

Alachua County Affordable Housing Advisory Committee (AHAC)
Wednesday, September 18th, 2024
County Admin Building, Grace Knight Conference Room 12 SE
1st St., Gainesville, FL 32601

Minutes

Members Present: David Weiss, Janice Crews, Anne Ray, Danny Jacobs, Rd Bonnaghan, Bobby Mermer, Kali Blount, Jancie Vinson

Others Present: Patrick Miller, Candie Nixon, Julian Ancion, Jerome McIntyre, Kevin Lynn, Jeff Hayes, Ivy Bell, Ben Chumley

Zoom: Claudia Tuck, Diana Johnson

Members Absent:

Meeting Called to Order at 1:08PM

- I. Approval of Agenda
 - a. Motion: Approve Agenda
 - b. Moved by Anna Prizzia, seconded by Anne Ray
 - c. Action: Unanimously approved
- II. Approval of July 10th, 2024 Minutes
 - a. Motion: Approve Minutes
 - b. Moved by Anna Prizzia, seconded by Anne Ray
 - c. Action: Unanimously approved
- III. Old Business
 - a. UF Shimberg Presentation — Presentation by Anne Ray
 - i. Anne Ray gave a presentation about AMI and Housing Costs in Alachua County, Florida.
 - b. Live Local Act— Presentation by Diana Johnson
 - i. Diana Johnson spoke regarding the Live Local Act changes and allowed AHAC the opportunity to give comments.
 - ii. Discussion between members regarding the state of housing units at 120% AMI.
 - iii. Motion: Recommend that the BoCC opts out of the additional tax credit incentive under the Live Local Act.
 - iv. Moved by Bobby Mermer, seconded by Jancie Vinson
 - v. Action: Passes with one abstention from Anne Ray
- IV. New Business
 - a. Comprehensive Plan Amendment to Incorporate Inclusionary Housing – Presented by Ben Chumley
 - i. Ben Chumley spoke about the proposed amendment and gave background on the Inclusionary Housing study. Ben Chumley then went into the specific key changes to the Comprehensive Plan.
 - ii. Anna Prizzia asked for clarification on the focus on 80% AMI and asked about possible incentives for lower AMI thresholds.

- iii. Kali Blount asked for clarification on what compensation will be provided to developers for building affordable housing.
- iv. Jeff Hayes spoke to AHAC regarding adaptive reuse with affordability requirements.
- v. Motion: To recommend that the BoCC to reconsider the recommendation in the Florida Housing Coalition report to considerate including mandatory inclusionary zoning on a census track by census track basis.
- vi. Motioned Bobby Mermer, seconded by Kali Blount
- vii. Action: Unanimously Approved
- viii. Motion: Make a recommendation to amend the draft Comprehensive Plan that the substitution of non-residential area floor housing for TOD and TNDs be changed to a sliding square system 1000 feet conversion of non-residential property or non-residential square footage for creating each additional unit of affordable housing, affordable for those at or below 50% AMI.
- ix. Moved by Bobby Mermer, Seconded by Anna Prizzia
- x. Action: Unanimously Approved
- xi. Motion: Make a recommendation to change the inclusionary housing requirement for proposed land use and entitlement increases for expansions to the urban cluster exclusively, that 25% of additional units of residential development must be set aside for those households making at or below 80% AMI.
- xii. Moved by Bobby Mermer, Seconded by Anna Prizzia
- xiii. Action: Unanimously Approved
- xiv. Motion: Approve the rest of the recommendations as presented as staff
- xv. Moved by Anna Prizzia, Seconded by Jancie Vinson
- xvi. Unanimously Approved
- b. Alachua County / City of Gainesville Joint AHAC Meeting Update – Proposed date of October 23rd, 2024 at 1:00PM in the Thomas Center
 - i. Motion: Cancel the October 16th meeting and have the October 23rd meeting be the official October AHAC meeting.
 - ii. Moved by Janice Vinson, Seconded by Anna Prizzia

V. Public Comments

VI. Upcoming Meetings

- a. October 23, 2024 at 1:00 PM in Grace Knight Conference Room
- b. November 20 2024 at 1:00 PM in Grace Knight Conference Room
- c. December 18, 2024 at 1:00 PM in Grace Knight Conference Room

VII. Adjournment

- a. Adjourned at

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the meeting and you are present at the meeting, please inform an Alachua County employee or the meeting Chair that you need assistance.

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