

Housing Finance Authority

Meeting Minutes

County Admin Building, Risk Management Conference Room

June 18, 2025

Members Present:

Davin Woody, Chair
Genile Morris, Vice Chair
Leza Mueller

Staff Present:

Satori Days
Patrick Miller
Sai Dholakia

Attendees on Zoom:

Claudia Tuck, Ralston Reodica, Candie Nixon

Meeting was called to order by Davin Woody at 3:20 pm

- I. Approval of Agenda
 - a. Motion: Move to approve Agenda
 - b. Moved by member Morris, Seconded by member Mueller
 - c. Action: Approved Unanimously
- II. Approval of April 16, 2025 meeting minutes
 - a. Motion: Move to approve Minutes
 - b. Moved by member Morris, Seconded by member Mueller
 - c. Action: Approved Unanimously
- III. New Business
 - a. Introduction of new member
 1. Leza Mueller
 - Member Leza Mueller introduced herself
 - b. IST Update (Living Spaces and Thriving Places)
 1. Board Motion
 - HSD Director Reodica provided an update on his presentation to the Board of County Commissioners (BoCC) which took place on Tuesday, June 10th on the infrastructure surtax program. He said we have received 3 applications from developers seeking gap financing and are currently being reviewed by staff.
 - At this meeting, the BoCC directed staff to engage in community meetings around

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developing a pilot program and to receive input on a subsidy/down payment program and rental development...

2. Community Engagement Meetings

- HSD Director and staff expounded on community engagement and possible groups to speak with including labor coalition, Grace Market, Continuum of Care, Chamber, Faith based organizations and other housing focused organizations.
- Member Morris asked how an essential worker is determined.
- HSD Reodica defined essential workers in our SHIP LHAP guidelines as essential services, personnel, teachers, educators, first responders, construction trades, and healthcare workers.
- Member Morris asked about the timeframe of the pilot program.
- Ralston said the pilot program wouldn't be rolled out until community engagement is done. Target is late August 2025.

c. LHAP 2023-2026 LHAP Review

- Staff reported that the LHAP was approved at the BoCC meeting on June 10th. 2023-2026 was approved.
- HFA Chair Woody requested information on the meaning of rental development. Staff explained that rental development utilizes SHIP funding as a mechanism to create and/or preserve affordable housing by providing gap funding to developers of multifamily, rental complexes.
- Member Woody asked if the rental assistance requires an individual to do a mortgage application.
- Staff explained that the rental assistance process is like a mortgage application and that it comes from the state. It aligns with the details that are required in a mortgage application.

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d. Staff Updates

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- Introduction of newest HSD team member, Sai Dholakia.
- Staff provided an update on the COC Builds grant application which was submitted on 6/17. The County is requesting 6 million to help with the renovations at the Sunrise Residence Inn to preserve affordable housing.
- Chair Woody discussed communication barriers regarding SHIP processes.
- Staff indicated that HSD would have a future workshop with the goal to eliminate communication barriers, increasing community involvement and to streamline processes.

IV. Old Business

a. Legacy Updates & Scope

- Staff provided an update on Legacy and the issuance of an RFP which will go to the BoCC with a procurement recommendation on June 24th, 2025 at 11:30 AM in the Jack Durrance Auditorium. The East Gainesville Community has been advised as well as those who have shown interest. An email will be sent out reminding everyone that it will be on the BoCC agenda.

b. Woodland Park II & Carver Gardens Update

- HSD Director Reodica gave an update on Woodland Park which expects to finalize the bond pricing. The closing date is Friday 6/27. The bond pricing is up to \$35 million which is the bulk of the project. The total project cost is around \$48 million. This project will create 144 units.

HSD Director Reodica also gave an update on Carver Gardens and said that the developer is waiting to get an issue with HUD resolved first before moving forward with the bond financing and the bond purchase agreement.

- Chair Woody asked for an update on Harbor Cove.
- HSD Director Reodica reported that there have been issues again with the relocation and

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property management. Both the HSD and Social Services divisions reached out to the owner to discuss concerns. Many of the issues are being resolved.

- Vice Chair Morris asked whether property management was on site.

- Staff said that the housing staff will check on the property management and find out how the communication is being handled.

Expanding staff reported that in addition to CSS divisions, the Labor Union has also been involved in representing tenants and bringing issues to the AHAC and HSD staff. HSD staff has had discussions with their legal team from 3 Rivers or Florida Legal and so it is being handled from multiple resources. It's on an individual case by case basis.

- Vice Chair Morris inquired about who's in charge of Harbor Cove.

- Chair Woody stated his frustration with Harbor Cove.

- Chair Woody said that he spoke with the representative from Carver Gardens and that he made him feel very comfortable. He said that the citizens will be very pleased with what the group from Tampa is going to do.

- Vice Chair Morris would like to submit that we use Fair Stead and how they did their relocation plan as a benchmark of some sort, for a new application because we didn't have any complaints or any complications in their transition. It was very smooth and professional.

- Staff will review requirements pertaining to the HFA Relocation section and discuss with HFA Counsel and make revisions- if warranted.

V. Next meeting: May 21st, 2025

VI. Public Comments

VII. Member Comments

a. HSD Director Reodica welcomed Member Mueller.

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- b. HSD Director Reodica is working with HFA Counsel and County Attorney's office to conduct Bond 101 Training for HFA Board as a refresher course and update on any relevant industry changes as well as a refresher on Sunshine Law.

VIII. Adjourn

- a. Meeting adjourned by Chair Woody at 4:16 PM