

Affordable Housing Advisory Committee (AHAC) Meeting

Date: October 2, 2025

Time: 5:37 p.m. – 6:31 p.m.

1. Call to Order

Chair Keandra Davis called the meeting to order at 5:37 p.m.

2. Approval of Minutes

Motion: Keandra Davis moved to approve the previous meeting minutes; second by Arnold Gaines.

Result: Motion passed unanimously.

3. Public Comments

Members of the public expressed concerns regarding affordable housing and homelessness prevention.

4. Old Business

None.

5. New Business

A. Report for Public Review

Staff noted that the report was posted for public review; no public comments were received.

B. Public Comment Procedure

Chair Davis requested a recap of the public comment procedure for the committee, noting the need to balance efficiency and policy compliance.

Commissioner Gaines explained the public comment period as it relates to commission meetings. The City Attorney provided a memo outlining procedures and the applicable Florida Statute, which was read into the record. Commissioner Gaines confirmed the committee's process meets Legal's standards.

Motion: Vernea moved to approve the draft report as the final report and proceed to the public comment step; second by Erin.

Result: Motion passed 5–1.

C. Public Comment on Report

The floor was opened for public comment specific to the report; no comments were made.

6. Staff and Committee Member Comments

Trevor presented a proposal to create a Workforce Housing Trust Fund, to be supported by identifying federal, state, or local funding sources and exploring a

potential fee on commercial developers not providing affordable units; the fund could offer low-interest subsidies.

Commissioner Gaines raised concerns about developer incentives. Trevor agreed to further workshop the proposal.

Public comments included an example referencing Windwood's revitalization efforts (e.g., public utilities, reduced impact fees, and local hiring agreements) and a Business Improvement District model in which property owners fund neighborhood improvements through assessments.

7. **Adjournment**

Motion: Vernea moved to adjourn; second by Trevor.

Result: The meeting adjourned at 6:31 p.m.