



JACKSONVILLE CITY COUNCIL

Critical Quality of Life Issues Special Committee Meeting Minutes

November 17, 2022

1:00 pm

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

Topic: Critical Quality of Life Issues Special Committee: Discussion of final report

Attendance: Council Members Boylan, Salem, Newby, Howland and Pittman; Beth Payne and Noel Comeaux, Northeast Florida Regional Council; Colleen Hampsey, Council Research Division; Subject Matter Experts: Jennifer Ryan, CEO Volunteers in Medicine; 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 the recommendations made by the committee should change the status quo. CM Boylan said that at the December 7th meeting the group will ratify the final report, which will be presented to council on December 13th.

Jennifer Ryan, CEO Volunteers in Medicine and Paul Sapia, Humana, gave a presentation about the recommendations from the access to healthcare working group. Mr. Sapia talked about social determinants of health, such as safe housing, transportation, education, job opportunities, income, and nutrition. He spoke about the 114,000 uninsured residents in Jacksonville who feel they must utilize emergency rooms for primary care. He mentioned disparities in infant mortality rates, and barriers to healthcare, like not expanding Medicaid, transportation options and awareness of health resources. Mr. Sapia spoke about system strengths, like the established safety net system among free and charitable clinics known as the Duval Safety Net Collaborative, and the collaboration of the non-profit, for profit and municipal communities. Ms. Ryan explained the access to healthcare fiscal policy recommendation for \$1,500,000 annually to expand access to health information and expand capacity to link the uninsured to appropriate care. From those funds, \$500,000 annually to JaxCareConnect to increase connection points in all Emergency Rooms every day to provide guidance and navigation through the healthcare system; a marketing campaign to encourage community members to find a medical home and to reduce the stigma of using free and charitable clinics. \$1,000,000 would be provided to providers of free/low-cost health care who are addressing social determinants of health, health equity, transportation barriers,

and other resources to increase access to healthcare. Additional recommendations include revising the UF Health City contract to permit re-qualification once a year rather than every 6 months, and the creation of an Access to Healthcare Task Force with council leadership to connect all community healthcare initiatives and reduce silos, and working with City grant writers to seek out federal funding.

Dr. Jaffee gave a presentation about recommendations from the affordable housing working group:

1. 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.
2. Commit to and develop a local government financing mechanism to provide a long-term sustainable source of revenue dedicated exclusively for affordable housing programs.
3. 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.
4. 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.
5. 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. 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.
6. 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.
7. 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.
8. Coordinate 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.
9. 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.
10. 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.

CM Pittman said any selected policies should be assessed periodically to see if they are working. CM Howland said he agrees with the affordable housing recommendations to incentivize and provide capital for multifamily property developers to include a percentage of units as affordable housing. He also agreed with supporting the Jacksonville Community Land Trust and inclusionary zoning reform. CM Boylan said he sees the need for a sustainable funding source and said that JALA should perhaps be involved with formulating and implementing a tenant bill of rights.

Dawn Gilman, Changing Homelessness, spoke about the progress made by the homelessness working group. She said that Jacksonville has a robust homeless system of care with high levels of coordination. She spoke about the connection between housing and health, the imminent sunset of COVID relief funds, and about diversion programs. Ms. Gilman said no matter how well coordinated it may be, the system of care does not have enough resources to address the individuals and families currently experiencing homelessness. She mentioned eviction prevention and the myriad factors that can lead to homelessness. There were two recommendations from this group, a dedicated and reoccurring revenue source (bonds, food/beverage tax) and targeted measurable goals. CVP Salem said that candidates running for office should be asked about these issues and funding.

Beth Payne, Northeast Florida Regional Council, spoke about the framework to address all three quality of life issues, collectively or separately. She talked about an entity/board or boards to provide oversight and collaboration. She spoke about how sustainable funding is needed for all three issues. She mentioned the crossover in each working group wherein transportation was listed as a barrier. The committee consensus was that there should be three separate entities for oversight/coordination with distinct revenue streams.

Public Comment

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

Carnell Oliver talked about funding, a strategic plan and decreasing competition among service providers.

Paul Stasi talked about hope, the high level of needs in the community, and wraparound services.

Catherine Freeman talked about home ownership.

Angela McKee talked about involving the business community in solutions, cooling housing market conditions and rezoning.

John Nooney talked about waterways.

The next meeting for the full CQLI Special Committee will be December 7, 2022 at 1:00 pm.

Adjourned: 3:00 pm

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

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