

# Housing Finance Authority

## Meeting Minutes

County Admin Building, Grace Knight Conference Room

February 19, 2025

### Members Present:

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

### Members Absent:

Haley Short  
Khushman Hans

### Staff Present:

Candie Nixon  
Satori Days  
Patrick Miller  
Jerome McIntyre  
Ralston Reodica  
Lynn Sharp

### Attendees on Zoom:

Claudia Tuck

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

- I. Approval of Agenda
  - a. Motion: Move to approve Agenda
  - b. Moved by Kali Blount, Seconded by Genile Morris
  - c. Action: Approved Unanimously
- II. Approval of December 4, 2024 meeting minutes
  - a. Motion: Move to approve Minutes
  - b. Moved by Genile Morris, Seconded by Kali Blount
  - c. Action: Approved Unanimously
- III. Old Business
  - a. Woodland Phase II Update
    - Member Nixon advised Woodland is moving forward with the original amounts requested that were previously approved by the BOCC. Staff meets with Woodland Phase II weekly and the project is moving forward. Status updates given to make sure everyone is on track otherwise the process has to start all over

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with BOCC approvals. Corey Harris, director of Gainesville Housing Authority can now begin attending these weekly meetings as he is also getting money from the same fund. Woodland is at the phase of waiting for HUD.

b. Carver Gardens Update

- The owners of Majestic Oaks are potentially buying Carver Gardens. There have been some issues for Majestic Oaks such as staff turnover so we are keeping our eye on it as staff. There have been several evictions so our social services staff has been working with individuals and we are connecting people with Florida Legal Services & Three Rivers Legal Services.

#### IV. New Business

a. CDBG NOFA

- Staff received an award letter stating we were approved for \$750k to do rehabs. We are hoping to do 11 homes with that money. The next step is to work with procurement and Board of Commerce in terms of hiring a 3<sup>rd</sup> party administrator to administer the program.

b. ALHFA 2025 Conference July 9-12, 2025

- To be held in Clearwater and offers training for board members. Member Morris advised that when she went previously they were able to meet with other HFA boards of similar size and see what they are doing and got a lot of great ideas.

c. Infrastructure Sales Tax Application Update

- Staff sent an email to 113 developers inviting them to apply for the infrastructure sales tax money. We received 9 inquiries back and 1 application from Banyan Development. Habitat for Humanity is also going to send in an application to develop some properties in Alachua. The owner of the old Paramount Hotel is also interested in using the money to build new and rehab the existing parts. Staff to review applications and bring back to the board.

d. Request for Escheated Properties

- We received inquiries from 3 private citizens. 2 are private citizens living adjacent and those will go out to

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bid or negotiate a sale price. The third inquiry in an heir which is a different process to convey. Heirs must verify their relationship to the individual in tax arrears and then can just pay the back taxes. Another request for 6 parcels was from Habitat for Humanity and they plan to build affordable housing on those. We will probably just convey those properties to them with an agreement that they must develop it within 2 years or it will have to be returned back to the county. Another request was also received from a non profit housing organization, Hutchinson Foundation who also plans to build affordable housing. The requirements are that housing has to be affordable for at least 10 years. The other properties are open for the general public to buy.

e. Legacy Update

- The RFP closes on March 3<sup>rd</sup>. So far there is one interested party out of Atlanta that submitted a proposal. Staff will bring this back to the board after the RFP closes.

V. Next meeting: March 19, 2025

VI. Public Comments

VII. Member Comments

- a. Member Woody inquired if the County Admin Building was the new permanent place for board meetings. Staff advised it was and let him know that if you park in the garage you can get your parking validated.

VIII. Adjourn

- a. Meeting adjourned by Davin Woody at 4:22pm