



NORTHEAST FLORIDA REGIONAL COUNCIL

# AFFORDABLE HOUSING COMMITTEE

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## Workshop Summary

The Northeast Florida Regional Council's Affordable Housing Ad-Hoc Committee held a Workshop on Thursday November 3, 2016 at 10:00am at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida 32216.

Chair Michael Bourre was in attendance, along with NEFRC Board President Roxanne Horvath, Committee Members Michael Griffis, Commissioner Len Kreger, Commissioner Larry Harvey, and Robert Spaeth.

Guests: See attached sign-in sheets.

Staff: Brian Teeple, Margo Moehring and Ed Preston

Chair Bourre welcomed everyone, and introductions were made. Public comment was invited. The Chair asked each of the attendees to inform the group of what they were doing in the area of affordable housing. The notes taken by staff are attached as "County Activities". The group then discussed metrics, issues and what ideas might work in Northeast Florida. These notes are included in the attachment called "Ideas". The Chair invited further public comment, and seeing none, adjourned the meeting at 1:00 pm.

### Next Meeting

The next Committee meeting will be on December 1, 2016 at 8:30am, at UNF University Center; 12000 Alumni Drive, Jacksonville, FL 32224.

**PLEASE SIGN IN!**

NEFRC Ad Hoc Committee Workshop on Affordable Housing Meeting Date/Time: November 3, 2016 10:00 A.M.

NEFRC Offices, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216

Name	Representing (if applicable)	Address Line 1	Address Line 2	Phone	E-Mail
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Few Sparta					
José Papa	Palm Coast				j.papa@palmettoastgov.com
Janet Hunter	TD BANK				
Mike Daly	HCA				
Michelle Brown	Putnam Co.				
ROXANNE HOWARTH	CITY OF ST AUG.				
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Michelle Vappuni	Ability Housing				mtp@practicabilityhousing.org
BIL HAZAR	SJEP				BILHAZAR@SJEP.ORG
Valerie Bradley	Flagler County				vbradley@flaglercountyschools.org
Amy Skinner	City of St Aug			825-7065	athornis@cityofstaug.com

**PLEASE SIGN IN!**

NEFRC Ad Hoc Committee Workshop on Affordable Housing

Meeting Date/Time: November 3, 2016  
10:00 A.M.

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Name	Representing (if applicable)	Address Line 1	Address Line 2	Phone	E-Mail
John Regan	St. Augustine	25 King St.	St. Augustine	825-1006	jregan@cityofstaug.com
Tom Crawford	St AUGUSTINE	54 MIRWELAUE ST. AUK.		540-8587	TCRAWF@AFL.COM
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Reina Seydel	CI	111 "		255-8211	OLANAM5@CIJ.NET
Theresa Sumner	Clay Co.				

## Affordable Housing Task Force Meeting – 11/3/16

### County Activities

- People work in St. Johns County, live elsewhere
- COFB – Affordable def. is \$1,300.00 per month
- SJC –
  - Hired consultant to work with builders, banks and programs
  - SJC HFA – Have pot of money
  - DRI's – A negotiation
- St. Augustine –
  - Coping with short term rentals
  - AIR bnb
  - Affordable units get renovated and are now luxury-priced out
  - Post 2016 – Build at higher elevations. Community calendar
- Macclenny/Baker –
  - Tremendous need and little money
  - Issue moratorium on all impact fees but school
  - PUD – Affordable housing 30 units
  - Safer Grant for fire fighters
  - Infrastructure in place
  - Only SHIP. Homes with no water or electric
  - Relying on private development
  - 15 new homes in 2014, 40 in 2015
  - New OPPS – USDA
- Nassau/CoFB
  - Waive impact fees for affordable housing
  - Overlay district for affordable housing
  - SHIP dollars
  - Dev. of high-end apartments for 39 units
  - Not everybody wants affordable housing
  - Grant administrated
  - 220 Units: affordable may not equal low income
- Putnam
  - Other county workers live there
  - 8-10 permits per month: ½ mobile homes, ½ of that is used mobile homes
  - Focus on economic development
  - CDBG funds
  - Limited staff for grants
  - Tax credit projects
  - Lack of infrastructure
  - Moratorium on impact fees

- **Clay**
  - HSG Finance Authority issues bonds
  - Builders rehab foreclosures
  - Mercy Network – Rehab apartments for homeless
  - Rental program – 100% acquisition comes from CHFA
  - SHIP - \$1M per year
- **St. Johns –**
  - New LHAP
  - Less than 2% housing being built is affordable – no rental
  - 130 SF homes – County got the land and did infrastructure
  - Rehab in Lincolnville
  - Weatherization from Feds, United Way and NFPS
  - Storm impact – need immediate places to live. Can FEMA help with temporary rental?
  - No comprehensive list of need
- **Flagler**
  - \$600G SHIP (work with) Palm Coast homeless
  - Need for rental
  - Disaster – Pay insurance deductibles (maybe not payments to contractors)
- **Palm Coast runs CDBG \$450G**
  - Need for affordable units
  - Some built by market at mixed price points
  - Need for repair
- **ABILITY HOUSING works with 4 counties and 3 municipalities**
  - Land / Home / Construction prices rising
- **State Areas of Opportunity NIMBY**
  - Even for elders
  - Pilot for chronic homeless may show the economic argument for housing
  - LISC working in Duval
- **St. Augustine –**
  - Looking at government land for affordable housing
  - Cooperated with county on infrastructure for West Augustine
- **Duval**
  - SHIP \$5.7m
  - Home \$2.4m
  - Serve vets, aging out of foster care, low income, elders
  - NW Quad – Deteriorating housing
  - Disaster – 1,000 Aps so far
    - Deductibles and repair – many do not have insurance
  - City owned land and buildings
  - Slow death of CDCS
  - Close to the level of damage for Congress to fund

- How to house employees at Amazon
- HUD –
  - CDBG and HOME come from Congress – takes too long
  - Economic argument: \$30g annually for jail vs. \$10g for housing

## Affordable Housing Task Force Meeting – 11/3/16

### IDEAS

- Density is key – Miami Model
- Impact Fees – SJC is studying
  - What are the alternatives?
  - CoFB waives impact fees for affordable housing
- Use government surplus land
- Argument: Affordable housing is for stabilizing the workforce
- Slow death of CDCS – government must fill gap
- Consider a consultant for disasters FEMA will pay
- Get Congress to give CDBG DR dollars
- Savings don't go to the right entity with the affordable housing argument: \$30G for jail, \$10G for housing
- USDA has programs for individual – need to support them as they go through process
- Developer must build it or pay for it
- CRA developed to correct red-lining poor neighborhoods (risk aversion)
- Low income tax credits
- Increase non-profit capacity
- Social impact bonds for affordable housing
- Broaden support of building the workforce
- Vacate old plats
- Add 1 mil to taxes to fund affordable housing. Counties decide how to spend it
- Zoning and Density / NIMBY
- Educate elected officials and public as to need for \$ and planning departments
- Metrics
  - Need:
    - 50% of median income
    - 30% of income (household)
    - # households less than 50% median income
    - Up to 80% median using # in household basis
  - 1) ALICE
  - 2) Home Matters Report
  - 3) SHIP
- Define Sub-standard
- Lobby State to replace dollars taken from trust fund as a region (DRI regulations)
- Mount effort to mobilize large numbers of citizens to lobby