

**NEIGHBORHOODS DEPARTMENT  
HOUSING AND COMMUNITY DEVELOPMENT DIVISION**



**JACKSONVILLE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION  
MEETING MINUTES**

**March 28, 2018  
9:30 am**

Proceedings before the Jacksonville Housing and Community Development Commission taken on Wednesday, March 28, 2018  
Ed Ball Building, 8<sup>th</sup> Floor, Jacksonville FL, 32202  
Jacksonville, Duval County, Florida, commencing at approximately 9:30 a.m.

**COMMISSION MEMBERS**

David Wakefield,	Chair
Raul Arias,	Vice Chair
Marshall Adkison,	Member
Teresa Durand-Stuebben,	Member
Diana Galavis,	Member
Charles Garrison,	Member
Tracy Grant,	Member
Curtis Hart,	Member
Lauren Parsons Langham,	Member
Sharol P. Noblejas,	Member
April Smith,	Member

Diana Seydlorsky, Chief - Housing & Community Development Division

*The Last Commission Meeting was Held on February 28, 2018*

**JACKSONVILLE HOUSING AND COMMUNITY AND DEVELOPMENT COMMISSION MEETING MINUTES**  
**March 28, 2018**

**Commission Members Present:**

David Wakefield	Chair
Raul Arias	Vice Chair
Diana Galavis	Member
Charles Garrison	Member
Tracy Grant	Member
Curtis Hart	Member
Lauren Langham	Member
April Smith	Member

**Commission Members Absent:**

Marshall Adkison	Absent - Unexcused
Teresa Durand-Stuebben	Absent - Excused
Sharol Noblejas	Absent - Excused

**Administration**

Dr. Johnny Gaffney	Administration
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**City Council:**

Garrett Dennis	Absent
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**Professional Staff:**

Sandra Stockwell	OGC
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**Others Present:**

Jan Gallagher	Women's Center
Jill Leslie	Women's Center
Lili High	Catholic Charities
Michelle Tappouni	Ability Housing

**Staff:**

Diana Seydlorsky	Barbara Florio
Tina Beals	Kim Doss
Shanee Ealey	Kamisha Gross
Travis Jeffrey	Chynequa King
Tanja McCoy	Errol Schell
	Kenny Logsdon

**In attendance, did not sign in.**

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<b>Agenda Item</b>	<b>Content</b>	<b>Exhibit/s which are attached hereto and by this reference made a part hereof.</b>	<b>Action and/or Follow-Up</b>
<b>Call Meeting to Order, Welcome and Introductions</b>	Chair Wakefield called meeting to order 9:30am		
<b>Chair David Wakefield:</b>	Welcomed all attendees, members and staff.		
<b>Consider Approval of Minutes</b>	February 28, 2018 Motion – Raul Arias Second – Curtis Hart	<b>Minutes: February 28, 2018</b>	<b>Motion passed unanimously</b>
<b>I. Public Comments</b>	None.		

