

Alachua County Affordable Housing Advisory Committee

Meeting Minutes

County Admin Building, Grace Knight Conference Room

January 15, 2025, 1:00pm

Members Present:

RD Bonnaghan (Chair), Anna Prizzia (commissioner) , Daniel Jacobs, Bobby Mermer, Anne Ray, Kali Blount, Janice Crews, Gilbert Levy

Members Absent:

Julie DeCarmine, David Weiss, Jancie Vinson

Staff Present:

Candie Nixon, Ralston Reodica, Kevin Lynn, Jerome McIntyre, Satori Days, Lynn Sharp

Attendees on Zoom:

Claudia Tuck (CSS),

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

I. Approval of Agenda

- a. Motion: Approve agenda
- b. Moved by Bobby Mermer, seconded by Anna Prizzia
- c. Action: Approved Unanimously

II. Approval of November 20, 2024 meeting minutes

- a. Motion: Approve minutes
- b. Moved by Bobby Mermer, Seconded by Anne Ray
- c. Absentia – Jacobs, Levy & Prizzia due to non-attendance
- c. Action: Approved Unanimously

III. Old Business

- a. Project updates provided on Multifamily Bonds, Housing Development & Permanent supportive housing
- b. Member Ray had a question about the disaster strategy repairs and if the list of additions were in priority order. Staff advised they are not in priority order it just means repair or assistance can be for any of those things.

- c. Member Prizzia asked about incentives for inclusionary housing and staff noted when the report was submitted to the state a footnote was put in there advising that inclusion of housing is going to be considered by the community and county for the future. This is to be consistent with the 2023-2026 LHAP since we have older money to be used.
- d. Ralston Reodica, Housing Director, also explained from the summary of changes that there is an increased maximum purchase price of existing homes from \$250k to \$258k and increased maximum price of newly constructed homes from \$250,000 to \$300,000 for down payment assistance. It was also noted the new cutoff year for mobile homes being changed from 1994 to 2010.
- e. Member Ray asked if typical to have SHIP money left over. Staff explained we always have a carry over, the amount we had left over is not typical but due to staffing issues in the program.
- f. Member Ray asked if someone repays a SHIP loan does it go into a 2020 account or does it go in the current year account. Staff advised it goes into current fiscal year account as program income or recapture.

IV. New Business

- a. LHAP 2020-2023 Amendments & summary of changes
- b. Motion seconded & approved

V. Next Meeting is on February 19, 2025

VI. Public Comments

VII. Member Comments

- a. Member Prizzia asked about Legacy and pre bid meeting that happened. Response from staff was approximately 10 people in attendance and the builders stated it was not feasible for them to do single family detached dwellings but possibly better for developers. We expect the builders to ask for additional funding in order to make this work. Even having the land did not seem to be enough incentive for them to build detached single family dwellings. Another comment from a developer was they may consider developing 6 acres versus the whole 13. Anna Prizzia also asked if we can have the developers gives feasible alternatives right out of the gate. Candie stated there were told to present their best offer even if they didn't think they could do anything as is.
- b. Bobby Mermer asked about the vacancy rate of Heartwood. Candie advised all 11 subsidized properties are being lived in. Some units that were not subsidized remain vacant which were market rate homes.

-Motion made by Bobby Mermer to include more flexibility for the RFP's on the Legacy project and include alternatives to single family detached.

-Motion seconded by member Prizzia

- c. Member Blount mentioned other areas would like to see mixed income housing other than the Eastside. Member Blount inquired about the container housing and staff advised we are waiting for the Scottish Inn renovation before we will know how much money left for container homes.
- d. Member Prizzia inquired if the people in Sunshine will stay in the units while we do renovations are underway or will alternative housing be available? Staff advised we would just relocate them to a vacant unit on site while renovations are occurring and currently 10 units are vacant.
- e. Member Mermer asked about HFA multifamily bonds and if they can be used on renovating the dwelling units or can they be used for anything on site like the playground? Staff advised that the money goes to anything on site and a playground would be included.

VII. Adjourn

- a. Meeting adjourned by RD Bonnaghan at 2:05 PM