

Meeting Minutes

County Admin Building, Grace Knight Conference Room

November 20th, 2024, 1:00pm

Members Present:

RD Bonnaghan (Chair), Julie DeCarmine, Bobby Mermer, Anne Ray, David Weiss, Kali Blount, Janice Crews

Members Absent:

Jancie Vinson, Anna Prizzia, Gilbert Levy, Daniel Jacobs

Others Present:

Patrick Miller, Candie Nixon, Ralston Reodica, Kevin Lynn, Jerome McIntyre, Jessie Ernester, Ivy Bell

Attendees on Zoom:

Claudia Tuck (CSS),

Meeting was called to order by RD Bonnaghan at 1:05pm

- I. Approval of Agenda
 - a. Candie Nixon requested to add an item to Old Business
 - b. Motion: Approve agenda
 - c. Moved by Anne Ray, Seconded by Julie DeCarmine
 - d. Action: Approved Unanimously
- II. Approval of October 23rd, 2024 meeting minutes
 - a. Janice Crews motioned to approve the minutes with the amendments to correct the “Members Absent” section and the “Other’s Present” section.
 - b. Motion: Approve minutes with Amendments
 - c. Moved by Janice Crews, Seconded by Anne Ray
 - d. Action: Approved Unanimously
- III. Old Business
 - a. Approval of September 18, 2024 Meeting Minutes
 - Motion: Approve Minutes
 - Moved by Bobby Mermer, Seconded by Anne Ray
 - Action: Approved Unanimously
 - b. Housing Updates (Added to agenda via motion)
 - Candie Nixon introduced the new County Attorney who will be working with the AHAC.

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- Candie Nixon provided updates on HFA Bond projects
- Candie Nixon provided an update on Alachua County being moved to a new Bond region that will be more competitive for funding.
- Bobby Mermer requested clarification from Candie Nixon regarding what region the ACHFA is moving from and what region is it moving to.
- Bobby Mermer requested clarification from Candie Nixon regarding the Harbor Cove Bond deal and whether residents which are getting relocated have a right of first refusal.
- Kali Blount offered some input regarding the current region where the ACHFA is located and the one that it is moving into, emphasizing the size difference in the two regions.

IV. New Business

- a. 2024 Incentives and Recommendations Report (IRR)
 - Ralston Reodica offered some insight on what updates were made to the 2024 IRR. Emphasizing that it is predominately the same as the 2023 IRR that was approved the prior year.
 - Bobby Mermer requested clarification from staff. regarding the language regarding the conveyance of Escheated Properties.
 - Kali Blount inquired with the AHAC on whether the Board wishes to formally recommend Inclusionary Zoning to the BoCC. Bobby Mermer referred to the September minutes stating that the AHAC did recommend it to the BoCC.
 - Ivy Bell offered some input regarding the process to formally add items to the IRR.
 - Bobby Mermer requested clarification from Ivy Bell regarding whether OGM had moved the AHAC's recommendation to the Planning Board.
 - Anne Ray requested some clarification from staff and the AHAC regarding language relating to cottage villages.
 - Candie Nixon spoke to the AHAC regarding the timeline to get the IRR to the State and informed the AHAC that they are able to make possible amendments to the IRR, based on what happens at the Planning Board meeting on November 20th, 2024.

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- Ralston Reodica offered insight regarding the policy and requirements relating to the IRR and how it ties into the Planning Board.
- Anne Ray requested clarification from Candie Nixon on whether the lack of language relating to inclusionary zoning will affect inclusionary zoning efforts moving forward. Anne Ray went on to request clarification to understand the possibility to approve the IRR as is and make possible amendments later on. Ralston Reodica, Candie Nixon, and Ivy Bell all informed Anne Ray that that would be fine.
- Motion: Approve the 2024 IRR Draft with the understanding that there may be amendments later to include inclusionary zoning
- Moved by Anne Ray, Seconded by Kali Blount
- Action: Approved Unanimously

b. Amendments to 2020-2023 Local Housing Assistance Plan (LHAP)

- AHAC discussed the possibility of moving the December meeting.
- Staff was directed to create a poll with possible dates to see if quorum can be reached at any time in December to revisit this item and possibly the IRR.
- Bobby Mermer requested clarification regarding the need to bring the IRR back up at a December meeting and whether the AHAC should try to arrange a following up meeting on December 4th.
- Motion: Move to move the December meeting from December 18th to December 4th at 1:00pm.
- Moved by Bobby Mermer, Seconded by Julie DeCarmine.
- Action: Approved Unanimously

V. Next Meeting is on December 4th, 2024

VI. Public Comments

VII. Member Comments

- a. RD Bonnaghan offered an update regarding the County's Energy Efficiency program, Candie Nixon provided more context from the County's side.

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VIII. Adjourn

- a. Meeting adjourned by RD Bonnaghan at 1:51PM