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<p><b>II. Presentation – Women’s Center</b></p>	<p><b>Jan Gallagher, Director of Counseling:</b>  Ms. Gallagher provided two (2) handouts regarding some of the services, including counseling that is available at the Women’s Center and specified what the CDBG funding provides.</p> <p>They are a non-profit, community-based resource center for women and their families serving Jacksonville and surrounding counties. Mission: To improve the lives of women and their families through advocacy, education and support.</p> <p>The Center sees approximately 400-500 new clients each year. When clients see a CDBG-funded staff member, the client pays nothing. The Center was able to assist 121 clients through CDBG funding this year alone. 80% of clients fall into the low or extremely low income bracket and cannot afford payment even though there is a sliding scale.</p> <p>Commissioner Langham asked “how are clients who need medicine helped?” Ms. Gallagher responded they do not have a psychiatrist on staff so they have to refer the clients to outside help. Currently, Daniel Memorial is seeing their clients who need medicine. They are always looking for new referral places to assist.</p> <p>Chair Wakefield asked “if someone calls in for an initial screening, what is that process?” Ms. Gallagher responded that everyone who calls comes in for a no-fee initial screening appointment. Demographic information is collected over the phone then an appointment is scheduled, usually within a week. Treatment plans are flexible.</p> <p>Chair Wakefield followed up questioning “what would happen if a victim called in at 2:30am?” Ms. Gallagher responded they would receive a live person on the phone.</p> <p>Commissioner Arias asked about the volunteers vs. staff. Ms. Gallagher stated they see 400-500 counseling clients with 2 full-time counselors and 4 part-time counselors. They are opening a new facility next month for the Sexual Assault Forensic Exam “program” and will house nurses, counselors, etc. Commissioner Arias followed up with questioning how they hire their staff. Do they have to be qualified? Do the volunteers become counselors, etc.? Ms. Gallagher stated they definitely need to be qualified. They will have at least one counselor at the new location one day a week until they can get the funding. They are currently writing grant proposals to get more funding so they are able to provide more assistance.</p>	<p><b>Presentation regarding the services available, including counseling, at the Women’s Center.</b></p>	
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<p><b>Presentation – Women’s Center (cont.)</b></p>	<p>Total number of clients served for the organization is approximately 10,000 and 400-500 clients are for counseling only. The 42 staff people and volunteers help serve thousands of clients. Member Arias asked if this is enough staff members to handle and provide all services. Ms. Gallagher stated they definitely need more staff and have to “juggle” things around but, it all gets done. As an example, there was and continues to be a 53% increase in call volume since the “ME TOO” movement began.</p> <p>Chair Wakefield thanked Ms. Gallagher and her assistant, Jill Leslie, for the presentation and all of the hard work the Center is doing for the residents of Jacksonville.</p>		
<p><b>III. Chair Report</b></p>	<p><b>David Wakefield:</b> Nothing to report at this time.</p>		
<p><b>IV. Chief’s Report</b></p>	<p><b>Diana Seydlorsky:</b> Universal Applications were due March 9<sup>th</sup> and we received twenty-eight (28) CDBG, thirteen (13) City of Jacksonville CDBG, eight (8) ESG, and six (6) HOPWA for a total of 55 applications.</p> <p>Right now all of applications are with the three (3) reviewers who are rating the applications and will get them to Chief Seydlorsky this Friday, the 30<sup>th</sup>. Next week, she will put them in order of how they scored and then it will go to the finance team for review and any edits they need to make.</p> <p>We are still looking at what the Program Income is. The estimate was right around \$1.7M and lapsed CDBG funds are about \$1M.</p> <p>HOME will be a revolving loan fund and will split out the 10% admin with the rest going into revolving loans. Staff is still formulating that program and it will come out 10/1/18.</p> <p>SHIP, we did receive our SHIP allocation amount and are very disappointed. Two years ago it was about \$5.5M, last year it was about \$4M and this year they are saying it will be about \$1.3M. They swept a lot of the money. We did get a notice we are getting \$204,000 in SHIP DR funding (Disaster Relief.) In addition, for Hurricane Matthew (which happened almost two years ago) we are going to get some funding from CDBG Disaster Relief. The minimum is \$750,000 but, we will most likely get approximately \$1M to \$2M.</p>		

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**Chief's Report  
(cont.)**

The state received \$200M for disaster relief funds for the counties that were impacted. Hurricane IRMA is still on the table and we won't know that figure until September. We are thinking about \$39M that will go towards housing. Chief Seydlorsky will have more defined numbers for the programs once the Finance team reviews and provides the information.

Next week is Community Development week and we are quite excited about that. Monday kickoff is at Catholic Charities and we are hoping that the Mayor will attend.

Chief Seydlorsky invited the Commissioners to attend any and/or all of the events. The Commissioners were provided a handout that included information for all of the events and all events were public noticed.

Chair Wakefield asked Chief Seydlorsky to email out funding numbers next week when she receives them from the Finance Team. Chief Seydlorsky agreed to the request and advised that she will include that information with recommendations. Barbara Florio also stated that, if they want the applications, we will have them available on a thumb drive and asks that they let us know if they want a copy.

