 - 1. Oakview Phase II & Woodland Project II – HFA approved inducements for both projects.
 - v. Sunrise Apartment Complex
 - 1. BoCC approved staff to pursue the purchase of this apartment complex.
- b. Annual Affordable Housing Plan Update - Staff
 - i. Review of strategies
 - 1. Motion: Approve to expand to 30%-120% AMI
 - a. Moved by Anna Prizzia, seconded by Kali Blount
 - b. Action: Unanimously approved
 - 2. Some strategies language changed.
 - 3. Motion: Approve changing developers financing and pay back to 50 years.
 - a. Moved by Anne Raye, seconded by Jancie Vinson
 - b. Action: Unanimously approved
 - 4. Staff plan to take Trust Plan to BoCC at the end of May.
 - c. Motion: Move June 19th meeting to July 10th and cancel July 17th meeting
 - i. Moved by Anna Prizzia, seconded by Kali Blount
 - ii. Action: Unanimously approved

V. Public Comments

- a. No public comments

VI. Member Comments

- a. If we do a gap financing loan with a private developer or some other public partnership with the tax dollars, can the repayment of this loan go into the Affordable Housing Trust?
 - i. Staff will look into this to see if it can be done
- b. Anne Raye offered to do a presentation on estimated cost burden of household income
- c. Read the entire Housing Plan and come back with questions at the next meeting

VII. Upcoming Meetings

- a. May 15, 2024 at 1:00 PM in Grace Knight Conference Room
- b. July 10, 2024 at 1:00 PM in Grace Knight Conference Room
- c. August 21, 2024 at 1:00 PM in Grace Knight Conference Room

VIII. Adjournment

- a. Meeting adjourned at 2:42 PM by RD Bonnaghan (Chair)