

Alachua County Affordable Housing Advisory Committee
Meeting Minutes
County Admin Building, Risk Management Conference Room
April 16, 2025 at 1:00pm

Members Present:

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

Members Absent:

Daniel Jacobs, Gil Levy, David Weiss

Staff Present:

Candie Nixon, Patrick Miller, Ralston Reodica, Satori Days, Lynn Sharp, Bob Swain

Attendees on Zoom:

Claudia Tuck (CSS)

Meeting called to order by RD Bonnaghan (Chair) at 1:02pm

I. Approval of Agenda

a. Motion: Approve agenda with edits

i. move new business first for all meetings and table Voluntary Loan Option for Affordable Housing Trust Fund and table IST Summary Review of applications until after May 6th BOCC meeting

Moved by Anna Prizzia, seconded by Bobby Mermer

Action: Approved Unanimously

II. Approval of March 19, 2025 meeting minutes

a. Motion: Approve minutes

Moved by Anne Ray, seconded by Julie DeCarmine

Action: Approved Unanimously

III. New Business

a. Conveyance of County Property Application for the Hutchinson Foundation

- Staff requested that the conveyance application be moved by the board. Member Prizzia asked if there were any other applications for that property and staff advised their wasn't.
 - i. Motion: recommend to move Hutchinson conveyance application to BOCC
- Moved by Anne Ray and seconded by Kali Blount and then approved unanimously
- b. Relocation of Affordable Housing Trust funding to Community Resource Centers
 - Staff explained that there was some funding, \$250,000 that code enforcement had not been using and would like to reallocate the money to housing stability for Community Resource Centers. There was a lot of discussion by the board and they decided it was okay to move the money as long as it went to direct housing costs such as rent, mortgage, utilities or repairs. No spending authority at this time.
 - i. Motion: recommend to the BOCC that the \$250k be moved from code enforcement into a housing stability fund for direct housing costs after staff has convened research with the community resource centers.
 - Moved by Anne Ray and seconded by Anna Prizzia and then approved unanimously
- c. New Funding Opportunity: CDBG Application
 - Typically if there is an open award you cannot apply again but due to all the hurricanes there was an emergency final order by the state which is allowing current awardees to apply so the BOCC directed staff to apply and the application is due 05/16/25. Provided as reimbursement funding and the money will be used for the Sunrise Inn.
- d. Staff Updates
 - Staff recently submitted the 21/22 annual report in which we completed 42 home repair projects and 7 down payment projects to low and very low income recipients.
 - Staff reestablished a lender certification program so lenders in the community interested in helping first time home buyers secure funding for a purchase can take a certification course to learn about the SHIP program.
 - Staff is currently working on amendments for the 2023-2026 LHAP
 - Updated Lender list for SHIP which is used by the city and the county
 - May 1st FI Housing Coalition is hosting a roundtable meeting at the Thomas Coward Auditorium to discuss best practices among the different SHIP programs in the region.
 - April 26th staff is hosting a housing resources fair in celebration of Fair Housing Month at the MLK center

IV. Old Business

- a. Naming of Motels
 - 1. Budget Inn: Tumblin Creekside

2. Scottish Inn: Forest View

- The board members came back with the names East Tumblin and Forest Edge Apartments.

i. Motion made by the board to present those names to the BOCC for approval. Motion was moved by Bobby Mermer and seconded by Jancie Vinson and approved unanimously.

V. Next Meeting is on April 16, 2025

VI. Public Comments: None

VII. Member Comments

- Member Prizzia encouraged everyone who is affiliated with an organization to talk to them about creating a Find Help profile. The website is findhelp.org and it helps people find financial assistance, food pantries, medical care and other free or reduced cost help in the area.
- Member Blount asked about the Surtax percentages provided to developers for affordable housing and Member Prizzia advised the percentages are the total of the surtax used for affordable housing and not specific projects.
- The 3 IST projects were mentioned and staff advised that after the May 6th meeting we will have more clarity on what the surtax can be used for.
- Member Prizzia mentioned it would be great for the board to hear the Shimberg data and that the largest gap is in lower income rental housing.
- Member Blount invited everyone to a free Jazz event at Cypress & Grove Friday at 7pm.

VII. Adjourn

- a. Meeting adjourned by RD Bonnaghan at 2:10 PM