

# Housing and Community Development Division

## Neighborhoods Department



Presented by Erich Chatham,  
Civitas LLC



# Topics

- Primary purpose of the Housing and Community Development Division
- Housing and Community Development Funding Sources
- The Universal Applications Budget and Process
- Consolidated Plan Process and Requirements
- Annual Action Plan Process and Requirements
- Demographics
- Consolidated Plan 2021-2025 Priority Needs and Goals
- 2022 Action Plan Projects



# Housing & Community Development Division (“HCDD”)

- Manages affordable housing and community development related initiatives on behalf of the City of Jacksonville to increase the availability of affordable housing to low-and moderate-income persons within the Jacksonville community through public and private partnerships.
- Provides financial assistance to develop safe, quality affordable housing, pathways to homeownership, infrastructure and public facility improvements, and homeless prevention and services programs.
- Provides staff support to Jacksonville Housing Finance Authority (“JHFA”) and Jacksonville Community Land Trust (“JCLT”).



# Housing & Community Development Division

- Implements Federal funding, consistent with the Consolidated Plan, from U.S. Department of Housing and Urban Development (“HUD”):
  - Community Development Block Grant (“CDBG”)
  - HOME Investment Partnerships (“HOME”)
  - Emergency Solutions Grants (“ESG”)
  - Housing Opportunities for Persons with AIDS (“HOPWA”)
- Administers the State Housing Initiatives Partnership (“SHIP”) program funds.



# Community Development Block Grant (“CDBG”)

Flexible funding source that can be used for a variety of activities targeted towards low to moderate income individuals, households, and neighborhoods (80% Area Median Income and below).

## Eligible uses include:

- Public Improvements (Streets, Sidewalks, Parks, Sewers, etc.)
- Public Facilities (Neighborhood centers, non-profit centers, homeless facilities)
- Rehabilitation of residential and non-residential buildings
- Acquisition of land or real property to be used for eligible purposes
- Economic Development Activities
- Public Services Including: healthcare, homeless services, literacy, youth services, senior services
- Planning and Administration
- Elimination of slum and blight



# The Emergency Solutions Grants (“ESG”) Program

The ESG program provides funding to:

- Engage unsheltered homeless individuals and families
- Improve the number and quality of emergency shelters for homeless individuals and families
- Help operate homeless shelters
- Provide essential services to shelter residents
- Rapidly re-house homeless individuals and families
- Prevent families and individuals from becoming homeless

ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities.



# Housing Opportunities for Persons With HIV/AIDS (“HOPWA”)

The HOPWA program provides funding for:

- Housing (acquisition; rehabilitation; or new construction of housing units; rental assistance, etc.)
- Social services
- Program planning
- Development costs

An essential component in providing housing assistance for targeted special needs population is the coordination and delivery of support services.



# Universal Applications Process

- Primary purpose is to develop viable, compliant, and competitive procurement of grantees.
  - All non-profit 501(c)(3) agencies applying for funds are required to attend one Technical Assistance and Budget Workshop.
  - Agencies may apply for CDBG, HOPWA, and ESG funds.
  - Workshops are held during November and December each year.
  - Applications are due the following January each year.



# Universal Applications Process

- Applications go through the following process:
  - Threshold Review to ensure applications are complete and meet an eligible national objective.
  - Scoring Review to evaluate operations, services, projects, and financials.
- Applications must receive a minimum score of 75 out of a possible 100 to be eligible to receive funding.



# Universal Applications Process

- Scoring Criteria (see scoring rubric in Board packet :
  - Agency Summary 30 Points
  - Project Description 25 Points
  - Statement of Need 15 Points
  - Budget & Financial Analysis 30 Points



# Universal Applications Process

- The Budget is reviewed and recommended for funding by:
  - Neighborhoods Director's Office
  - Administration
  - Mayor's Budget Review Committee
  - Jacksonville Housing and Community Development Commission ("JHCDC")
- The Budget is submitted for approval to City Council.
- Applicants are notified in writing.
- Contracts are prepared, signed, and effective October 1st – September 30<sup>th</sup>.



# HUD Funding Cycle

- Federal funding cycle runs yearly from **October 1<sup>st</sup> to September 30<sup>th</sup>**.
- At least 2 public hearings must be held each year to provide information on:
  - Consolidated Plan/Annual Action Plan
  - Consolidated Annual Performance and Evaluation Report (“CAPER”)



# Consolidated Plan Process/Requirements

- HUD entitlement grant programs are administered through the Consolidated Plan (“ConPlan”)
  - Managed through HUD’s Integrated Disbursement and Information System (“IDIS”) Online
- Describes community needs, resources, priorities, and proposed activities to be undertaken under certain HUD program for the following five years.
- Helps grantees determine activities and organizations to fund in the coming years.
- Submitted once every 5 years by August 15<sup>th</sup>.
  - Current ConPlan is October 1, 2021 through September 30, 2025
  - Next ConPlan is October 1, 2025 through September 30, 2030
- A year-long process with public hearings, public meetings, public input, and approval by HUD.



