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**ALACHUA  
COUNTY**  
BICENTENNIAL

*Alachua County  
Community Support Services  
Housing and Strategic Development*

**Affordable Housing Advisory Committee  
Meeting Minutes  
12 SE 1<sup>st</sup> Street, Gainesville, FL 32601  
Grace Knight Conference Room  
September 17<sup>th</sup>, 2025 at 1:00PM**

[Click here to join the meeting via Zoom](#)

**Members Present:**

RD Bonnaghan, Bobby Mermer, Gil Levy, Anne Ray, Janice Vinson, Julie DeCarmine, Kali Blount

**Members Absent:**

Anna Prizzia, Janice Crews

**Others Present:**

Ivy Bell, Paige Davies, Austin Davies, Joseph Eddy, Candie Nixon, Missy Daniels, Satori Days, Ralston Reodica, Sai Dholakia, Patrick Miller

**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 Kali Blount, Seconded by Janice Vinson
  - c. Action: Approved Unanimously
  
- II. Approval of August 20<sup>th</sup>, 2025 meeting minutes
  - a. Motion: Approve minutes
  - b. Moved by Anne Ray, Seconded by Bobby Mermer
  - c. Action: Approved Unanimously
  
- III. Old Business
  - a. None

IV. New Business

- a. 2025 Incentives and Recommendations Report Review Timeline
  1. Escheated Properties, Transportation Development and Growth, and Modification of Impact Fees.
    - a) Patrick Miller provided background of the item.
    - b) Kali Blount inquired about AHAC previous decision relating to inclusionary zoning, which was responded to by Candie Nixon later in the discussion.
    - c) Ivy Bell provided an overview of the state of the Transportation Development and Growth and Impact Fee incentive strategies.
    - d) Candie Nixon provided an overview of the state of the Escheated Properties incentive strategy.
    - e) Open discussion among members relating to inclusionary zoning.
  2. Workforce Housing Definition and Qualifications
    - a) Ralston Reodica provided background on the item with support from Candie Nixon.
    - b) Bobby Mermer inquired regarding what state laws govern the definition of workforce housing; inquiry was responded to by Candie Nixon.
    - c) AHAC requested item be brought back on October agenda.
- b. 2025-2026 Annual Workplan
  1. RD Bonnaghan provided background support from Candie Nixon.
  2. Julie DeCarmine requested verbiage be added that AHAC explore possible tourism tax revenue to fund affordable housing opportunities. Ralston Reodica responded to the request.
  3. Bobby Mermer made a motion to add a new CFY 25/26 goal and object to continue monitor developments and policies relating to inclusionary zoning in an attempt to make further recommendations to the BoCC. And to add a goal and objective to explore using

possible tourism tax revenue to fund affordable housing opportunities. This was seconded by Janice Vinson. Motion passed unanimously.

- c. Application Evaluation Criteria for Florida Housing Finance Corporation RFAs 2025-201 LGAO and 2025-205 SAIL LGC
  - 1. Ralston Reodica provided background on the item.
  - 2. Ralston addressed inquiries from Board members relating to the item with support from Candie Nixon.
  - 3. Bobby Mermer requested clarification regarding one of the criteria relating to developer experience, followed by Julie DeCarmine. Staff responded to the request and informed AHAC that the criteria item will be separated into two different items.
- d. October Meeting Date and Joint AHAC Meeting Date
  - 1. Patrick Miller provided background on this item.
  - 2. AHAC agreed with October 29<sup>th</sup> Joint AHAC meeting and to continue moving forward with an October 15<sup>th</sup> regular meeting.
- e. Staff Updates
  - 1. Ralston provided a correction from the last meeting relating to funding approval with support from Candie Nixon.
  - 2. Joe Eddy spoke to AHAC regarding his current IST application and answered questions from the Board.
  - 3. Janice Vinson made a motion to approve and recommend that the BoCC move forward with the IST applications for Oakview and Woodland Park as presented. Seconded by Bobby Meremer. Motion passed unanimously.
  - 4. Staff, with assistance from Claudia Tuck, provided context to the IST applications.
  - 5. Staff provided updates relating to IST, current housing projects and general updates from the Department.

V. Next Meeting is on October 15<sup>th</sup>, 2025

VI. Public Comments

VII. Member Comments

- a. Bobby Mermer provided information relating to an upcoming Alachua County Labor Coalition meeting.

VIII. Adjourn

- a. Meeting adjourned by RD Bonnaghan at 3:05PM

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