

**GAINESVILLE NONPROFIT DEVELOPMENT FOUNDATION BOARD
MINUTES OF MEETING
OCTOBER 11, 2017**

Directors present: President Dick Young, Vice President Carlyle Cox, Maria Calkins, Joy Griffin, and Audrey Simmons

Directors absent: Broughton Cochran

Staff present: Jessica Tullar (Neighborhood Development Manager)

Others present: Council Member Barbara Brooks (Ex-Officio Member)

CALL TO ORDER

The meeting was held in the 2nd Floor Conference Room of the Henry Ward Way Building and was called to order by President Young at 3:35 PM.

CITIZENS ISSUES

Mrs. Calkins shared a happy story of renter family at MLK and how the family saved for ten years to get its “dream” of a home.

MINUTES – To be voted on at next meeting due to resignation of Secretary

OLD BUSINESS

Mrs. Tullar provided an update on the Northwestern Cottages development. All homes have sold and are owner-occupied. Staff is preparing the grant project close-out and final drawdown paperwork for submittal to DCA.

Mrs. Tullar also updated the Board on the MLK/Carlton Street property. She explained that the City Council adopted a resolution authorizing the transfer from the City to the Nonprofit for the reconstruction of one single-family home for sale. Staff is preparing the pre-setup package to send to DCA before the end of the year.

NEW BUSINESS – NONE

OTHER

The Board agreed to continue with the same meeting schedule in 2018, which is to meet the second Wednesday of the first month of each quarter. Meetings will be in January, April, July and October unless cancelled or additional called meetings are in order.

Mrs. Tullar then presented a PowerPoint highlighting the history of the Nonprofit. She shared when it was incorporated and shared examples of past projects. A copy of the presentation is attached to these Minutes. Mrs. Tullar also reviewed the Board’s role, duties and responsibilities per the current Articles of Incorporation and Bylaws.

Following the presentation there was discussion about how the Board should be and needs to be more active, be advocates, and to continue supporting projects financially. The One Hall

initiative was mentioned, and Mrs. Griffin provided an update. She shared that Action Ministries as a nonprofit agency wants to work with partners to develop housing opportunities within our mill villages. It also was suggested that local industry and churches need to be at the table discussing how they can play an active role in providing housing opportunities. Director Calkins brought up the concern of maintenance, stating that many can afford to live in a home but they cannot afford to cover maintenance and repairs. Mrs. Griffin shared insight from a seminar and book regarding “Eco Housing”/tiny homes and how they can serve as a “stabilizing” or “transitional” housing option. Another idea was lease-to-own, whether at 100% or perhaps up to a specified percentage that allows the resident to have a true stake but not carry the full burden of homeownership (i.e. maintenance, repairs, etc.). There was discussion about how some local builders/developers claim “the math doesn’t work” for them to build affordable units.

Other comments concerning “NIMBYISM” in regards to affordable housing were shared, as were some related to gentrification with justice and its concept that those living in a community should not be pushed out of their homes due to increased taxes, etc. from gentrification in the neighborhood. Additionally, it was stressed that credit Counseling and down-payment assistance are important components of the “answer” and should be continued.

At the end of the discussion, the Board requested that an aerial map showing water and sanitary sewer lines be created and brought to the Board for a brainstorming session. The Board would like to consider possible places to build homes through a public-private-nonprofit partnership, perhaps develop a model “eco-housing” community. The next Board meeting is in January, and depending on the amount of business, the map and brainstorming session may be scheduled for the April Board meeting.

ADJOURNMENT

Motion to adjourn the meeting at 5:15 PM.

Motion made by Board Director Joy Griffin
Motion seconded by Board Director Maria Calkins
Vote – Unanimous

Respectfully submitted,

President

Secretary