



NORTHEAST FLORIDA REGIONAL COUNCIL

AFFORDABLE HOUSING COMMITTEE

MINUTES

The Northeast Florida Regional Council's Affordable Housing Ad-Hoc Committee met on Thursday January 5, 2017 at 8:30am at NEFRC Offices at 100 Festival Park Avenue in Jacksonville.

Chair Michael Bourre was in attendance, along with NEFRC President Roxanne Horvath and Committee Members Mr. Robert Spaeth, Mayor Catherine Robinson (by phone) and Mr. Harlan Mason (by phone). Councilmember Aaron Bowman, Councilmember Len Kreger, and Mr. Michael Griffis were excused.

Guests: Mike Daly, Bill Lazar, Chelsea Anderson, Janet Hamer, Valerie Jenkins, Josh Cucinelli were present. Nancy Sykes, Joe Cone, Dayatra Coles and Valerie Bradley were on the phone.

Staff: Ed Preston, Margo Moehring

Chair Bourre welcomed everyone and introductions were made. Public comment was invited. The Committee considered the December 1 minutes, which were approved unanimously under a motion by Mr. Spaeth with a second by Mr. Mason. The minutes included language adopted at the December 1 meeting to be included in NEFRC's legislative priorities. This was discussed and changed to read: Support Sadowski funding for households spending more than 30% of household income on housing costs and households making less than 80% of the median income, through programs such as SHIP, HOME and CDBG.

The Chair then asked Ms. Moehring to go over the approach to tasks assigned by the Committee from its inception, so there would be a common understanding of what staff will be working on between January and the next meeting in June, 2017. In addition to establishing regional metrics regarding need based on the standards set by funding program requirements, the Committee assigned the following tasks to staff at the December meeting:

- Developing recommended affordable housing set asides for large developments;
- Incorporating links to transit in affordable housing decisions;
- Convening banks to determine what they need and what would encourage them to invest more in affordable housing in Northeast Florida;
- Expanding the use of USDA funding in Northeast Florida; and
- Identifying additional short term strategies.

There was discussion about what banks to convene and how to identify the right person to invite. Ms. Hamer and Ms. Jenkins agreed to assist in an attempt to invite all banks,

credit unions and non-traditional lenders. One agenda item would be to let banks know how important affordable housing is to Northeast Florida. Another would be to discuss approaches that might work here, such as a regional housing finance agency, social impact bonds or a regional housing land trust. Ms. Moehring suggested that staff discuss with each County whether they have affordable housing plans or goals and what might be preventing the implementation of initiatives that the Committee has identified as best practices. It was recommended that non-profits also be involved in that discussion. It was also suggested that staff reach out to Counties again to ask how many affordable units have been constructed using funding from DRIs or by developers directly, and to also ask about County land inventories suitable for residential development. Chair Bourre invited further public comment, and seeing none, adjourned the meeting at 9:50 am.

Next Meeting

The next Committee meeting will be on June 1, 2017 at 8:30am, at the Northeast Florida Regional Council, 100 Festival Park Avenue, Jacksonville, FL 32202.

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