

Alachua County Housing Finance Authority
Meeting Minutes

Wednesday, October 23, 2024
3:00PM

CSO Conference Room A
218 Se 24th St., Gainesville, FL 32641

Members Present:

Davin Woody, Chair
Genile Morris, Vice-Chair
Kali Blount, Member

Members Absent:

Haley Short, Member

Others Present:

Tim Wranovix, Raymond James
Patrick Miller, Community Support Services
Regla Exavier, Community Support Services
Jessie Ernster, Community Support Services
Candie Nixon, Community Support Services
Ralston Reodica, Community Support Services

Attendees on Zoom:

Matthew Wyman, Florida Housing Coalition
Leslie Powell, Kutak Rock LLP
Robert Fine, Standard Communities
Hector Pinero, Orbach Affordable Housing Solutions
Ryan Durgan, Kutak Rock LLP
Megan Lang, Community Support Services

Meeting was called to order by Davin Woody at 3:08pm

- I. Approval of Agenda
 - a. Motion: Approve agenda
 - b. Moved by Kali Blount, Seconded by Genile, Morris
 - c. Action: Approved Unanimously

- II. Approval of August 14th, 2024 meeting minutes
 - a. Motion: Approve minutes
 - b. Moved by Kali Blount, Seconded by Genile Morris
 - c. Action: Approved Unanimously

III. Old Business

- a. Approve July 10th, 2024 meeting minutes
- b. Motion: Approve Minutes
- c. Moved by Kali Blount, Seconded by Genile Morris
- d. Action: Approved Unanimously

IV. New Business

- a. Harbor Cove Resident Complaints
 - Hector Pinero spoke regarding Orbach's current relocation plan and address complaints from Harbor Cove Resident.
 - Members of the HFA asked Mr. Pinero questions regarding his statements.
 - Candie Nixon advocated that HFA members approve the resolution and move forward with the Harbor Cove project.
- b. Harbor Cove Resolution
 - Motion: Approve the HFA Bond Resolution
 - Moved by Kali Blount, Seconded by Genile Morris
 - Action: Approved Unanimously
- c. ACHFA Goals and Objectives with Success Metrics
 - Leslie Powell and Ryan Durgan provided information regarding new requirements from the State in regards to HFA Goals.
 - Candie Nixon and Board members requested a number of amendments to the ACHFA Goals and Objectives.
 - Motion: Approve ACHFA Goals and Objectives with amended changes
 - Moved by Kali Blount, Seconded by Genile Morris
 - Action: Approved Unanimously
- d. Carver Gardens Update – Provided by Thomas Attridge, Standard Communities
 - Robert Fine provided an update on the Carver Gardens project and the project is planned to close on Q1 of 2025.
 - Tim Wranovix informed the Board that they intend on sending more information regarding the project
- e. Infrastructure Surtax and Shared Equity Housing Presentation – Presented by Mathew Wyman, Florida Housing Coalition
 - Mathew Wyman began his presentation to the Board.
 - Due to time constraints, board requested that Mathew finish his presentation at the next meeting.

V. Next Meeting is on November 13th, 2024

VI. Public Comments

VII. Member Comments

VIII. Adjourn

a. Meeting adjourned by Davin Woody at 5:08pm