

Alachua County Affordable Housing Advisory Committee

Meeting Minutes

County Admin Building, Risk Management Conference Room

August 20, 2025 at 1:00pm

Members Present:

R.D. Bonnaghan (Chair), Anna Prizzia (Commissioner), Jancie Vinson, Anne Ray, Julie DeCarmine, Janice Crews, Gilbert Levy

Members Absent:

Bobby Mermer, Daniel Jacobs, Kali Blount

Staff Present:

Patrick Miller, Satori Days, Saidutt Dholakia, Candie Nixon, Ben Chumley, Brianna Mayberry

Attendees on Zoom:

David Weiss, Claudia Tuck, Joseph Eddy

Meeting called to order by RD Bonnaghan at 1:08 pm

- I. Approval of Agenda
 - a. Motion: Approve agenda
Moved by Anna Prizzia, seconded by Anne Ray
Action: Approved Unanimously
- II. Approval of June 18, 2025 meeting minutes
 - a. Motion: Approve minutes
Moved by Anna Prizzia, seconded by Anne Ray
Action: Approved Unanimously
- III. New Business
 - a. COC Landlord Mitigation Fund Presentation (Keanna Johnson)
 1. Keanna Johnson stated the Continuum of Care (COC) has a mitigation fund that was established between Alachua County BOCC, The City of Gainesville & Gainesville Housing Authority. The sole purpose of this fund is to ensure that landlords could mitigate evictions for instances such as non-payment of rent, damages, etc.
 2. To be eligible, the landlord must be private and local with no more than 4 rental properties. Properties can be single unit; not exceeding 10 units. Non-profits, housing authorities, larger real estate companies cannot apply. Landlords must pass inspections, follow fair housing laws, be willing to house clients with criminal records/evictions, etc.
 3. If landlords are willing to house clients with housing barriers such as criminal records, they may be eligible for various incentives that include: 3 months of deposit, 2 months of rent OR \$500 Renewal bonus for tenants that came through the coordinated entry system. If

the landlord doesn't receive an incentive, they may be eligible for up to \$1,500 in reimbursement to cover lost rent if the tenant qualifies for a crisis (loss of employment, got sick, etc.) OR a landlord can submit for up to \$1,500 to cover damages that exceed normal wear and tear. The client must still reside in unit.

4. Keanna Johnson will send application and additional information to Staff Candie Nixon.
- b. Alachua Habitat for Humanity Conveyance Application
1. Staff Satori Days stated a portion of staff review consists of soft research including zoning with acres, ability to receive a septic permit, legal access, flood zones, etc.
 2. Habitat for Humanity has requested 6 for affordable housing; 2 are not suitable for affordable housing, 4 are suitable with further review.
 3. Alachua County Housing staff will continue to collaborate with Habitat for Humanity on these parcels. Then will go before the BOCC for approval and will then work with Habitat to enter to agree. Habitat will then have 2 years to turn parcels into affordable housing.
 - i. **Motion was made by Anne Ray to move forward with conveyance on the 4 properties. The motion was seconded by Jancie Vinson. Commissioner Anna Prizzia added that Alachua Habitat Community is to be asked to consider maximizing units on the properties by using ADE provisions. Motion was then approved unanimously.**
- c. 2025 Incentives and Recommendations Report Review Timeline
1. Flexible Lot Configurations
 - i. Staff Ben Chumley stated there are not minimum lot sizes in most of the residential zoning districts or traditional neighborhood developments; attached units and multi-family units are allowed. Single-family districts and Cottage neighborhoods are even more flexible allowing double the density, does not mandate a platted subdivision or street and can be accessed by a drive aisle.
 2. The Modification of Street Requirements for Affordable Housing
 - i. Staff Ben Chumley stated the intent is to minimize street paving, which would reduce the cost of constructing a new development as well as, minimizing the traffic columns.
 3. Ongoing Review Process
 - i. Staff Ben Chumley stated Growth Management is constantly reviewing their land development code.
 1. Staff Ben Chumley stated the Evaluation Appraisal Report (EAR) of the Comprehensive Plan is currently in progress and includes a series of workshops. The next workshop will cover Housing and Economic development scheduled for September 2, 2025. During this workshop, data that has been compiled regarding housing, housing availability and developable land within the urban cluster area; the area set aside for

