



Jacksonville City Council  
Special Committee on Homelessness and Affordable Housing

Final Report

June 18, 2024

Committee Members

Council Member Joe Carlucci, Chair

Council Member Ken Amaro, Vice-Chair

Council Member Raul Arias

Council Member Jimmy Peluso

Council Member Chris Miller

Homelessness and Affordable Housing Special Committee Charge

Jacksonville City Council recognizes homelessness and affordable housing to be issues of significant concern to our city. Created through Council President Salem’s October 20, 2023 Memorandum, the Special Committee on Homelessness and Affordable Housing was charged to assess the needs of the homeless population, identify gaps in services, and make recommendations regarding homelessness and affordable housing initiatives and funding sources.

Meeting Dates

November 20, 2023	March 4, 2024
November 27, 2023	March 18, 2024
December 7, 2023	April 1, 2024
January 22, 2024	April 22, 2024
February 5, 2024	

Legislation

2023-807-E Introduced by the Mayor, amended by Council Member J. Carlucci to establish the Homelessness Initiatives Special Revenue Fund.

2023-847-E Introduced by the Mayor, appropriated a total of \$1.4 million to the Homelessness Initiatives Special Revenue Fund. This was comprised of \$1.2 million in a contingency for future determination of how to use the funds and \$200k for the Homelessness Continuum of Care Bonus Match program proposed by the Mayor in the legislation.

2024-41-E To provide for funding of homelessness initiatives through certain economic development agreement incentives. The City shall designate funding equal to 4% of the approved economic development agreement incentives approved during a calendar year, with the exception of projects located within Community Redevelopment Areas to the Homelessness Initiatives Special Revenue Fund.

2024-111-E Create a Homelessness Initiatives Commission & to Establish the Functions, Powers and Duties.

2024-112-E Any other proposed ordinances that would create a funding set-aside based on a percentage of economic development incentives granted that exceeds the cumulative 5% already allocated to the JUMP and Homelessness Initiative programs would require a super-majority vote of 14 council members to be approved.

2024-113-E The Jacksonville Housing Authority, through its CEO or a designee, would be required to report annually both in person and in writing to the City Council committee responsible for addressing affordable housing issues and to the Finance Committee.

## Summary

The Special Committee on Homelessness and Affordable Housing held nine meetings between November 2023 and April 2024.

Numerous subject matter experts participated in the discussions, including Cindy Funkhouser, Sulzbacher; Shannon Nazworth, Ability Housing; Dawn Gilman, Changing Homelessness; Alex Sifakis, JWB; Heather Horovitz, Jacksonville Housing Authority board chair, and Vanessa Dunn, acting JHA CEO; Nate Day, VP, H. Smith, Inc., Barney Smith, Jacksonville Housing Finance Authority chair; Josh Hicks, COJ Affordable Housing Administrator; Kristen Reed, Chief of Community Planning, Trisha Bowles, Lawsikia Hodges, Jason Teal, Office of General Counsel; Chris Crothers, DuPont Fund; James Coggin, Community Foundation.

Stemming from the work of the Special Committee on Homelessness and Affordable Housing, four ordinances were introduced, debated in committees, and approved by council:

- creating a Homelessness Initiatives Commission
- Homelessness Initiatives Special Revenue Fund for homelessness initiatives through funding equal to 4% from certain economic development agreement incentives, based on the language adopted in 2024-41-E, the FY 24/25 budget should include \$1,240,000 towards the Fund
- requiring a super-majority vote of 14 council member for approval of other proposed ordinances that would create a funding set-aside based on a percentage of economic development incentives granted that exceeds the cumulative 5% already allocated to the JUMP and Homelessness Initiative programs
- require Jacksonville Housing Authority to report annually to council

Additionally, the Special Committee on Homelessness and Affordable Housing approved actions to:

- direct the Planning and Development Department to implement a “missing middle study” to double density (7 to 15 units) for LDR and increase MDR to 30 units per acre, with a mid-way update on the project to be reported to LUZ and NCSPHS
- approve a partnership with Jacksonville Housing Finance Authority for a \$1,000,000 1:1 match for affordable housing gap funding
- encourage the Finance Committee during the budget review in August to consider the affordable housing fund, a proposed public private partnership leveraging the \$10 million proposed by the Mayor in the next budget with \$30 million in private and philanthropic dollars to catalyze the development of affordable housing units, as presented by Mr. Crothers and Mr. Coggin

Upon the submission of this final report, the Special Committee on Homelessness and Affordable Housing has concluded its work with the expectation that the Homelessness Initiatives Commission will strive to assist those experiencing homelessness, and that the recommendations made by this committee be utilized to increase the accessibility of affordable housing. I would like to extend appreciation to Council Members Amaro, Arias, Miller and Peluso for their service on this special committee, to President Salem for establishing the committee, to those in the homelessness and affordable housing spheres who participated in the meetings and lent their expertise, to the members of the public who took time to attend, and to all City Council, Office of General Counsel and Auditor’s Office staff for their assistance.

Joe Carlucci, Jacksonville City Council District 5