Commissioner Garrison asked if we can include organizations that received funding in the past, how much cumulative funding and what it was for along with how many years they have received the funding. Chief Seydlorsky stated she will include that with the recommendations.

Member Garrison also asked about the CDBG DR funding and the fact that Chief Seydlorsky stated staff is very excited about that and the Chief saying that it will still go to housing. Since the disaster relief funding still has to go to housing, what are the rules as in what can it be spent on?

Chief Seydlorsky stated that CDBG DR has the same rules as CDBG. It must be used for low to moderate income individuals and the action plan for the state says that housing is the most important thing at this time. Funds can be used for infrastructure, drainage, bridges, anything that's CDBG, PFI, PSG (if affected at the time of the disaster) and, of course, rehabilitation.

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<p><b>Affordable Housing Report (cont.)</b></p>	<p>Ms. Coles referenced several documents that were previously provided to the commissioners regarding: Affordable Housing (Identifying Nationwide Models and Financing Options); Addressing the Myths of "Affordable Housing" (part of the Neighborhood Services Toolkit); and the 2017 Annual Report from the Jacksonville Housing Finance Authority. These reports touch upon the housing crisis in Jacksonville. Even the Beaches area is having issues. There are some lower income housing units currently there that developers want to purchase and put in more market rate units.</p> <p>We need to determine what is happening in other places too (not just Jacksonville.) We are not the only place having the challenge of not having affordable housing.</p> <p>Tiny houses have been discussed as alternative housing however, the City of Jacksonville has a minimum of 800sf for new home construction. Commissioner Hart stated that 35% of homes today are not affordable due to government regulations. Commissioner Hart also stated that he is currently working on a project putting bigger houses on tiny lots in order to try to get the price reduced. The project is still in the planning phase but, he will share it when it's ready. If we really wanted to do tiny homes maybe get rid of government regulations in certain areas. He also stated that developers could produce a lot cheaper houses if they could get rid of government guidelines. Commissioner Garrison asked if it was possible for developers to build track homes. Commissioner Hart stated that the lot costs are currently running at \$40K - \$45K minimum. How can you build a house for \$100K?</p> <p>Commissioner Arias asked if building 800sf, could homes be built for \$100K. Commissioner Hart states that before any developer fees, infrastructure, etc. you are already at \$100K before you even start the home.</p> <p>Commissioner Garrison asked if there was any way that they could join the Affordable Housing Coalition and Ms. Coles responded in the affirmative and stated that they want lots of conversations and a variety of knowledge to draw upon.</p>		
<p><b>VI. Action Items</b></p>	<p>The Mayor's Budget Review Committee is the 25<sup>th</sup> of April. Moving the meeting to the 18<sup>th</sup> will allow staff to prepare everything for the 25<sup>th</sup>. We are recommending and asking for a motion and approval from the Commission to move the April 25<sup>th</sup> Board Meeting to April 18<sup>th</sup>, 2018.</p> <p>Motion – Raul Arias Second – Sharol Noblejas</p>		<p><b>Motion passed unanimously</b></p>

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<b>VII. New Business</b>	None.		
<b>VIII. Unfinished Business</b>	None.  Chair Wakefield: That concludes this session. Thank you all. <b>Meeting Adjourned at 10:32a.m.</b>		

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**CERTIFICATION**

**Recorded and Transcribed by:**



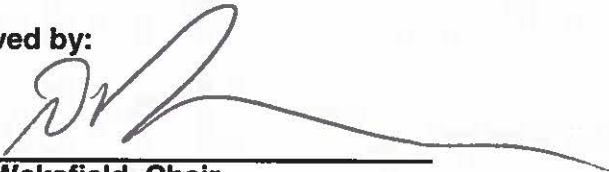
**Tina M. Beals, Administrative Assistant  
JHCDC Staff Support**

**Submitted by:**



**Barbara Florio, Operations Manager  
JHCDC Board Liaison**

**Approved by:**



**David Wakefield, Chair**

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