# Annual Action Plan Process/Requirements

- The Annual Action Plan (“AAP”) is submitted to HUD every year during the five-year ConPlan cycle.
- The AAP is a portion of the ConPlan for the submission year.
- Describes the specific planned uses for HUD programs, and other program requirements.
- The ConPlan is carried out through Annual Action Plans, which provides a concise summary of the actions, activities, and specific Federal and Non-Federal resources that will be used each year to address the priority needs and specific goals identified by the ConPlan.
- Submitted every year by August 15<sup>th</sup>
  - Next AAP is due August 15, 2023



# ConPlan - Five Components

1. Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

## HUD 2023 Fund Allocation

Source	Amount	Program income*	Total
CDBG	\$6,626,210	\$552,959	<b>\$7,179,169</b>
HOME	\$3,695,329	\$1,926,232	<b>\$5,621,561</b>
ESG	\$572,658	\$0	<b>\$572,658</b>
HOPWA	\$3,028,862	\$0	<b>\$3,028,862</b>

\* Program Income estimates based on Program Year 2022



# COJ/Duval Demographics

Table: Demographics – 2010 to 2019

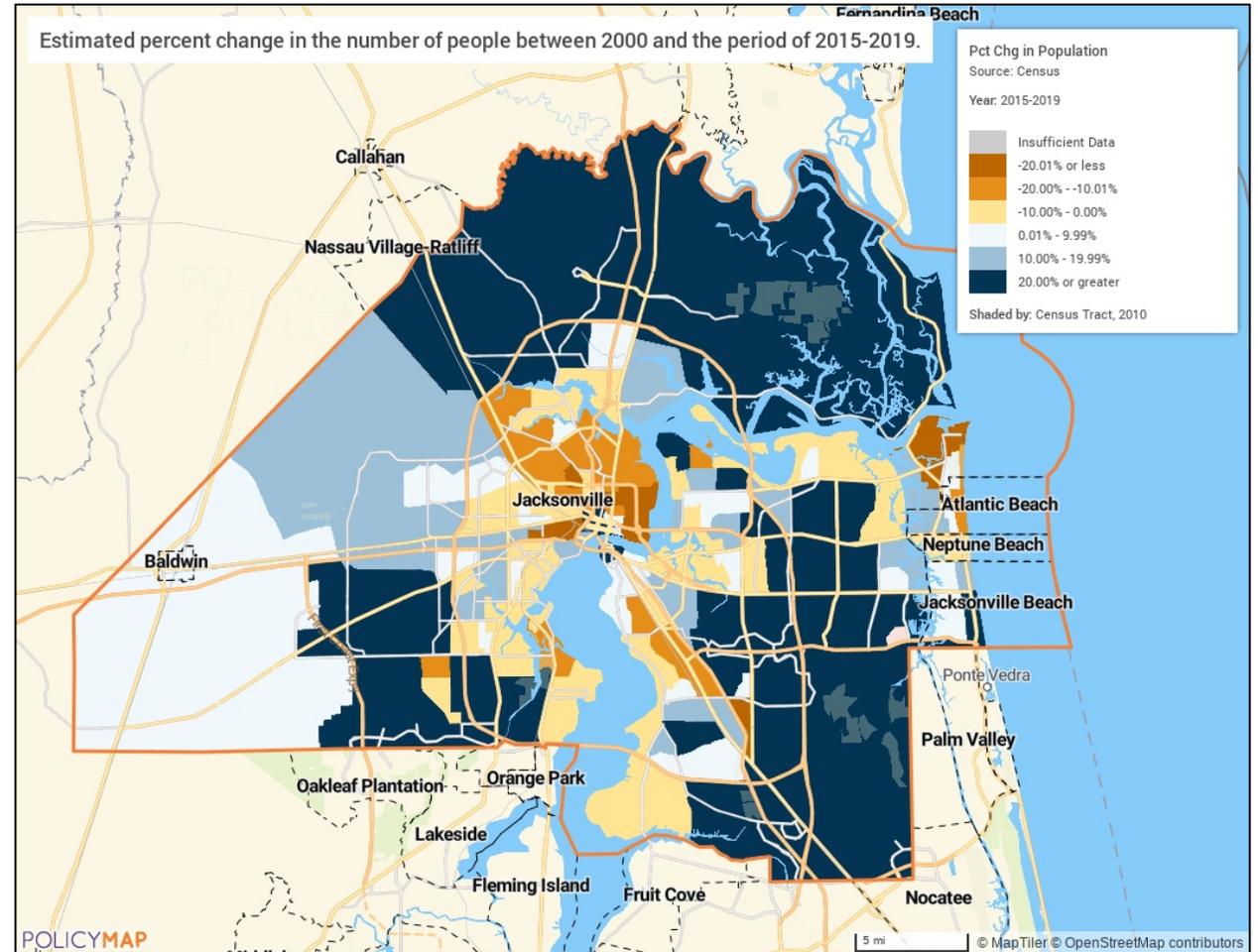
	Base Year: 2010	2019	% Change
Population	864,263	948,651	10%
Households	330,276	359,544	9%
Median Income	\$49,463	\$55,807	13%

## Population shift:

- Downtown area and some coastal tracts had a population decrease of 20% or more since 2010
- Many tracts along the outer edges of Duval County grew by more than 20%.

