

## Affordable Housing Advisory Committee

### Meeting Minutes

#### Grace Knight Conference Room

October 15<sup>th</sup>, 2025; 1:00PM

#### Members Present:

RD Bonnaghan, Julie DeCarmine, Anna Prizzia, David Weiss, Bobby Mermer, Anne Ray, Janice Crews, Kali Blount

#### Members Absent:

Daniel Jacobs, Jancie Vinson, Gil Levy

#### Others Present:

Patrick Miller, Ralston Reodica, Satori Days, Saidutt Dholakia, Candie Nixon, Ben Chumley, Leigh Scott, Jakaia Phipps, Sarai Caberera, Dillon Ames

#### Attendees on Zoom:

Claudia Tuck

Meeting was called to order by RD Bonnaghan at 1:03PM

- I. Approval of Agenda
  - a. Motion: Approve agenda
  - b. Moved by Anna Prizzia, Seconded by Anne Ray
  - c. Action: Approved Unanimously
  
- II. Approval of September 17<sup>th</sup>, 2025 meeting minutes
  - a. Motion: Approve minutes
  - b. Moved by Anna Prizzia, Seconded by Anne Ray
  - c. Action: Approved Unanimously
  
- III. Old Business
  - a. Workforce Housing Definition
    - Ralston Reodica provide background for the agenda item.
      1. RD Bonnaghan provided more background with support from Anna Prizzia and Anne Ray

- Open discussion among members regarding what AMI should be selected when defining “Workforce Housing”
  - Motion: Recommend to the Board of County Commissioners that we put a definition of workforce housing in the Comprehensive Plan and/or the Core Land Development Code as households priced at 120% AMI or lower.
  - Move by Bobby Mermer, Seconded by Anna Prizzia
  - Action: Approved unanimously
- b. 2025-2026 Annual Workplan Update
- Ralston Reodica provided background for the agenda item with support from RD Bonnahahan.

#### IV. New Business

- a. Housing For Incarcerated Individuals Presentation by Released Reentry
- Presentation provided by Released Reentry staff
  - Released Reentry took questions from AHAC members relating to specifics of the requests for reserved rooms at Motel locations, difficulties that the organization faces, and the existing referral policy.
  - Motion: Recommend to the Board of County Commissioners that we reserve 12 rooms at Sunrise Inn for those being released by Alachua County Jail or Department of Corrections Facilities.
  - Move by Bobby Mermer, Seconded by Kali Blount
  - Candie Nixon provided context and offered things to consider prior to approving the motion.
  - Amended Motion: Recommend the Board of County Commissioners that they prioritize funding for individuals that are working to create a rapid rehousing program for those recently incarcerated at Alachua County Jail and Department of Corrections facilities.
  - Moved by Bobby Mermer, seconded by Janice Crews.
  - Action: Approved unanimously
- b. 2025 Incentives and Recommendations Report – ACTION ITEM
- Patrick Miller provided background on the agenda item.
  - Bobby Mermer inquired regarding the state of land use maps and urban clusters. Ben Chumley with Growth Management responded to the inquiry.

- Motion: Approve the 2025 Incentives and Recommendations Report to go before the Board of County Commissioners as is.
- Moved by Bobby Mermer, seconded by Kali Blount
- Action: Approved Unanimously
- c. LGAO/SAIL RFA's Updates
  - Ralston Reodica and Candie Nixon provided background for this item.
  - Open discussion regarding AHAC's role in relation to HFA Bond projects.
- d. Infrastructure Surtax Community Engagement
  - Ralston Reodica provided an update regarding recent community engagement events relating to IST funds.
- e. Staff Updates
  - Ralston Reodica informed AHAC of a UF student who is interested in interviewing members of AHAC regarding housing projects. Kali Blount expressed interest in participating.
  - Ralston Reodica thanked Housing staff for dedicated work.
  - Ralston Reodica provided a reminder of the Joint AHAC meeting being held on October 29<sup>th</sup>, 2025.
  - Candie Nixon provided an update relating to the Board of County Commissioners.
- V. Next Meeting is on November 5<sup>th</sup>, 2025
- VI. Public Comments
- VII. Member Comments
- VIII. Adjourn
  - a. Meeting adjourned by RD Bonnaghan at 2:55PM