



# Ocala Affordable Housing Advisory Committee

## Agenda - Final

### Wednesday, March 18, 2026

#### Meeting Information

##### *Location*

Ocala City Hall  
110 SE Watula Avenue  
Second Floor - Council Chambers  
Ocala, Florida

<https://www.ocalafl.gov/meetings>

##### *Time*

9:00 AM

##### Committee Members

Gwendolyn Dawson  
Kristen Dreyer  
Jeff Hill  
Tasha Osbourne, Vice Chair  
Rob Peters  
Davida Randolph  
Henry Samuels  
Cory Weaver, Chair

##### Staff

James Haynes, Jr.  
Director  
Community Development Services  
Department

Natalia Cox  
Administrative Coordinator

Ailin Abboud  
Intake Specialist

Bessie Morley  
Intake Specialist

Christopher Lewis  
Rehabilitation/Inspection Specialist

#### WELCOME!

All members of the public are invited to attend. If reasonable accommodations are needed for you to participate in this meeting, please call (352) 629-8322 forty-eight (48) hours in advance so that arrangements can be made.

#### APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

- 1. Call To Order & Roll Call**
- 2. Proof of Public Notice**
- 3. Approval of November 19, 2025 Minutes**  
[AHAC Minutes\\_11.19.2025](#)
- 4. Community Development Services Update**
  - Community Programs
  - Office of Homeless Prevention
    - PIT Count Update
- 5. AHAC Technical Support**
- 6. Round Table**
- 7. Adjournment**



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2026-0913

**Agenda Item #:**

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**Submitted By:** Natalia Cox

**Department:** Community Development Services

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**FORMAL TITLE:**

AHAC Minutes\_11.19.2025

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Choose an item., Choose an item.

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**PROOF OF PUBLICATION:**

<<Enter advertisement information or type "N/A">>

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**BACKGROUND:**

<<enter background here>>

**Affordable Housing Advisory Committee (AHAC) Meeting Minutes**  
City Council Chambers at City Hall, 110 SE Watula Avenue, 2<sup>nd</sup> Floor, Ocala, FL 34471  
Wednesday, November 19, 2025  
9:00 a.m. EST

**Attendees/Board Members:**

Cory Weaver-Chair  
Tasha Osbourne, Vice Chair  
Bridgette Delva  
Kristen Dreyer  
Jeff Hill  
Rhanda Mckown  
Rob Peters

**Excused Members:**

Gwendolyn Dawson  
Henry Samuels

**Absent Members:**

Dauida Randolph

**Staff:**

James Haynes, Jr., Community Development Services Director  
Natalia Cox, Community Development Services Grant Specialist  
Ailin Abboud, Community Development Services Intake Specialist  
Ander Almgren, IT  
Michael McAdams, IT

**Minutes:**

**1. Call to Order and Roll Call**

Chair Cory Weaver started the meeting at 9:00 am. Ms. Natalia Cox did the roll call.

**Present:** Cory Weaver-Chair, Tasha Osbourne, Vice Chair, Bridgette Delva, Rhanda Mckown, and Rob Peters

**2. Proof of Public Notice**

Ms. Cox stated, "Public notice was posted for the Affordable Housing Advisory Committee Meeting on the City of Ocala CDS website on Friday, November 7<sup>th</sup>, 2025."

**3. Approval of September 24, 2025, Minutes**

Chairman Weaver asked if the members had the opportunity to review the minutes and asked for a motion to approve. Mr. Haynes interjected and reminded the Chair that a quorum is needed for minutes' approval. Item tabled.