urban and suburban development; will be reviewed. Growth Management will complete an analysis to ensure there is sufficient land to construct housing as community continues growing. Growth Management is currently working closely with the Board to compile a list of amendments to make to the Comprehensive Plan. Amendments are scheduled to be made in Spring 2026.

2. Commissioner Anna Prizzia stated there was a discussion previously mentioning the topic of reducing parking, costs of streets, etc. Additionally, under the Housing and Economic Development sections, there are multiple topics up for discussion such as policy changes regarding housing affordability, adding a workforce housing definition and housing for unhoused/special needs populations. Additionally, the Infrastructure Surtax Ordinance (ISO) is primarily targeting workforce housing. Currently there are suggested income qualifications; 50% AMI and below. Commissioner Anna Prizzia suggested revisiting the topic and discussing a more concise definition for workforce housing and qualifications. She asked that staff bring back proposed language that includes what amenities will be included that support a working public.
 - a. Member Anne Ray recommended continuing with income qualifications, but also adding additional determining factors such as if it is a location that is in close proximity to jobs, if they're affiliated with a non-profit that provides job training, being on a transit line, etc.
 - b. Staff Candie Nixon recommended asking developers how they are defining workforce and what are the determining factors in placing people in units.

d. 2025-2026 Annual Workplan

1. Staff Patrick Miller reviewed 2023 -2024 Annual Work Plan which encapsulates major accomplishments the program completed during 2023-2024 fiscal year, and goals/objectives created for 2024-2025 Fiscal year.
 - i. Staff Candie Nixon stated 2025-2026 goals/objectives will be provided at the September 17th, 2025 meeting. Additionally, once approved, AHAC Chair, R.D. Bonnaghan, will then present before the Board of County Commissioners (BOCC) on the program's activities, accomplishments and future goals. Tentatively scheduled to present at the September 23, 2025 meeting.

- ii. Commissioner Prizzia recommended more specific goals as well as keeping broad goals such as:
 - 1. Review of pending legislation regarding affordable housing and homelessness
 - 2. Discussion and plan on educating public on housing issues
 - 3. Review opportunities for the trust fund
 - iii. Staff Candie Nixon stated some of the goals that will be on the 2025-2026 Annual Workplan will include but not be limited to:
 - 1. ISC Projects
 - 2. Continuing collaboration with Growth Management Department on the Comprehensive Plan
 - 3. Review the annual housing trust plan/make modifications
 - 4. HFA projects
 - 5. Housing for formerly incarcerated/unhoused individuals
 - 6. Permanent supportive housing efforts
 - 2. Member Julie DeCarmine recommended a cap on vacation/short term rentals
 - i. Commissioner Anna Prizzia stated that could be an addition to the Comprehensive Plan for EAR under housing. She asked that staff research and place on future agenda for discussion
 - 1. Staff Ben Chumley stated we are preempted from being able to regulate vacation/short term rentals except for having them pay the bed tax
 - a. Commissioner Anna Prizzia recommended ways to which tourism tax dollars collected support tourism workforce housing. She recommended Tourism Director Jessica Kurov be included in discussion
 - b. **Motion was made by Commissioner Anna Prizzia to move that staff add presented ideas to goals and objectives for the 2025-2026 and send a final list before September 23, 2025 meeting. The motion was seconded by Janice Crews and then approved unanimously**
- e. Community Resource Centers
 - 1. Staff Candie Nixon stated staff began working on community resource center and previously brought it to the AHAC. The decision was then made to transfer \$250,000 from Escheated properties to support housing obligations.
 - 2. Staff Satori Days stated Housing Department has been working with Community Resource Centers, mostly in rural communities, to discuss their operating budgets and programs & services that they are currently providing to the community. She then stated some centers have concerns regarding building repairs to increase the services they

are able to provide. The Housing department is collaborating with the Community Resource Center to research grant fundings and additional opportunities to assist their programs. Currently the Housing Department is working with 12 Community Resource Centers, that can provide assistance services such as food, clothing, social services, transportation, etc.

