



OFFICE OF THE CITY COUNCIL

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JACKSONVILLE, FLORIDA 32202

Re: Noticed Meeting - Affordable Housing

Meeting Location: Henry Cook Room, City Hall
Meeting Date: September 28, 2023
Meeting Convened: 1:00 p.m.

Attendees: CM Joe Carlucci, CM Raul Arias, CM Jimmy Peluso, CM Michael Boylan, ECA Nikki Evans on behalf of CP Salem. Evin Herzberg, Joshua Hicks, Travis Jeffrey, Rick Samples, Matt Lascell, Lurise Bannister, Chiquita Moore, Phillip Pearson, Scott Wilson, Tommy Carter, Kim Taylor, Susan Grandin, Dwayne Alexander, Reginald Peterson, Roshanda Shine, George Foote, Cory Armstong

Audio Link: <https://www.coj.net/getmedia/9b8282f1-116b-4518-b3fe-7c66f4115ff7/Carlucci-Meeting-9-28-23.aspx>

CM Joe Carlucci thanked everyone for attending and welcomed his colleagues from City Council and opened the meeting with the following stated purpose:

- 1) To offer an alternative to the J1-bill regarding Affordable Housing and Homelessness.
- 2) To offer a first look of his ideas to his colleagues who have been very vocal about homelessness, of which, CM Micheal Boylan has, by far, done the most work in this area.

He then noted his guiding principles:

- 1) Create an objective that is consistent with the **CQLI final report**.
 - a. Incentivize private sector developers.
 - b. Have dedicated recurring funding.
 - c. Including Financial report to the JHFA
- 2) Create a plan that's consistent with the **Affordable Housing transition subcommittee report**, headed by Josh Hicks.
- 3) Incorporate and expand the Homeless Trust Fund that Council President Salem has already proposed.
- 4) Create a model that works for Jacksonville, and that has the potential to be a model for other cities to use as well.

Background: CM Joe Carlucci noted that he has had conversations regarding this with Mayor's office, with the JHFA, with Affordable housing developers, and several others.

He then provided a brief description of the plan/idea;

- Take \$5 million per year and commit to this over 5 years, that will go into the JHFA with the condition that it has to be used in the format of a loan to incentivize development of low & to moderate income housing. The interest from these loans will be moved into the Homeless Trust Fund. More of a broad scope fund rather than toward the chronic homeless. The interest will be set at 3% (ballpark number). Principal payments go back into the JHFA account to get recirculated, so interest continues to be generated.
- Ask for a State dollar for dollar match. CM Joe Carlucci has approached State Representative Wyman Duggan, who is supportive of taking this legislation to Tallahassee to make the ask as a Member Project request. Chances are better with a “match” compared to just a \$5 million dollar ask.
- REV Grant Revision. New development is often incentivized by REV Grants. Soft numbers would be a 50/45/5 split. 50% to the property owner, 45% to COJ, and 5% to a Homeless Trust Fund (exact version to be determined). CM Joe Carlucci has asked the Council Auditors to review this, maybe as much as 10% could be diverted to the Homeless Trust fund.
- Community Land Trust – Select 3 high potential locations and flow them into the Community Land Trust. This is a high-level view, CM Joe Carlucci is still vetting this idea and many details yet to be determined.

The Council Members present then offered their comments and ideas reflecting on the presentation and the issues at large.

CM Boylan: Noted he appreciates the efforts and the progress made in addressing homelessness. Acknowledged the importance of creating a recurring fund and highlighted the estimated need for around \$13 million annually for housing homeless individuals downtown. He mentioned the allocation of \$100,000 in the budget to continue discussions and seek consultants' input. Overall, he supports the progress and looks forward to seeing the initiatives move forward. “Councilmember Carlucci, I applaud you for picking up the halter and others have done the same. I'll gladly step back and let you guys run with this because I'm just really happy to see it move forward.”

CM Peluso: In his statement, CM Peluso expressed gratitude to Council Member Carlucci for the efforts and dedication to addressing important issues, particularly related to affordable housing and workforce housing projects. He acknowledged the challenge of building a capital stack and highlighted the significance of low-income tax credits provided by the State of Florida via the Federal Housing Authority. He suggested the need for a dedicated funding source and mentioned the commitment required from the administration for a \$5 million annual allocation from the General Fund. He supports the involvement of the JHFA and proposed the establishment of an independent Homeless Trust to address homelessness alongside housing issues, seeking clarification on the specific focus of the Housing Trust.

CM Arias: Noted that his approach to this is going to be very simple; “as a business component let’s draw a blueprint first and clarify the numbers. I'm just going to echo what everyone else is saying up here on a great jumpstart. We look forward to working together and getting this thing off the ground.” He also suggested one Trust Fund as opposed to two.

Josh Hicks, *Affordable Housing and Community Development Administrator*, “I think I speak on the same mindset as Joe, I think this is a great start. In terms of our affordable housing subcommittee transition report for the Mayor, as Joe mentioned, we knew that we were making suggestions to the Mayor to take recommendations, among those recommendations for that \$25 million, to implement affordable housing, you're talking about millions and millions and millions of dollars to address it over many, many years to address the crisis here. So, to your last point, figuring out the recurring funding, figuring out the trust on what we want to put together to address either affordable housing or homelessness, I think is a great start. And then after that, we can figure out what other metrics we want to have in place to build on that. Also, to Councilman Boylan's point. A lot of these recommendations here are policy recommendations that can be changed, like zoning and permitting and other regulations, almost free of charge, by the council passing an ordinance. So, I think this is a great plan to develop on. And I'm looking forward to working with you all however you want me to.

CM Joe Carlucci final comments: So, thank you guys for coming again. This, was me just trying to add in one extra layer of “keeping it simple,” getting money that we have out the door and building units. Also, recouping those dollars to be used again, and to have the interest from those dollars be funded or flowing into a Homeless Trust Fund. That is probably a whole other, meeting/meetings, study, whatever. But we needed to start with some type of model, some way other than taxes. And this was the one of the ways I found. So that would be one other thing to Council Member Arias' point. In the ask, if we huddle up on this, and we say, Yeah, let's do it, it would be to get a firm commitment of dollars over the course of 4 years, but it would have to be a commitment past just one year.

Meeting Adjourned

Referenced documents:

CQLI Report

http://apps2.coj.net/City_Council_Public_Notices_Repository/COJ%20CQLI%20Final%20Report%2012.16.22.pdf

Changing Homelessness 2023 Point-in-time Count

https://www.changinghomelessness.org/wp-content/uploads/2023/04/NE-FL-CoC-Point-In-Time-Report_Final_04.28.2023-1.pdf

Affordable Housing transition subcommittee report

<https://www.coj.net/mayor/office-of-mayor-donna-deegan/transition-docs/infrastructure-committee/affordable-housing-subcommittee-recommendations-fi.aspx>

JC/gjf

NOTICED ON: Monday, October 9, 2023, at 11:30 a.m., pursuant to 15.103(c), *Ordinance Code*

cc: Council Members and Staff

Margaret “Peggy” Sidman, Director/Council Secretary

Merriane Lahmeur, Chief of Legislative Services

Jeff Clements, Chief of Research

Yvonne Mitchell, Chief of Administrative Services

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