

DRAFT MINUTES

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

August 19, 2025

The regular meeting of the Affordable Housing Advisory Committee was called to order by Liaison Joe Yaciuk at 6:03 P.M. on Tuesday, August 19, 2025, at 6:02 PM, at The Frank Art Gallery.

Present: Chair Ramirez, Vice Chair Guillen; Members Pinto, Stewart, Almaguer, Dominguez, Shoua, Shannon, Gonzalez, and Shechter; Commissioner Good, Alternate Member Commissioner Schwartz

Absent: None.

Also Present: City Staff Liaison Joseph Yaciuk, City Staff Diana Acevedo, Assistant City Attorney Paul Hernandez, Community Redevelopment Association Rep. Denise Creary, and Board Secretary Marlene Graham.

CALL TO ORDER AND ROLL CALL: Board Secretary Graham declared a quorum.

OATH OF OFFICE: Board Secretary Graham administered the Oaths of Office to all members.

ROLE OF THE COMMITTEE: Liaison Joe Yaciuk provided an overview of the role of the AHAC committee, newly reconvened for 2025. He reviewed AHAC responsibilities, and report requirements.

ELECTION OF CHAIR AND VICE-CHAIR: Member Natalie Ramirez was elected Chair of the Committee, and Member Carina Guillen was elected Vice Chair of the Committee.

- **Motion:** A motion was made by **Commissioner Good**, seconded by **Member Shechter**, to nominate Member Ramirez for **Chair** of the Affordable Housing Advisory Committee. **The motion passed unanimously.**
- **Motion:** A motion was made by **Commissioner Good**, seconded by **Member Shechter**, to nominate Member Guillen for **Vice Chair** of the Affordable Housing Advisory Committee. **The motion passed unanimously.**

APPROVAL OF MINUTES:

The meeting minutes of October 21, 2024, were approved.

- **Motion:** A motion was made by Member Almaguer, seconded by Member Shechter, to approve the minutes of October 21, 2024. **The motion passed unanimously.**

AHAC REPORT TIMELINE:

Liaison Yaciuk discussed the AHAC Report Timeline. Up to June 2025 staff were designated and AHAC members selected. Going forward from July to October 2025 the draft report is scheduled to be completed and the public hearing advertised. From October 2025 to November 2025 Public Hearing AHAC approves local housing incentives strategies (October 27 AHAC meeting). Commission approval of the report is expected on November 19, 2025. December 31, 2025, is the statutory mandated deadline to submit the report to local government governing board, FHC, and Florida Housing. Local government to adopt LHAP amendments to incorporate strategies by March 31, 2026. The statutory mandated deadline of May 2, 2026, is the date to submit amended LHAP with proof of board approval to FHFC. In 2026, the AHAC board reassembles to create 2026 AHAC Report.

MEETING SCHEDULE:

Monday, October 6, 2025; Monday October 27, 2025. Approval of report at the November 19, 2025 commission meeting.

OLD BUSINESS:

Update to 2024 AHAC Recommendations. Staff recommendations on Expedited Permitting were adopted and will be incorporated into the upcoming contract and all future contracts with the City's building services. 2024 Staff recommendations on Flexible Densities and Accessory Dwelling Units, Reservation of Infrastructure Capacity.

NEW BUSINESS:

Mr. Yaciuk discussed Demographics, HUD Income Limits / Affordability /Affordable Housing Within the City, New Affordable Developments, Affordable Housing Trust Fund and Other Available Funding

Assistant City Attorney Paul Hernandez discussed 2025 – Legislative / Policy Changes, and Legislative Update on Senate Bill 1730: amendment to the Live Local Act.

FUTURE AGENDA ITEMS:

Mr. Yaciuk introduced discussion regarding gathering recommendations that could help with affordable housing initiatives, and to follow up on strategies discussed in the meeting and present them at the next meeting on October 6.

ADJOURNMENT

- **Motion:** A motion was made by Commissioner Good and seconded by Member Almaguer to adjourn the meeting. **The motion passed unanimously.**

The meeting adjourned at 7:25 PM

The next meeting is scheduled for **Monday October 6th, 2025.**

Respectfully submitted:

Marlene D. Graham, Board Secretary

APPROVED: _____