

Alachua County Affordable Housing Advisory Committee  
Meeting Minutes  
County Admin Building, Risk Management Conference Room  
May 21, 2025 at 1:00pm

**Members Present:**

R.D. Bonnaghan (Chair), Anna Prizzia (Commissioner), Robert Mermer, Kali Blount, Janice Crews, Daniel Jacobs, Gil Levy, David Weiss

**Members Absent:**

Julie DeCarmine, Jancie Vinson, Anne Ray

**Staff Present:**

Patrick Miller, Ralston Reodica, Satori Days, Lynn Sharp, Claudia Tuck, Jeff Hayes

**Attendees on Zoom:**

None

Meeting called to order by Daniel Jacobs (acting Chair) at 1:03pm

I. Approval of Agenda

a. Motion: Approve agenda

Moved by Anna Prizzia, seconded by Gil Levy

Action: Approved Unanimously

II. Approval of April 16, 2025 meeting minutes

a. Motion: Approve minutes

Moved by Anna Prizzia, seconded by Gil Levy

Action: Approved Unanimously

III. New Business

a. IST Criteria

1. Summary Review of Applications

- Staff Reodica explained the scoring criteria that staff will use to evaluate IST applications. The criteria mirrors Florida Housing Finance Corporation and Pinellas County.
- Several discussions were had between staff and AHAC members regarding the criteria. Suggestions made to make points available if the build was

made solar ready and other green technologies so it would be cheaper to add them in the future should the opportunity present itself. Another recommendation was incentivize making some EV parking spaces. Additionally, the members thought it was a good idea to make it where tenants could rent to own or make it so a certain piece of the money goes into a fund where they could build up equity. Suggestion also made to give newer affordable housing developers some points under developer experience to incentivize them to want to build affordable housing.

i. Motion made to include the above criteria and to update the wording from “A minimum of 30% of units must serve households up to 120% of Area Median income” to “A minimum of 30% of the units must serve households from 0 to 120% of Area Median income with target between 30% and 60%”. Motion was moved by member Mermer and seconded by member Prizzia. Motion passed unanimously.

ii. Member Crews suggested a foreclosure prevention strategy

b. 2023-2026 LHAP Amendments

- Format and layout changes
- Increased maximum purchase price of newly constructed homes from \$250k to \$300 for DPA
- Increased maximum purchase price of existing homes from \$250k to \$258k for DPA
- Added SHIP Strategy: Rental assistance
- Added SHIP Strategy: Rental Development

i. Member Prizzia suggested putting a landlord mitigation compensation program for damages on a later agenda

ii. Member Crews mentioned adding a strategy for foreclosure prevention and Prizzia stated to make the rule that the home have a clear title.

-Motion made by Prizzia to approve the LHAP amendments and adopt the foreclosure strategy with the clear title requirement. Motion seconded by Gil Levy and passed unanimously.

c. 2025 Incentives and Recommendations Report Review Timeline

1. Expedited Permitting
2. Flexible Densities

i. Jeff Hayes discussed Expedited Permitting and Flexible Densities.

-Motion made by Prizzia to cancel the July 16<sup>th</sup> meeting. Motion was seconded by Levy and approved unanimously.

d. Staff Updates

- Patrick discussed SHIP updates including the new lender certification class and that we have recently gone digital as well as the huge increase seen in applications recently.

- Prizzia requested we share the SHIP numbers of people assisted so they can be celebrated as wins for the housing program.
- Staff Reodica provided an update for the HFA side advising that the HFA board did approve the credit underwriting report and the resolution for Carver Gardens and for the Woodland Park projects.

#### IV. Old Business

##### a. New Funding Opportunity: CDBG Application

- Staff Submitted an application for 2.4 million in funding requests for housing rehab. The hope is to use that money if we are awarded it to help with the renovations at the Sunrise Residence Inn.
- Staff also advised that HUD re-released the NOFO for the COC Builds competition. An application was submitted last year however staff is meeting with local COC to see what needs to be updated for our new application as they are accepting applications again.
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#### V. Next Meeting is on June 18, 2025

#### VI. Public Comments: None

#### VII. Member Comments

- i. Member Prizzia requested we set aside a portion of our units at the new motels for released reentry inmates as they currently come out of jail, become homeless and then lapse on their meds. Staff Tuck advised that we've been trying to get into the jail through the continuum of care to do the assessments ahead of time so they are on the wait list. However, if they been in for longer than 90 days they lose their status.
- ii. Motion made by Prizzia to invite Released Reentry, COC and Grace to a meeting after the summer to discuss homeless being admitted into housing as soon as release. Motion was seconded by Mermer and passed unanimously.

#### VII. Adjourn

- a. Meeting adjourned by Daniel Jacobs at 2:20 PM