#### 4. Community Development Services Update

James Haynes, Jr., Director of the City of Ocala Community Development Services, welcomed all Board Members. He provided the following updates:

- Community Programs: Now that the Federal government is back to work, we expect to receive funding for our annual grants, namely CDBG & HOME. The Waiting List is currently closed, and we are only addressing emergency repairs because of reduced funding. SHIP funds were cut 25% this year. There are about five rebuild projects in line, with two starting by the end of the year. By this time next year, we should have five newly constructed homes.
- Office of Homeless Prevention: A new HMIS Coordinator has been hired, Ms. Tiffany Stewart, who came from the City Public Works Department. We are preparing for the Point In Time (PIT) Count that will happen during the last week in January. An homelessness update will be provided to City Council on a quarterly basis. Mr. Haynes shared that the Count is a memorable experience and encouraged committee members to participate if interested.

9:05 am – Committee Member Jeff Hill joined the meeting

Committee Member Delva requested information on the PIT Count. Robin Ford, CDS Deputy Director, shared that the PIT Count has to go before the Continuum of Care (CoC), but that it's preliminarily scheduled for January 21<sup>st</sup> and 22<sup>nd</sup>. Ms. Ford explained the generalities and HUD requirements pertaining to the Count such as camp visits, count visiting times, questions and procedures, weather, locations, safety issues, sheltered Vs sheltered, etc. An alternative date will be considered depending on weather conditions.

Discussion ensued with questions pertaining to marketing the Count, criteria and number of volunteers, software, trespassing, leases, long-term housing, and IDs.

Committee Chair Weaver went back to Agenda Item #3 – Approval of September 24, 2025, Minutes, since a quorum was met. Motion to approve was made by Rob Peters, seconded by Tasha Osbourne. Approved by all committee members (6-0).

#### 5. AHAC Annual Report Preparation

Mr. Haynes explained that the AHAC Report is required annually to remain in compliance with SHIP. Recommendations will be sent to City Council for review and approval. Eleven (11) categories were presented for the Committee's consideration.

Page 2 – Synopsis of Meetings was reviewed. Regulatory requirements include expedited process of development approvals and an ongoing regulatory review process. Flexible lot considerations and surplus lands inventory which the City uses for infill affordable housing development on City-owned properties.

## **Incentive Strategy (a) Expedited process of development approvals**

This is a mandatory section of the report. City does a good job on permitting with identifying projects more readily by making it easier to get more information out to contractors so they can help us identify what they are proposing as affordable, i.e. Habitat permits are affordable. We are reviewing local policies and ordinances during Growth Management and Community Development Services meetings in an effort to be proactive.

9:22 am: Committee Member Dreyer joined the meeting.

Mr. Haynes asked the Committee to review 2024 recommendations on Page 3. Discussion ensued regarding efficient permit review, grant monies funding shortages, and educating contractors on the permitting process.

Committee Member Delva inquired about an affordable housing qualification process. Mr. Haynes indicated that there's a personal income level threshold we work with to establish affordability. Staff will send income level tables to the Committee.

Committee Member Dreyer recommended a luncheon with the Marion County Building Association open to everyone where development questions could be addressed. Committee Member Peters agreed and mentioned that would shed light on the pre-application review process and building multi-family housing.

Committee Member Peters asked about the 25 business days for expedited permitting. Discussion ensued on statutory requirements and tracking expedited permitting from start to finish. There was discussion on turnaround times from five (5) days to 43 days depending on the scope of work, staff changes and type of applications.

**Suggested action:** Committee Member Delva suggested considering a community workshop to make contractors aware of the City of Ocala's permitting process and available services. Mr. Haynes will contact the Growth Management Department to present the recommendation.

**Recommendations: None**

## **Incentive Strategy (b) Impact fee modifications, waivers, or reimbursements**

No recommendation on this incentive last year.

The School Board impact fee is currently in place. From the City's standpoint, the amount used from the Affordable Housing Incentive Fund (AHIF) has increased, but we don't want to spend it all, as we need a certain amount for larger projects. Budgeting and set asides is conducted with the Economic Development Department. CRA funding is also tied into the affordable housing development. Discussion ensued. The qualifying process could be faster.

Committee Member Hill inquired if modular homes are part of the process as their cost is lower and cheaper when compared to renovation costs. Mr. Haynes indicated we have not been

approached recently. The question of the possibility of changing the look of the community, different alternative housing types, has not been an issue.

