

**CRITICAL QUALITY OF LIFE ISSUES COMMITTEE –
AFFORDABLE HOUSING**

TEN PRELIMINARY RECOMMENDATIONS

November 7, 2022, 4 p.m.

Recommendation #1: Necessary Administrative Condition:

The City should establish formal cooperative agreements with the Jacksonville Housing Authority, Ability Housing, Community Housing Development Organizations, Downtown Investment Authority and all other relevant housing providers to financially support, plan, coordinate, and monitor progress toward implementing a long-term affordable housing program.

Recommendation #2: Necessary Fiscal Condition:

In order to finance, fund, and support affordable housing for Jacksonville residents, the City must formally commit to and develop a local government financing mechanism to provide a long-term sustainable source of revenue dedicated exclusively for affordable housing programs.

Recommendation #3: Commission Comprehensive Study

The City should fund and commission a comprehensive study by the *Florida Housing Coalition* (FHC) to conduct a current inventory of all housing related programs and housing conditions in Jacksonville and evaluate the recommendations for addressing the affordable housing crisis. The FHC can provide confirmation of the recommendations gathered and advanced by the affordable housing committee as well as guidance in the process of implementation.

Recommendation #4: Inclusionary Housing

As recommended in the City of Jacksonville Comprehensive Plan 2030/Housing Elements (Policy 1.2.2.), the city should develop an inclusionary housing program that would incentivize (e.g. through property tax discounts) or require (e.g. where city owned land is used) multifamily property developers to include a percentage of units as affordable housing below the fair market rate.

Recommendation #5: Inclusionary Zoning

As recommended in the City of Jacksonville Comprehensive Plan 2030/Housing Elements (Policy 1.1.1) The City should pass an inclusionary zoning reform ordinance that allows for the development of a range of alternative and affordable housing options in addition to single-family homes (SFH). Inclusionary zoning reform would allow for the “missing middle” forms of housing between the SFH and the multifamily apartment complex that includes accessory dwelling units (ADUs), duplex/triplex/quadplex, townhomes, and small apartment houses as well as modify square footage, lot size, and density requirements.

Recommendation #6: Acquisition of Land/Community Land Trust

As recommended in the City of Jacksonville Comprehensive Plan 2030/Housing Elements (Policies 1.2.5; 1.4.3), the City's Real Estate Division should inventory all city-owned and surplus land and structures and evaluate and determine appropriate locations for infill and private and publicly developed affordable housing. The ***Jacksonville Community Land Trust*** should be a major funding priority by the city in this effort to expand affordable housing in Jacksonville.

Recommendation #7: Tenants Bill of Rights

The City of Jacksonville should pass a Tenants Bill of Rights that informs tenants of their legal statutory rights as tenants in finding, securing, and retaining rental housing, establishes an Office of Tenant Advocacy, and includes additional ordinance-based protections that strengthen rights and address factors contributing to unhealthy/unsafe housing conditions, housing insecurity and human displacement.

Recommendation #8: Publicly Owned Non-Profit Housing

The City should work directly with the Jacksonville Housing Authority, Ability Housing, Community Housing Development Organizations, Downtown Investment Authority and other relevant housing entities in building, owning, and operating non-profit publicly owned housing providing mixed-income affordable housing options below the fair market rate and to enhance competition in the housing market.

Recommendation #9: Monitoring and Regulating Institutional Investors

The City should develop a mechanism to monitor and, where necessary, regulate the role of large institutional investors in owning and controlling large quantities of the stock of single-family homes in Jacksonville generally and in distressed communities in particular. This can include requiring greater ownership transparency, limits on ownership concentration, real estate transfer taxes, and other administrative requirements to de-incentivize institutional investors.

Recommendation #10: Eviction Protection

The City should work with and financially support the Jacksonville Area Legal Aid office in efforts to reduce eviction rates, human displacement, and homelessness. This should include support for The Emergency Rental Assistance Program (ERAP), Eviction Diversion programs, and the Homeowners Assistance Fund (HAF) in conjunction with the Foreclosure Registry.

Feedback and additional recommendations to:

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