

Alachua County Affordable Housing Advisory Committee

Meeting Minutes

County Admin Building, Risk Management Conference Room

June 18, 2025 at 1:00pm

Members Present:

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

Members Absent:

Kali Blount, David Weiss, Gilbert Levy, Daniel Jacobs

Staff Present:

Patrick Miller, Ralston Reodica, Satori Days, Saidutt Dholakia, Candie Nixon, Ben Chumley

Attendees on Zoom:

Claudia Tuck

Meeting called to order by RD Bonnaghan at 1:12pm

I. Approval of Agenda

a. Motion: Approve agenda

Moved by Daniel Jacobs, seconded by Janice Crews

Action: Approved Unanimously

II. Approval of May 21, 2025 meeting minutes

a. Motion: Approve minutes

Moved by Anna Prizzia, seconded by Janice Crews

Action: Approved Unanimously

III. New Business

a. 2025 Incentives and Recommendations Report Review Timeline

1. Reservation of Infrastructure Capacity

-Staff Chumley explained that as new development comes in the expectation is that all necessary facilities and services to serve the new development has to be in place concurrent with the new development. Concurrency used to be a requirement under state statute. It is no longer a requirement but something communities can do. The only area where concurrency and the reservation of infrastructure capacity is an issue is with public schools. In those instances, they will advise the number of new student stations required and then the developer signs off that they

have capacity within the systems to accommodate that. Normally a capacity reservation would be a period of 1 year for most types of development but for affordable housing developments capacity reservation can be for 5 years giving a little more flexibility.

2. Allowance for Accessory Dwelling Units (ADU)

-Staff Chumley advised that accessory dwelling units are allowed in most of the unincorporated parts of the county and are exempt from any density standards that may be in the comprehensive plan or in the land development code. The maximum living area for an accessory dwelling unit is 50% of the living area of the principal residence or 1700 square feet, whichever is greater. Owner occupancy proven by a homestead exemption is required. Accessory dwelling units are required to connect to the same water and wastewater services as the primary residence on the property. They can be attached or detached from the main dwelling. In 2024, 42 permits for ADUs were approved and 14 have been approved so far in 2025.

Motion was made by member Mermer to recommend removing the owner-occupied provision on ADUs. The motion was seconded by Janice Crews and then approved unanimously.

3. Reduction of Parking and Setback Requirements

-Staff Chumley explained that smaller setbacks help to contribute to a more compact, higher density development pattern and also helps to achieve urban design goals on the comprehensive plan relating to walkability and bike ability of communities. Smaller setbacks generally allow more homes to be built within a certain area.

b. IST Updates (Living Spaces and Thriving Places)

- Staff is proposing a homebuyer assistance program for essential workers targeting the 30-60% AMI level similar to SHIP down payment assistance where it would be a soft second mortgage that would have to be repaid if the owner were to sell or rent the home out. The board suggested cohosting a community engagement meeting to be in the evening or on a weekend.

Motion was made by Member Mermer and seconded by Member Prizzia; Approved unanimously.

c. Community Resource Centers

-No discussion occurred

d. Federal Spending for HUD program

-Member Ray provided info on Shimberg Federal Spending Data Clearinghouse

e. Staff Updates (COC Builds Application \$6M)

-Staff Reodica provided update on CoC Builds application and introduced newest staff member Saidutt Dholakia. Member Mermer made comment to offer appreciation to staff Reodica for work on Harbor Cove.

f. Housing for Incarceration Impacted Individuals – TBD

g. Landlord Mitigation Program – TBD

IV. Old Business

a. Legacy Updates

-Procurement item June 24th BoCC meeting

V. Next Meeting is on August 20, 2025

VI. Public Comments: None

VII. Member Comments

-Member Crews spoke about NHDC's new Sustained Purposes Academy to assist homeowners; Member Prizzia offered thanks to Housing staff and provided updates about County Court Services; Member Vinson spoke on her work to help individuals retain ownership and homestead exemptions due to properties falling into heirs' property; RTNCF celebrating 20 years

VII. Adjourn

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