

Alachua County Affordable Housing Advisory Committee (AHAC)
Tuesday, January 29, 2019 – 3:00 PM
Department of Community Support Services, Conference Room A
218 SE 24th Street
Gainesville, Florida 32641
Meeting Minutes

Members present: R.D. Bonnaghan, Dejeon Cain, Anne L. Ray, Tim Rockwell, McArthur Shelton, Marc D. Suskin

Others present: David Fox, Susan Meadows, James Shaw, Stephen Weeks

Members Absent: Patricia Abbitt, Jonathan Leftwich, Nichelle Lucas, Julie Matheney

Call to Order:

Meeting was called to order by Dejeon Cain at 3:05 PM.

Approval of Agenda:

Dejeon Cain moved to approve the agenda, approved.

Introduction:

Stephen Weeks introduced David Fox and James Shaw.

Update on Alachua County CDBG Housing Grant:

David Fox read the list of Owner & Occupants aloud while each present member checked yes or no on the Conflict of Interest Verification Form.

Susan Meadows asked David Fox if he would be the witness for each member's Conflict of Interest Verification Form.

David Fox agreed to witness each member's Conflict of Interest Verification Form.

Conflict of Interest Verification Form completed.

- Zero conflicts of interest

Old Business:

None

New Business:

David began a discussion that included putting out reports for asbestos inspections, and stated a lead based paint inspection is not necessary since all listed homes that are old enough require tear down and replacement. He referenced that there are a few changes made to the Local Housing Assistance Plan (LHAP), and the LHAP is with the legal team currently. He mentioned that hopefully the LHAP will be approved by the Board of County Commissioners (BoCC) within the next two weeks, and then he will send each house to bid to begin rehabilitating or replacing a minimum of eleven homes. There are twelve homes listed, and Diva LaFuentes is an alternate in case there is more funding available.

McArthur Shelton asked if Senior Citizens have priority on the list, and both David and Stephen mentioned ages are listed on form.

CDBG Housing Applicant Ranking:

David referenced the CDBG Housing Applicant Ranking – Grant #18DB-OM-03-11-H03 Form mentioning the categories listed:

1. Very Low Income (VLI) 0%-30%
2. Low and Moderate Income (LMI) 31%-50%
3. Low and Moderate Income (LMI) 51%-80%
4. Handicapped or Disabled Head of Household
5. Over 62 Head of Household
6. Large Family 5+
7. Small Family 4 or less

David referenced the first person on the list, Angelina Salvas, in order to provide an example of the priority each category is given. She is first because she is below 30% of income (VLI), disabled, and has a small family. The second person is Randy McMunn, and he is below 30% income (VLI), disabled, and has a small family. The third person is Patricia Compton, and she is below 30% (VLI), over 62 head of household, and has a small family. David mentioned needing to complete a specific number of VLI homes.

Marc D. Suskin asked if you have to do six (6) Very Low Income (VLI) homes. David stated they are required to complete two VLI, three Low or Moderate Income 31%-50%, and the remaining funds can be used for Low or Moderate Income 51%-80% or any of the lower income categories.

Ranking Approval:

David moved for a motion to approve the ranking. R.D. Bonnaghan asked if we are approving all eleven (11) with the alternate being the twelfth (12), and David confirmed yes, all twelve (12), including the alternate. Stephen discussed if any of the eleven (11) fall off of the list due to title searches, then the twelfth (12th) will move up, and David will obtain more alternates as needed.

David moved for a motion to approve the rankings. Tim Rockwell made a motion, R.D. Bonnaghan seconded the motion. Dejeon stated the motion passed unanimously.

Home Types:

Tim Rockwell asked if all of the homes are mobile homes that will be replaced with stick built homes. David stated there is an updated form with existing home details, titled UPDATE January 29, 2019, and the seventh (7th) column is labeled Existing Home Details – Rehab or Replacement, and it contains the details Tim is requesting.

Stephen stated that the original plan was to replace the homes with mobile homes or modular homes; however, since they are required to be Energy Star certified, it would be just as expensive to use a mobile or modular home. David mentioned it costing up to \$90,000 for an Energy Star certified mobile or modular home. Stephen stated the original intent was to replace with mobile or modular to save money; however, he was surprised at the cost, and it makes more sense financially to not use mobile or modular replacement homes due to longevity and quality.

Tom said there are not many concrete block builders in our area, and Stephen said they do not have to be concrete block. David said they would get a lower price with stick built. Stephen discussed building 900 to 1,000 sq. ft. homes that could be foam, stick built, or block. The goal is low value with producing a quality product. Tom mentioned wanting quality, as well, and David stated the homes must all be Energy Star rated. McArthur mentioned using hardie board siding, David mentioned not using vinyl siding due to recalls, and David and Stephen discussed termites in this area and how concrete is the best for termites and renovating a second time.

Updated LHAP:

David mentioned that according to our most recent LHAP, the house is unable to be renovated with our funds in the future, and Stephen said according to our LHAP once you participate, you cannot come back for assistance. Marc said as long as the quality is there, nothing should have to be replaced any time soon. Stephen discussed our community having a lot of citizens and households that have not been helped, which is the reason we wrote the LHAP as we did, because we want to make sure everyone has an equal opportunity to be helped.

Finances:

David mentioned estimating \$90,000 per home, which would total \$990,000 for the eleven (11) homes. Stephen mentioned concerns regarding the final bid costs and potentially not having enough money with roughly \$633,000 for actual construction costs, as well as an additional \$50,000, totaling roughly \$683,000. Stephen then mentioned possibly needing more home repairs and less home replacements, since repairs cost less; however, he made it clear that the goal is to replace as many houses as possible.

Bid Process:

McArthur asked if demolition and constructions bids will be separate. David discussed wanting the demolition and construction to be on the same bid, which will ensure everything is completed in an orderly fashion by only one team. Stephen asked David to ensure the bid spec is laid out that way, and David agreed.

R.D. asked how many bids are required. David said it is an advertised bid and you can do it as a sole-source. Stephen mentioned sole-source is frowned upon. David mentioned there are usually three to four that bid.

Susan Meadows asked if the properties with well and septic will have an inspection included on the bid specs. David said the septic and well will be included on the bid spec, since all code issues have to be addressed on the bid spec. Stephen asked what the code is regarding what distance to a city water hookup requires you to legally connect the home to city water. David is unsure, but is going to check.

Closing Comments:

Dejeon thanked everyone for coming out, stating hopefully we are able to help as many people as possible once we get the bids and budget.

Next meeting: Thursday, April 11th, 2019.

Dejeon Cain moved to adjourn the meeting. R.D. Bonnaghan made a motion, Marc Suskin seconded, and the meeting was adjourned by consensus.

Meeting adjourned at 3:29 PM.