

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Monday, March 18, 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 Excused
Council Member Raul Arias
Council Member Jimmy Peluso
Council Member Chris Miller Excused*

Meeting convened: 12:03 pm Meeting adjourned: 12:37 pm

Attendance: CMs J. Carlucci, Peluso and Arias (12:14 pm); CP Salem

Also: Mary Staffopoulos, OGC; Phillip Peterson, Auditor's Office; Colleen Hampsey, Council Research

Introduction & Opening Comments

Chair J. Carlucci convened the meeting and called for introductions. He explained that committee reporting deadline was extended to May 1st instead of April 1st, and that there will 3 more upcoming meetings. CM J. Carlucci said that he has discussed with Barney Smith (Jacksonville Housing Finance Authority Chair) utilizing \$1 million in stack funding for affordable housing leveraged with a possible JHFA match, subject to approval by the JHFA board.

New Business Updates

Cindy Funkhouser, Sulzbacher, talked about public-private partnerships and an affordable housing funding through a partnership between the Jessie Ball DuPont Fund and the Community Foundation. She recommended inviting someone from either entity to speak at an upcoming meeting. CM J. Carlucci said he plans to have them on the agenda for one of the next meetings.

Discussion

CM Peluso talked about a dedicated funding source for the Homelessness Initiatives Commission and conversations with Rep. Wyman Duggan about possible revenue sources. He talked about the potential for developers who receive public incentives making tax deductible contributions to the homelessness trust fund, based on square footage. He spoke about legislation he is working on related to a missing middle overlay to increase density in parts of the city. He mentioned the standard for keeping housing costs below 30 percent of one's income. CM Peluso talked about density bonuses for developers as a market based solution, although affordable units can not be required.

Josh Hicks, Affordable Housing Administrator, spoke about the City's completion grant policy (in progress) and various affordable housing grant and loan incentives. Mr. Hicks emphasized the importance of a uniform incentive policy and making developers aware of what incentives are available.

Comments

Public comment: Shereline Redden spoke about the Preservation Firm, a JSEB organization that focuses on preserving people, preserving property, neighborhood revitalization and assisting at risk individuals with job placement.

Bernadia Samuels spoke about lessons learned through her own life experiences, and how she has channeled those into her nonprofit career. She talked about gun violence, recidivism and personal development application skills.

CM J. Carlucci suggested she apply to be a member of the Homelessness Initiatives Commission.

Closing Remarks

There was a discussion about the membership for the new Homelessness Initiatives Commission. CP Salem asked for clarification about Commission members and ethical conflicts. Mary Staffopoulos, OGC, explained the appointment application process, and conflicts for appointees who work for entities that may apply for funds through the Commission.

CM Arias asked about the timeline for Commission appointments. Ms. Staffopoulos listed the dates for the strategic and annual action plans in the legislation, which could be extended if necessary to accommodate the appointment process.

CM J. Carlucci said that Kristen Reed, Planning Department, and Alex Sifakis, JWB, will be at the next meeting to discuss the missing middle overlay and zoning for density by right.

With no further business, CM J. Carlucci adjourned the meeting.

The next meeting will be on April 1st at 12:00 pm.

Minutes: Colleen Hampsey, Council Research

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Posted: 3.20.24 5:00 pm