



Alachua County Special Meeting

Minutes

May 6, 2025, 1:30 PM

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

A. Approval of Agenda

Commissioner Wheeler moved adoption of the agenda as printed. The motion carried 5-0.

2nd Commissioner Alford

B. Items for Discussion

1. Alachua County Living Spaces and Thriving Places Program - 25-00342

Housing and Strategic Development Director Ralston Reodica and Community Support Services Director Claudia Tuck presented the above item.

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

The Board discussed the following topics:

- The need for an analysis similar to Growth Management for these projects to show how the project meets the goals and policies of the County such as walkability, job centers, transit, etc.
- Develop a ranking criterion for projects.
- Use of the Florida Housing Association guidelines.
- Location close to transit.
- This fund being used for workforce housing.

- These projects not subject to only being west of Main Street.
- The goal being for new units and not rehab.
- Targeting 30% to 60% AMI as priority but within 0 to 120% AMI.
- Prioritized based on the number of units meeting the gap needs.
- Capping funding at 10% of project total.
- Staff to research a walkability score.
- Develop other criteria based on proximity of amenities such as job centers, transportation, etc.

Commissioner Alford stated that one idea for the use of the funds was to use it as a housing endowment and provide low interest loans. She is not sure if that is a legal use but would like to investigate the possibility.

County Attorney Torres stated that she has not looked into that as an option, but she will research the matter. She stated that incentives are a part of the statute, but she is uncertain if this would fall under that category.

Shimberg Center Representative Anne Ray presented the center's housing data to the Board.

Commissioner Cornell moved the following:

1. Direct staff to take the feedback from this meeting and bring back potential guidelines for the Board to consider creating policy to send out to developers. The goal is to spend \$50,000,000 and leverage it into another half a billion of private financing at a unit cost of approximately \$100,000. This should be focused on the building of rental units for 30% to 60% AMI for this funding source.
2. Staff to also bring back criteria for evaluating proposed projects as well as providing an analysis of each project for the Board to review things such as it near transportation and job centers. What is the housing in the area.
3. Staff to review the City of Gainesville's Accessory Dwelling Unit (ADU) policy for possible adoption by the County.
4. As part of the policy a staff liaison to assist the developer with permitting and navigating the county process with Growth Manager, EPD, etc. similar to other communities would be beneficial.

5. Staff to review how Orange County ensures a return on investment so that their fund is perpetual and how that works so that Alachua County can move towards a sustainable model.

2nd Commissioner Alford.

Chair Chestnut recognized Kali Blount, Managing Partner with Banyan Development Group Alex Kiss, CEO Gainesville Housing Authority Malcom Kiner, Joe Eddie, Adam Gurske, a citizen, and Community Spring Max Tipping who presented comments.

Commissioner Cornell, County Manager Lieberman, Commissioner Wheeler, Commissioner Prizzia, and Commissioner Alford presented comments.

The motion carried 5-0.

C. Closing Comments

1. Public Comment

Chair Chestnut recognized Kali Blount and Nancy Hart who presented comments to the Board.

2. Commission Comment

There were no comments offered.

D. Adjourn

There being no further business before the Board, the meeting was adjourned at 3:36 p.m.