



## JACKSONVILLE CITY COUNCIL

### Critical Quality of Life Issues Special Committee Meeting Minutes

October 20, 2022

1:00 pm

Lynwood Roberts Room  
First Floor, City Hall  
117 W. Duval Street

**Topic:** Critical Quality of Life Issues Special Committee: Emerging Priorities and Common Themes

**Attendance:** Council President Freeman; Council Members Boylan, Salem, Newby, Howland and Pittman; Beth Payne, Northeast Florida Regional Council; Paige Johnston– Office of General Council; Colleen Hampsey – Council Research Division

Subject Matter Experts: Paul Sapia, Humana; Dawn Gilman, CEO Changing Homelessness; Dr. David Jaffee, UNF Professor of Sociology and JAX Rental Housing Project

**Convened:** 1:01 pm

Council Member Boylan welcomed the group and called for introductions. He said that he is pleased with the progress of the three working groups, noting that the process has exceeded his expectations so far. CM Boylan said that the groups have done well identifying the scope of each issue and that the next two meetings will dive deeper into best practices and unintended consequences.

CM Pittman spoke about the affordable housing working group and said that it has been a great experience to have so many relevant parties in the same room, from real estate developers to local residents grappling with barriers in the rental market. She mentioned the impact from the testimonials at the last meeting from three renters who shared their stories.

Dr. Jaffee reviewed the group's work and listed the presenters they have heard from to date: Jacksonville Housing Authority, First Coast Apartment Association, Ability Housing, Florida Housing Coalition, Jacksonville Area Legal Aid, the Mayor's Office, DIA, and the Planning Department. He talked about recurring themes that have arisen in this process, fiscally (incentives and tax breaks for builders/developers to build affordable housing), budgetary (consolidating City funds for the most impactful programs), and regulatory (zoning code reform to permit AUDs, duplexes and small multi-family complexes – the missing middle). Dr. Jaffee talked about the notion that the housing crisis is due to a supply shortage, and methods to address it like supporting mixed income projects and supporting

nonprofit developers like Ability Housing to increase their capacity. He described demand-side solutions, like direct rental assistance, vouchers, and community land trusts. Dr. Jaffee spoke about tenant rights and protections, and how Florida tends to be a pro-business landlord friendly state. He talked about caps on rent increases, legal assistance for evictions, a tenant bill of rights, and the financialization of shelter to profit shareholders. Dr. Jaffee said that housing should be protected from market forces and that rental prices that rely on value to shareholders negates affordable housing and increases eviction rates. He said there should be more transparency in LLC property ownership, and that there is doubt in the community about the City's commitment to fixing the housing issue.

CM Howland reviewed the progress of the homelessness working group and listed the presenters they have seen: Homeless System Simulation Game from Changing Homelessness, the Mayor's Office, U.S. Interagency Council on Homelessness, Built for Zero, and Military /Veteran's Affairs. Dawn Gilman, Changing Homelessness, spoke about how the providers in the system of care in Jacksonville are at capacity. She talked about overall sustainable system investments, community-wide diversion/prevention to avoid people losing their homes, rapid rehousing subsidies, and federal and state funding.

CM Newby spoke about the access to healthcare working group's progress and listed the presenters who have been at the previous meetings: the Health Planning Council of NE Florida, the Mayor's Office, JaxCareConnect, UF Health Jacksonville and the Blue Zones Project. Paul Sapia, Humana, explained the scope of the access to healthcare in Jacksonville. He talked about the 114,000 uninsured residents, barriers to care, and the connection between stable housing and health. He spoke about how preventative care saves money and leads to better health outcomes. Mr. Sapia talked about preliminary results from the SWOT analysis that indicate strengths like JaxCareConnect, the Shands card at UF Health (though 6-month eligibility renewals are cumbersome) and telehealth. He spoke about weaknesses like health literacy, transportation, cultural competence from providers, lack of dental and pediatric care, housing instability, Medicaid unraveling, access for those who are disabled, and information sharing/silos. Mr. Sapia said that it is practical to invest in what works, like JaxCareConnect. CM Boylan said that government can't fix everything on its own, and that the nonprofit and private sectors need to be a part of any solutions.

Beth Payne, Northeast Florida Regional Council, gave a presentation about insights gathered by the groups thus far. The Homelessness working group has discussed the layered system of care; significant strides made by the City (52% decrease in homelessness the last 10 years), vulnerable populations – families, mentally and physical disabled, veterans; the significant backlog of homeless in the system, i.e., 1,654 homeless –chronic, veterans, and families including children in 2019 (prior to COVID-19), hardships –transportation, employment, economic, physical and mental health issues; and how the total cost to leave someone homeless is greater than providing shelter or housing. The Healthcare working group has discussed the nearly 20% of adults in Duval who reportedly do not have health insurance; numerous obstacles which affect their access like transportation, employment, economic hardships; healthcare literacy; mental healthcare; and the need for more coordination and healthcare partnerships, especially for the disabled population and uninsured. Ms. Payne said that the Affordable Housing working group has discussed how the housing crisis is a national issue being experienced in every urban area; how it is much more than “Affordability” or “Supply & Demand”; a wide spectrum of affordability based on need & income -including the rental market & home ownership; community obstacles - transportation needs, employment, other human services; and solutions going forward must be multi-

faceted and involve both the public and private sectors. She mentioned overlap solutions that have come up in each group, like public-private partnerships and conversions of older unused buildings and land for housing.

CM Boylan said that leadership matters and that candidates running for office should be questioned about where they stand on these quality-of-life issues. Council President Freeman thanked the attendees and committee members for their participation, and he said that his heart is full of optimism that his process will lead to actionable policies.

### Discussion

CVP Salem talked about the work JCCI used to do, and about enacting policies that carry over from one administration to the next. Paul Sapia spoke about increasing public awareness and engaging the business community. CM Pittman talked about sustainable funding. CM Newby spoke about the continuity of priorities. CM Howland mentioned public private partnerships and industry contributions. Ms. Gilman said that there are some things that government is better designed to do, and that those things should be braided together with what the private sector can give. She said the goal should be to not slice a pie into smaller pieces but to bake a bigger pie. Dr. Jaffee emphasized that the work of this committee should not sit on a shelf when it is finished and have the time put into it go to waste. He said that housing and healthcare are public goods and should be overseen by the public sector because housing left up to capitalism does not work.

Paige Johnston, OGC, explained that any recommendations from the committee will have to be reviewed for legal permissibility before being drafted into legislation. Anything requiring funding must have a source of funds that may be used in such a way. Any recommendations involving programming must include scopes of work, contract management/oversight, and procurement compliance. CM Boylan said that the end result of the committee's recommendations may be a City department that oversees the implementation of various quality-of-life services, like KHA does for children's services. CVP Salem said that the Curry Administration is open to supporting solutions to these problems.

### Public Comment

Pastor Barlow spoke about requiring a 5 percent contribution to homeless/housing programs from any entity receiving economic incentives from the City.

Justina Foster talked about a landlord registry as a consumer's right.

The next meeting for the full CQLI Special Committee will be November 17, 2022 at 1:00 pm.

**Adjourned:** 2:37 pm

Minutes: Colleen Hampsey, Council Research

Posted 10.21.22 5:00 pm