

Tuesday, June 5, 2018 – 10:00 A.M.
County Administration Building
Jack Durrance Auditorium
12 Southeast First Street
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Special Meeting.

PRESENT: Chair Lee Pinkoson, Vice-Chair Charles “Chuck” Chestnut, Commissioners Ken Cornell, Robert “Hutch” Hutchinson and Mike Byerly

ALSO PRESENT: County Manager Michele Lieberman, Assistant County Attorney Sylvia Torres, Deputy County Manager Harriot and Deputy Clerk Stephanie Sisney

ABSENT:

Chair Pinkoson called the meeting to order at 10:00 A.M.

Approval of Agenda

1. Approve the agenda
Fiscal Consideration: N/A
Recommended Action: A Motion to Approve the Agenda: (a) approve any amendments to the Agenda; and (b) adopt the Agenda

Chair Pinkoson asked that an item 3A be added to address discussion points about meeting with the City of Gainesville.

Commissioner Cornell moved the approval of the agenda as modified.

Commissioner Proposed Items for Discussion

2. Alachua County Comprehensive Plan Update, Additional Information: Affordable Housing Data and Development Cost Information
Fiscal Consideration: N/A
Recommended Action: Receive presentation by staff.

Growth Management Interim Director Missy Daniels and Growth Management Senior Planner Ivy Bell presented the above item.

Chair Pinkoson, Commissioner Byerly, Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse Manager Anne Ray, Commissioner Hutchinson, Florida Housing Data Clearinghouse Manager Ray, Commissioner Byerly, Florida

Housing Data Clearinghouse Manager Ray, Commissioner Cornell, Senior Planner Bell, Commissioner Byerly, Florida Housing Data Clearinghouse Manager Ray, Commissioner Cornell, Commissioner Byerly, Senior Planner Bell, Commissioner Byerly, Commissioner Cornell, Commissioner Byerly, Commissioner Cornell, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Vice-Chair Chestnut, Florida Housing Data Clearinghouse Manager Ray, Commissioner Byerly, Commissioner Hutchinson, Florida Housing Data Clearinghouse Manager Ray, Commissioner Byerly, Florida Housing Data Clearinghouse Manager Ray, Chair Pinkoson, Commissioner Cornell, Senior Planner Bell, Chair Pinkoson, Commissioner Cornell, Chair Pinkoson, Commissioner Cornell, Chair Pinkoson, Commissioner Byerly, Vice-Chair Chestnut, Commissioner Hutchinson, Chair Pinkoson, Commissioner Cornell and Senior Planner Bell presented comments.

Public Comment

RRCH, Inc. Jason Robinson, Habitat for Humanity Executive Director Scott Winzeler, Community Land Trust's Gary Hankins, Neighborhood Housing & Development Corporation Member Jeff Quigley, Representative for United Way of North Central Florida Mona Gil de Gibaja, Gainesville Housing Development Management Corporation, Development Officer Thomas Herington, Executive Director of the Gainesville Housing Authority Pam Davis, Oscar Rodriguez, Senior Project Manager at CPPI Eric Drummond, President of the Gainesville-Alachua County Association of Realtors Susan McQuillan, Vice-Chair Chestnut, Claudia Freeze and Patricia Freed presented comments to the Board.

Commissioner Cornell, Commissioner Byerly, Commissioner Cornell, Commissioner Byerly, Commissioner Hutchinson, Commissioner Cornell and Chair Pinkoson presented comments.

Commissioner Cornell moved the following:

1. To request over the next 90 days that Staff continue to work with the various stake holders to build on the ideas discussed today and develop specific strategies and recommendations to conserve and extend the useful life of the existing housing stock and public housing development opportunities.
2. The focus should be on citizens classified in the extremely and very low income brackets.
3. Staff should send a letter to invite all the stake holders on the Evaluation and Appraisal Report (EAR) list inviting them to provide input on affordable housing during a work group.

Affordable housing ideas discussed:

- Quadruplex Units converted to condos
- Subsidized Housing
- Inclusionary Housing/Leon County Inclusionary Housing Model
- Conserve and extend the useful life of existing housing stocks
- Preservation and expansion of subsidized housing
- Cottage Neighborhood
- Impact Fee Set Asides
- Community Land Trust (C.L.T.)
- Hillsborough County Impact Fee Set Aside Model
- Manufactured Homes

Commissioner Byerly, Commissioner Cornell, Chair Pinkoson, Commissioner Hutchinson, Commissioner Byerly, Commissioner Hutchinson, Commissioner Cornell, Chair Pinkoson, Commissioner Hutchinson, Commissioner Byerly, Commissioner Cornell, Commissioner Byerly, Chair Pinkoson, Commissioner Cornell, Commissioner Byerly, Chair Pinkoson, Commissioner Cornell, Chair Pinkoson, Commissioner Cornell, Commissioner Byerly and Commissioner Cornell presented comments.

The motion carried 5-0.

Cost of Development

Deputy County Manager Jim Harriott and Senior Transportation Planner Chris Dawson presented the above item to the Board.

Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Deputy County Manager Harriott, Dawson, Commissioner Byerly, Deputy County Manager Harriott, Senior Transportation Planner Dawson, Commissioner Hutchinson, Chair Pinkoson, Deputy County Manager Harriott, Public Works Director Ramon Gavarrete, Chair Pinkoson, Senior Transportation Planner Dawson, Chair Pinkoson, Senior Transportation Planner Dawson, Commissioner Byerly, Dawson, Chair Pinkoson and Commissioner Byerly provided comments.

Commissioner Byerly moved the following:

1. Request that Staff continue examining policies for infrastructure cost related to new development.
2. Request Staff to find out if there are ways to reduce overhead costs that would not reduce the policy benefits as part of the comprehensive plan overhaul.

Growth Management Interim Director Daniels provided comments.

Public Discussion:

Vice President of CHW Josh Highlander, Vice President / Shareholder of CHW Gerry Dedenbach and RRCH, Inc. Jason Robinson presented comments to the Board.

Commissioner Cornell, Chair Pinkoson, Commissioner Byerly, Chair Pinkoson, Commissioner Hutchinson and Commissioner Byerly provided comments.

The motion carried 5-0.

~~3. Fire Services Delivery Impacts~~

Fiscal Consideration: N/A

Recommended Action: Hear presentation and discuss.

~~3 A. Discussion points about meeting with the City of Gainesville~~

Closing Comments

4. Public comments

Fiscal Consideration: N/A

Recommended Action: Hear Public Comments

Chris Rhoades provided comments to the Board.

5. Commission comments

Fiscal Consideration: N/A

Recommended Action: Hear Commission comments

Commissioner Cornell moved that he be named County Delegate and that the County Manager be named Alternate Delegate for the NACO Meeting. The motion carried 5-0.

Chair Pinkoson discussed proposed upcoming meeting with the City of Gainesville.

- June 13th at 5:00 P.M. to discuss homelessness.
- July 2nd at 1:00 P.M. or July 9th to have a GPA discussion and continue the discussion about the CRA.

The Commission agreed to meet on July 2nd at 1:00 P.M.

- Monday August 6th at 3:00 P.M. is a date set aside for a potential joint meeting.

There being no further business before the Board, the meeting was adjourned at 2:20 P.M.