



AFFORDABLE HOUSING COMMITTEE

100 Festival Park Avenue, Jacksonville
 Thursday, December 6, 2018
 9:00 a.m.

Committee Member	Representing	In Attendance?	
Michael Bourre (<i>Chair</i>)	Clay County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Helga Van Eckert	Flagler County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Michael Griffis	Baker County	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Councilmember Bill Gulliford	Duval County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Commissioner Roxanne Horvath	St. Johns County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Commissioner Len Kreger	Nassau County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Mayor Catherine Robinson	Flagler County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

<p>Staff:</p> <ul style="list-style-type: none"> • Margo Moehring, NEFRC Policy Director • V. Christiansen, NEFRC Senior Planner 	<p>Others in Attendance:</p> <ul style="list-style-type: none"> • Chelsea Anderson, Gunster • Joseph Cone, St. Johns County • Cynthia Miller, 6th District, Florida House Constituent Services • Michelle Tappouni, Ability Housing • Deborah Thompson, Consultant
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Meeting Summary

Chair Michael Bourre called the meeting to order and welcomed everyone. Introductions were made and public comment was invited. Chair Bourre then invited Margo Moehring to provide those in attendance with an update on the Affordable Housing Needs Plan (AHNP) action items.

Ms. Moehring provided an overview on the purpose and approach of the survey outreach for Northeast Florida’s jurisdictions for Helping NEFL to Thrive. Seven survey responses were received and barriers have been identified that explain the low response rate. This included: survey recipients identification, establishing a baseline, and metrics used. She stated that the survey results were informational and will allow for continuing discussion.

Ms. Moehring provided an overview on Nassau County’s Affordable Housing Advisory Committee and shared information on an upcoming County workshop December 10 at 1 p.m. in the City of Fernandina Beach City Council Chambers. She informed the Committee that Nassau County’s Affordable Housing Advisory Committee is also completing their availability assessment.

Ms. Moehring provided an overview on partner collaboration. She informed the Committee that NEFRC staff attended meetings to increase the Council’s involvement on the Urban Land Institute ([ULI](#)) North Florida Affordable Housing and Redevelopment Task Force. The Task Force’s most recent meeting featured Northeast

Florida Builders Association ([NEFBA](#)) Executive Officer Bill Garrison as the guest speaker. ULI invited NEFRC staff to introduce him. The key takeaways of Bill Garrison's presentation included: affordable housing issues are being perceived and addressed differently throughout the region; there is the need to align all seven counties within the region; and that there is a pressing need to take action against the sweeps of the Sadowski Fund.

In response Committee members offered the following questions and comments (*responses to questions provided in italics*). Committee members suggested there may be an opportunity to discuss Sadowski Fund sweeps in the Council's legislative committee and address the issue in the 2019 legislative priorities. Committee members noted that affordable housing has been a key item for the [Florida Chamber of Commerce](#) due to it being a factor in economic development. Committee members noted that the region should document the initiatives and programs addressing Affordable Housing in order to decide what the next steps should be.

Ms. Moehring provided an overview of the key points in the Elevate Northeast Florida report related to affordable housing. These included that the average annual wages in Northeast Florida experienced a growth of 3.1% from 2012-2017 (on a non-adjusted basis) and that during that same time period, the median sales price of existing single-family homes increase by 78.5% (on a non-adjusted basis). The recommendation addressing affordable housing in the report is as follows:

'Ramp up efforts to address the region's growing demand for housing, particularly workforce housing. Develop a set of public policy standards for the region, based on national best practices, to guide city and county governments in updating policies to encourage a variety of quality housing within their communities and allow for mixed-use density and job centers along major transportation corridors and future transit hubs.'

Committee Discussion

Affordable Housing Committee members discussed how municipalities need to work on their code to allow for some of the tools used to address the issues the Committee discusses. An example was shared of a program in Cleveland, [CHN Housing Partners](#), for rental properties with purchase opportunities that would be a good model to evaluate. Committee members suggested the Committee consider utilizing [Opportunity Zones \(OZ\)](#) as a tool. Committee members stated it would be beneficial to conduct outreach to the association of realtors to engage this group.

Chair Bourre adjourned the meeting at 9:46 a.m.

Next Committee Meeting

Chair Bourre requested that NEFRC staff schedule another Committee meeting in the next 30 days, so the Committee will meet before the January Executive Committee meeting.