

Alachua County Affordable Housing Advisory Committee

Meeting Minutes

County Admin Building, Grace Knight Conference Room

March 19, 2025, 1:00pm

**Members Present:**

R.D. Bonnaghan (Chair), Anna Prizzia (Commissioner), Gil Levy, Anne Ray, Kali Blount, Janice Crews, Julie DeCarmine, David Weiss,

**Members Absent:**

Daniel Jacobs, Robert Mermer, Jancie Vinson

**Staff Present:**

Candie Nixon, Patrick Miller, Jerome McIntyre, Satori Days, Lynn Sharp, Jessie Ernster

**Attendees on Zoom:**

Claudia Tuck (CSS)

Meeting called to order by RD Bonnaghan at 1:01pm

I. Approval of Agenda

a. Motion: Approve agenda

Moved by Anna Ray, seconded by Julie DeCarmine

Action: Approved Unanimously

II. Approval of February 19, 2025 meeting minutes

a. Motion: Approve minutes

Moved by Anna Prizzia, seconded by Janice Crews

Action: Approved Unanimously

III. Old Business

a. Infrastructure Sales Tax Applications

- Staff advised Kevin Lynn, the Strategic Development Coordinator is no longer with us therefore staff will be hiring a third party administrative consultant to help us build the housing program. The consultant will serve for a year or year and a half.
- Staff and member Prizzia discussed which board oversees the IST. Staff advised HFA serves as the Community Land Trust and bond

deals while AHAC has the input into recommendations and projects for the IST. Staff also advised we need to determine if IST funds will be used for renovation or new construction.

- Member Ray requested from staff that when information such as applications are sent out prior to the meetings that there be assigned homework with specific questions or items to be approved so they can have more clarity and be prepared to make recommendations at the meeting.
- Member Prizzia requested that staff create criteria that may or may not have values associated with it so that there is a criteria to base the approval of applications on such as location, cost per unit, affordable or workforce housing, proximity to transportation and work centers.
- Discussions were had regarding the definition of workforce housing and affordable housing. Staff advised workforce housing is 60-120% AMI. Member consensus was to give a higher point value to projects that targeted lower AMI values. Members also stated workforce housing should be for those actively employed and that we should prioritize projects for working people at 80% AMI or below.

b. Escheated Properties Applications

IV. New Business

a. Conveyance of County Property Application for the Hutchinson Foundation

- Guest Kindrell Hutchinson stated that his organization is actually requesting 2 of the escheated parcels instead of just one. He advised that he will forward the information over to staff. He also provided an example of the type of work his organization has done.
- Staff advised as a nonprofit the organization will have 2 years to develop the property and if property is not developed within 2 years that property will be conveyed back to the county. Staff also advised it must meet the criteria of remaining affordable for 10 years.
- Member Prizzia asked Guest Hutchinson if he would consider building on a land trust to help keep the properties more affordable and he stated he will work with the county on whatever would work best for us.
- Member Blount requested a motion to approve the county's full participation with the Hutchinson Foundation as per the application. The motion was seconded by member Prizzia and approved by all for the county to convey the escheated property to the Hutchinson Foundation.
- Staff provided an update on the other escheated property applications. Member Blount asked if the escheated process can be turned around and staff advised that it can if back taxes are paid.

V. Next Meeting is on April 16, 2025

VI. Public Comments: None

VII. Member Comments

- Member Bonnaghan suggested that going forward we put any guests on the agenda first so they are not required to sit through other parts of the meeting that are not applicable to them. He also mentioned that he went to the ground breaking ceremony for Jessie's Place (another Hutchinson Foundation project) and it was great to see the type of work his foundation is doing in the community.
- Member Blount invited everyone to a free Jazz event at Cypress & Grove Friday at 7pm.
- Member Ray invited all to join weekly on Fridays at 11:30 for the Florida Housing Sadowski Coalition to get legislative updates. If you cannot attend the meetings, she can send over the materials afterward.

VII. Adjourn

- a. Meeting adjourned by RD Bonnaghan at 2:45 PM