

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Monday, March 4, 2024**

**12:00 PM**

**Council Chamber, 1st Floor, City Hall**

## **Special Committee on Homelessness & Affordable Housing**

*Council Member Joe Carlucci, Chair  
Council Member Ken Amaro, Vice-Chair  
Council Member Raul Arias  
Council Member Jimmy Peluso  
Council Member Chris Miller*

Meeting Convened: 12:04 pm

Meeting Adjourned: 1:06 pm

Attendance: CMs J. Carlucci, Amaro, Miller, Arias and Peluso

Also: Mary Staffopoulos, OGC; Phillip Peterson, Auditor's Office; Colleen Hampsey, Council Research; Shannon Nazworth, CEO Ability Housing; Nate Day, VP, H. Smith, Inc., Barney Smith, JHFA Chair

### **Introductions & Opening Comments**

**CM J. Carlucci convened the meeting and called for introductions. He reviewed the current pieces of legislation that originated with the work of this committee, 2024-111 (creating the Homelessness Initiatives Commission) and 2024-112 (Vote required for funding of homelessness initiatives through certain economic development agreement incentives).**

### **New Business Updates**

**Shannon Nazworth, CEO Ability Housing, and Nate Day, VP, H. Smith, Inc. gave a presentation about affordable housing solutions. Alex Sifakis, JWB, was scheduled to give the presentation but he had a conflict and asked for Ms. Nazworth and Mr. Day to fill in for him.**

**Ms. Nazworth talked about the missing middle, the range of housing types that fit between single-family detached homes and multi-family complexes. She noted that there are missing middle housing options, like duplexes, triplexes, and quadplexes, in Atlantic Beach, San Marco and Riverside.**

**Two of the recommendations that derived from the Mayor's transition subcommittee's work on affordable housing were to (1) double the amount of multi-family zoned land in Duval County, and (2) allow duplexes, triplexes, and quadplexes on properties within a "Missing Middle Overlay Area" within the Urban Area.**

**Doubling the amount of land zoned for multifamily housing would align Duval County with comparable cities like Tampa and Miami. The Mayor's transition subcommittee on affordable housing recommended hiring a consultant to craft a method to do so with intentionality. Ms. Nazworth said that, per Mr. Sifakis, such a consultant may cost around \$350,000 and take about a year to conduct the study.**

**The missing middle overlay recommendation would allow multiplex development on all properties within the Urban Area and Urban Priority Area, near major traffic corridors, to positively impact supply and affordability.**

**Mr. Day talked about potential legislation and a comp plan amendment that would create a new Missing Middle Overlay where the lot size would determine if duplexes, triplexes, or quads would be allowed. He spoke about affordable housing as infrastructure. He talked about the possibility of using CQLI funds (\$100,000) set aside for a housing study to pay for a zoning consultant. CM Amaro asked about including surrounding counties in the zoning consultant's study. CM Miller concurred and suggested utilizing the NEFL Regional Council and coordinating with varied stakeholders like CPACs.**

**CM Peluso noted that the neighborhoods that have missing middle housing options are among the most desirable to residents.**

**CM Arias talked about extra cars, safety and parking issues attributed to greater density.**

**Mary Staffopoulos, OGC, recommended collaborating with the Planning Department about considerations they made when updating the comprehensive plan. CM. J. Carlucci said he may invite Kristen Reed, Chief of Community Planning, to an upcoming meeting.**

### Discussion

Barney Smith, Jacksonville Housing Finance Authority Chair, spoke about the history and functions of JFHA. JHFA utilizes bonds to build/remodel multi-family units, and is empowered to alleviate the shortage of affordable residential housing and to provide capital for investment in such facilities for low, moderate to middle income families and persons anywhere within Duval County through the issuance of its mortgage revenue bonds (subject to council approval). He said the JHFA board is composed of a good group of experts. Mr. Smith talked about GAP loans as bridge or interim financing for projects near completion. He listed several projects recently completed, like the Lofts of San Marco. Mr. Smith talked about multi-family housing as a solution to the affordable housing crisis. He said that the \$2 million recommended in the Mayor's transition report for housing could be leveraged (and possibly matched by JHFA) to assist with new housing development.

CM Peluso talked about GAP funding affordable housing criteria and Low-Income Housing Tax Credits to increase equity. Low-Income Housing Tax Credits gives investors a reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing. Low-Income Housing Tax Credits are designed to subsidize either 30 percent or 70 percent of the low-income unit costs in a project. The 30 percent subsidy, a 4 percent tax credit, covers new construction that uses additional subsidies or the acquisition cost of existing buildings. The 70 percent subsidy, or 9 percent tax credit, supports new construction without any additional federal subsidies.

### Comments

The Special Committee on Homelessness and Affordable Housing is tasked to report its findings and recommendations on these matters on or before April 1, 2024. CM J. Carlucci said that deadline could be extended if necessary. CM Arias asked Ms. Nazworth to come to the next meeting with more information about the zoning consultant, specifically related to costs and whether the study can be conducted in phases.

### Closing Remarks

Public comment: Margaret Gregory, Florida Rights Restoration Coalition, talked about the need for housing options for those formerly incarcerated and recently released from jail or prison. Cindy Funkhouser, Sulzbacher, said that they coordinate with Operation New Hope to help with housing issues for those formerly incarcerated.

With no further business, CM J. Carlucci adjourned the meeting.  
The next meeting will be March 18th at 12:00 pm.

Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 3.5.2024 5:00 pm