3. Staff Candie Nixon stated currently, there are 3 levels of resource centers: emerging, well established and full community resource centers that follow a nationwide model
 - i. The Housing Department's goal is to assist emerging community centers evolve into full community resource centers
- f. Housing for Incarceration Impacted Individuals – TBD
 1. Staff Candie Nixon stated staff is currently contacting agencies that have worked closely with the impacted individuals
 2. Commissioner Anna Prizzia stated re-entry housing would:
 - i. House incarcerated individuals immediately after release to avoid allowing them to be unhoused upon release
 - ii. Currently approximately 50% of incarcerated individuals become unhoused upon release
 3. Board Comments
 - i. Commissioner Prizzia requested that staff bring back information on reentry services and housing needs.
 - ii. Staff Candie Nixon stated staff will create a presentation incorporating input from CSS Assistant Director Joe Lipsy and Social Services
 1. **Motion was made by Commissioner Anna Prizzia to move that staff prepare presentation on the potential of reentry housing at the Sunshine Inn and other housing options, as well as reentry services being provided by the county. The motion was seconded by Jancie Vinson and then approved unanimously.**
 4. Public Comment
 - i. Director of Community Outreach for Release Reentry, Lee Scott, stated typically people will go to an institution, then upon release, they attempt to obtain housing at a shelter, which can take multiple weeks and during that waiting period, these individuals are exposed to substances and situations they are trying to avoid, and then end up back in an institution. Many individuals find themselves stuck within this cycle.
 - ii. Executive Director of Community Spring, Lindsay Coleman, stated that the carceral system is both the cause and effect of poverty in this community. She then stated that it is legal for housing to discriminate against people who have been incarcerated.
- g. Staff Updates

1. Developer Submitted Properties
 - i. Staff Candie Nixon stated three projects that were submitted by developers under the Infrastructure Sales Tax project funds; Oakview Apartments Phase II LLC & Banyan Development Group, LLC (2 locations Royal Park Seniors).
 - ii. Projects will be reviewed internally by Housing Staff, AHAC, then be brought to the BOCC for review and approval
 1. **Motion was made by Commissioner Anna Prizzia to move forward with approval of OPU Apartments Phase 2, award in the amount of \$2,183,856 or 10% of total cost per unit of workforce units built. Banyan in the amount of \$2,185,040 or 10% of the total amount of units built. A final date of estimated construction completion is requested including a reverter clause in any contract, so money is not accounted for, for greater than 3 years or the estimated completion date, whichever is greater. The motion was seconded by Jancie Vinson and then approved unanimously.**
2. SHIP Updates
 - i. Housing staff conducted lender certification workshop in July 2025, certifying 7 new lenders. Next workshop scheduled for September 11, 2025.
 - ii. Since last meeting, Housing Department has completed 4 Down Payment Assistance closings; with an additional 4 in progress.
 - iii. Currently, Housing Department has 9-10 active home repair projects

IV. Old Business

- a. None

V. Next Meeting is on September 17th, 2025

VI. Public Comments

- a. Citizen, Ian Sharp, recommended ending property taxes in Florida and a debate weighing whether education should be a shared civic responsibility or a private family responsibility.

VII. Member Comments

- a. Staff Claudia Tuck mentioned City of Gainesville AHAC scheduling a joint meeting with Alachua County AHAC

VII. Adjourn

- a. Meeting adjourned by R.D. Bonnaghan at 2:58 pm