

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Monday, April 1, 2024**

**12:00 PM**

**Council Chamber**

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

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

Meeting convened: 12:03 pm Meeting adjourned: 12:55 pm

Attendance: CP Salem; CMs J. Carlucci, Amaro, Peluso and Miller

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

### **Introduction & Opening Comments**

**Chair J. Carlucci welcomed the group and called for introductions.**

### **New Business Updates**

**Chair J. Carlucci said that scheduled presenter Alex Sifakis, JWB, was not able to attend, and that CM Arias is excused because of car issues.**

## Presentations and Discussion

Kristen Reed, Chief of Community Planning, gave a presentation about missing middle housing and the 2045 Comprehensive Plan. Ms. Reed reviewed the Mayor's Transition team recommendations to double the amount of land zoned for multi-family, increase density, and increase supply to impact affordability. Ms. Reed mentioned existing opportunities, such as incorporating Comprehensive Plan density in the Zoning Code. She said that in the Urban Priority Area (UPA) current zoning permits up to 7 units per acre in Residential Low Density (RLD) districts, which could be increased to 15 units per acre with a council approved plan or study. Ms. Reed said that currently 20 units per acre are allowed in Medium Density Residential (RMD) in the UPA and UA (Urban Area). She said that in keeping with the the 2045 Comprehensive Plan, it could increase to 30 units/acre in RMD without a required study.

There was discussion about what areas of the city to target for missing middle development, the UPA or the UA or both. The group talked about what sort of study is needed for increasing RLD density to 15/acre, how long it could take and who would conduct it. Such a study would assist in identifying the most appropriate areas for missing middle housing with proximity to mass transit and collector/arterial roads, excluding overlay areas. Ms. Reed said that changes to the 2045 Comprehensive Plan would take about 6-8 months.

CP Salem asked about what the process may be to select target areas, and he requested a follow-up explanation and description of the UPA and UA, as well as other zoning and land use terms.

CM Peluso noted that both the UPA and UA areas should be focused upon to really make an impact. CM Peluso spoke about the need for more housing supply and the challenges to attaining of housing for today's younger population. CM J. Carlucci suggested just focusing on the UPA for now, and increasing the RMD density to 30 units per acre in the UPA. Ms. Reed said she will report back about the cost, scope and timeline for a study related to increasing density in Residential Low Density areas. The committee agreed to proceed with initiating legislation to increase RMD to 30/units per acre in UA and UPA and requested that Mary Staffopoulos, OGC, draft it.

Barney Smith, JHFA, shared that the JHFA board approved a \$1 million match to the City's \$ 1 million set aside in homelessness trust fund for affordable housing, with limited conditions for flexibility. Ms. Staffopoulos will draft the necessary legislation and interagency agreement with JHFA.

Mr. Smith talked about the need for multi-family units in Jacksonville, elevated rental costs and lengthy waiting list for subsidized housing. JHFA financed 2500 units in last 5 years with bonds and provided \$8 million in gap loans. He listed several projects completed and some in the pipeline.

CM Amaro asked about a path to homeownership. Mr. Smith said that JHFA also has mortgage bonds and down payment assistance loans for lower income first time home buyers.

Mr. Peterson, Auditor's Office, said the homelessness trust fund has \$1.2 million currently, with an amount similar coming in the new fiscal year in October through the economic incentive percentage approved through Ord. 2024-41-E .

### Closing Remarks

**CM J. Carlucci said that at the next meeting there will be guests from the Jessie Ball duPont Fund and Community Foundation to discuss affordable housing tax incentives.**

**CM Peluso talked about homeless individuals and public safety in commercial area right of ways. He mentioned the need for storage spaces to secure their personal items.**

**The committee discussed HB 1365, just signed by Governor DeSantis, that prohibits individuals from camping on city streets, sidewalks, and parks, to be instead placed in temporary shelters monitored by law enforcement agencies. Ms. Staffopoulos said the law's effects are being evaluated by Mr. Fackler, General Counsel, and JSO.**

**CM Peluso spoke about crisis stabilization centers utilized in Miami, as described by Cindy Schwartz, the retired Project Director of the Eleventh Judicial Circuit of Florida Criminal Mental Health Project- Jail Diversion Programs in an Adjudication, Intake and Rehabilitation Working Group meeting in January. Ms. Schwartz spoke about the 'Miami Model', where she worked from 2003 - 2022, which is a diversion program that targets those with serious mental health issues and provides linkages to community-based treatment and services using crisis stabilization units (there are 4 in Miami, plus Jackson Memorial Hospital) where police may take someone in crisis using Baker Act authority. Officers transport individuals with mental illness to community mental health facilities for evaluation, treatment, and referrals instead of making an arrest.**

**Public comment: Ms. Baldwin submitted a speaker card advocating for housing and training for the unhoused population, but she did not speak.**

**The next meeting for this committee will be on April 8, 2024 at 12:00 pm.**

Minutes: Colleen Hampsey, Council Research  
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Posted: 4.3.24 5:00 pm