

Alachua County Affordable Housing Advisory Committee

Meeting Minutes

County Admin Building, Grace Knight Conference Room

February 19, 2025, 1:00pm

Members Present:

R.D. Bonnaghan (Chair), Anna Prizzia (Commissioner), Bobby Mermer, Anne Ray, Kali Blount, Janice Crews, Julie DeCarmine, David Weiss, Jancie Vinson

Members Absent:

Daniel Jacobs, Gilbert Levy

Staff Present:

Candie Nixon, Ralston Reodica, Patrick Miller, Jerome McIntyre, Satori Days, Lynn Sharp

Attendees on Zoom:

Claudia Tuck (CSS)

Meeting called to order by Anna Prizzia for chair & vice chair in their absence at 1:05pm

I. Approval of Agenda

a. Motion: Approve agenda

Moved by Anna Ray, seconded by Jancie Vinson

Action: Approved Unanimously

II. Approval of January 15, 2025 meeting minutes

a. Motion: Approve minutes

Moved by Anne Ray, seconded by Jancie Vinson

Action: Approved Unanimously

III. Old Business

a. Approval of 2020-2023 LHAP Amendments by BOCC

- Amendments made to make the 2020-2023 LHAP more consistent with the 2023-2026 LHAP. Revisions included increasing the purchase price for new construction homes to \$300,000 and for existing homes to \$250,000.

b. Suggestions for 2023-2026 LHAP

- Blount inquired about adding inclusionary zoning review period being yearly or every 3 to 5 years versus what it is currently.
- Staff advised that AHAC can revisit this topic annually as part of the Incentives and Recommendations Report /discussion as well as invite/attend Growth Management and Planning discussions throughout the year.
- Prizzia requested loan loss reserve funds for landlords as a financial backstop in case of apartment damage to encourage more affordable housing participation from landlords as a use for upcoming SHIP funds. Expounding Mermer stated this could be helpful when trying to encourage our local landlords to not violate our human rights ordinances and not discriminate against those with section 8 vouchers. Mermer also suggested holding Gainesville Housing Authority accountable as they are poisoning the well for ACHA in terms of payment timing and making landlords whole when there is damage. This is a potential discussion point for the joint City and County AHAC.
- Member Prizzia also suggested using SHIP funds for rental assistance. It was mentioned by staff that it is a time intensive process requiring 3rd party verifications that are not required by Social Services and the income asset qualification is the same for home buyers. It was noted by staff Nixon that rental assistance has been done in the past but stopped with COVID and ERAP, however, staff can look at doing it again in the SHIP program but everyone going in would need to know that SHIP has no control over the requirements. Another obstacle mentioned by staff Tuck was many people who need the funds the most cannot pass the credit requirements and the amount of funds available for rental assistance is very limited and paperwork is cumbersome like a mortgage. Staff Reodica also advised that 65% of funds have to be set aside for homeownership and then 75% has to be for construction repairs so that also limits the amount of rent assistance available from SHIP as well.
- Another request by member Prizzia is to get data on the number of units that are federally funded as well as the number of vouchers federally funded so we can be proactive in the case of Federal Government cuts. Staff Tuck mentioned the Schumberg Center has a great report online listing all the facilities and units with vouchers but the amount paid for each is individualized because it is 30% of their income. It was determined that we have enough data sources to easily retrieve this information.

*Meeting handed back over to chair R.D. Bonnaghan

IV. New Business

- a. Project Status Updates: HFA Bond Project update for Carver Gardens and Woodland Park; staff advised both are in the credit underwriting phases. Legacy project RFP

- b. CBDG NOFA approved for \$750,000 to do housing rehabs
 - Staff attended a webinar put on by Florida Commerce
- c. Infrastructure Sales Tax Applications
 - 113 developers were e-mailed and the response received was 9 inquiries and 2 applications. Staff met with 6 developers via zoom or in person to discuss IST and one developer has submitted a complete application (Banyan Development) requesting 6.5 million. Another developer shared interest in doing a rehab at Oak Park. Prizzia mentioned possibly prioritizing new development/construction versus rehabilitation.
- d. Request for escheated properties
 - Staff received requests from 3 private citizens with one being an heir and the other 2 being adjacent property owners for conveyance of properties. Prizzia mentioned that UF law school can assist with the heirs' process as they have a program specializing in that with attorneys overseeing it.
 - Habitat for Humanity has expressed an interest in 6 parcels
 - The Hutchinson Foundation sent in an application for one of the parcels as well.
 - Prizzia requested application packets prior to the next meeting and let the applicants know they are going to be on the agenda so they can attend the meeting if they had interest. Staff agreed.
- e. NACO Counties for Housing Solutions Applications due 02/28/2025
 - It's a nationwide application and competitive process and Alachua County will apply.

V. Next Meeting is on February 19, 2025

VI. Public Comments: None

VII. Member Comments

- a. Blount requested that AHAC coordinate with the County's Equity Advisory Committee on affordable housing issues.

VII. Adjourn

- a. Meeting adjourned by RD Bonnaghan at 2:39 PM