**Recommendations: None**

**Incentive Strategy (c) Flexibility in density**

The City's Planning Department is pretty aggressive when it comes to using density bonuses to help facilitate the development of affordable housing. Larger development projects have enforced them within their units.

**Recommendations: None**

**Incentive Strategy (d) Reservation of infrastructure capacity**

**Remove from Existing Strategy:** ~~The City has applied for the HUD Pro Housing Grant, that is currently under review.~~

The CDBG grant can be used for infrastructure, but the City's allotment is roughly half a million dollars which is not enough for infrastructure projects such as lights, sidewalks, etc., so the City focuses on housing. We use SHIP, HOME and CDBG along with CRA grants to provide housing opportunities. The County has finished an elderly housing study that will shed light on the number of units that Marion County needs to face the current shortage, and the state is gearing up to provide funding mechanisms to assist with this issue.

**Recommendations: None**

**Incentive Strategy (e) Accessory dwelling units**

Accessory Dwelling Units (ADUs) are gathering more conversation momentum as more generations are housing together.

Committee Member Dreyer directed staff to look into what this would look like. ADUs don't get homestead exemption. Otherwise, no recommendation.

Committee Member Weaver indicated ADUs was not a hot topic three years ago. She recommended getting more data associated with other areas where ADUs are in place.

Discussion ensued regarding homestead exemption, assessed values, tax conversions in the current bill.

**Recommendation: City staff to research accessory dwelling units (ADUs) to include data, success in neighboring areas and property tax effects.**

### **Incentive Strategy (f) Reduction of parking and setback requirements**

Staff has addressed these on a case-by-case scenario as far as zero lot lines are concerned. Staff continues to evaluate this strategy as it pertains to affordable housing units and flexible changes to not create barriers.

**Recommendations: None**

### **Incentive Strategy (g) Flexible lot considerations**

2024 recommendations will be revisited regarding lot configurations. Similar to strategy (f)

**Recommendations: None**

### **Incentive Strategy (h) Modification of street requirements**

Committee Member Dreyer provided some historical insight regarding street maintenance requirements. No strategy to be considered.

**Recommendations: None**

### **Incentive Strategy (i) Ongoing regulatory review process**

This will apply to lease-to-own projects, Parkside area improvements and City infill projects.

**Recommendations: None**

### **Incentive Strategy (j) Surplus lands inventory**

Surplus lots will be reviewed for suitable development and City infill projects for all City of Ocala citizens. Sixty-one (61) lots will be developed. The process in place is pretty solid.

**Recommendations: None**

### **Incentive Strategy (k) Transportation hubs and transit-oriented development**

This strategy pertains to the Transportation Planning Organization (TPO). Committee Member Osbourne shared that Citrus County is looking to expand lines into South Ocala to accommodate workforce transportation needs. No need to expand on this strategy.

Mr. Haynes indicated this will go before City Council on December 16<sup>th</sup>. He will send out a summary of the recommendations discussed today for the Committee to review and edit as needed.

## **6) Round Table**

Committee Member Delva inquired about the need to provide homeowners education on home maintenance. Mr. Haynes indicated that Community Development Services is looking to:

- 1) Develop a series of classes to include home maintenance, budgeting, probate, etc. to assist citizens with the maintenance of the asset.
- 2) Do annual inspections of projects

Discussion ensued. Committee members recommended partnering with vendors like Duke Energy, HVAC and drywall contractors; hold community events and secure sponsors.

The Committee requested that Committee Member Peters brings a list of most common maintenance issues at the next AHAC meeting.

Committee Member Dreyer asked if a meeting could be scheduled to meet with Chris Watt, Chief of Staff, to discuss insuring properties to protect the City's financial investment in grant home projects. Mr. Haynes to follow-up on the request.

#### **7. Adjournment**

AHAC meeting adjourned at 10:18 am EST.

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