Table: Housing Costs – 2010 to 2019

	2010	2019	% Change
Median Home Value	\$175,900	\$180,700	3%
Median Rent	\$731	\$897	23%



*Population Change since 2000*

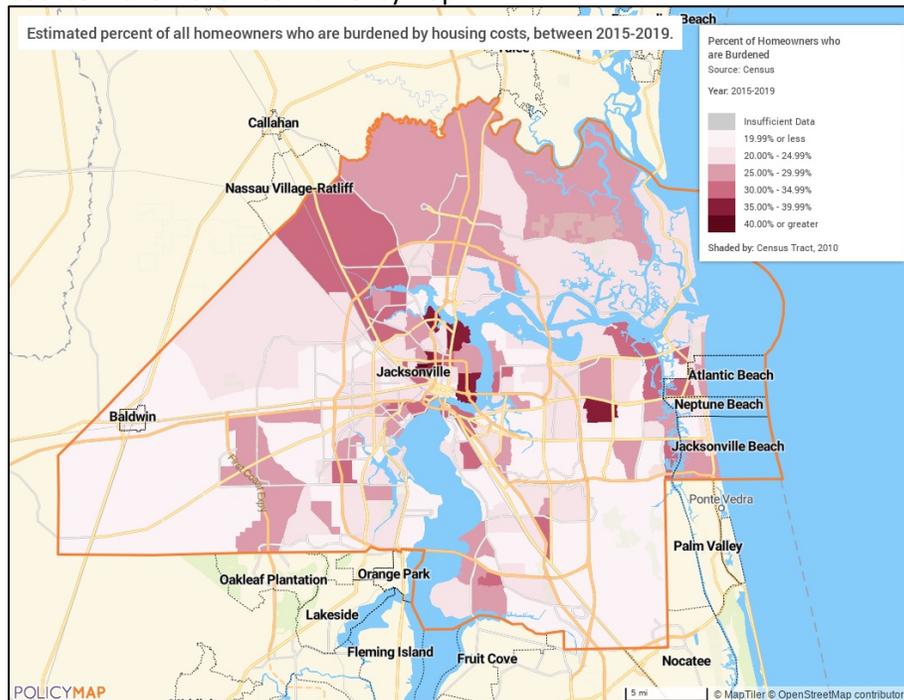
Source: 2015-2019 ACS via PolicyMap

# Housing Cost Burdened

- Over 22% homeowners are cost burdened (spending over 30% of income on housing expenses)
  - 15,500 homeowners are severe cost burdened (spending over half of income on housing)
- Over 39% of renters are cost burdened
  - Over 31,500 renters are severe cost burdened

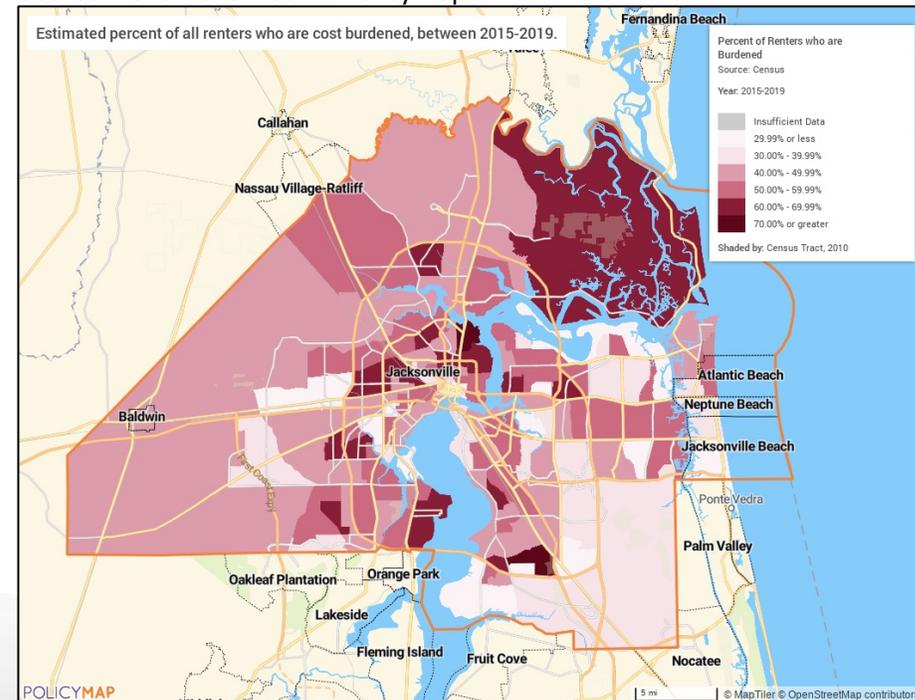
## *Cost Burdened Homeowners*

Source: 2015-2019 ACS via PolicyMap



## *Cost Burdened Renters*

Source: 2015-2019 ACS via PolicyMap



# Needs Assessment: Low-to-Moderate Income (“LMI”) Areas

Table: Poverty Rate – 2010 to 2019

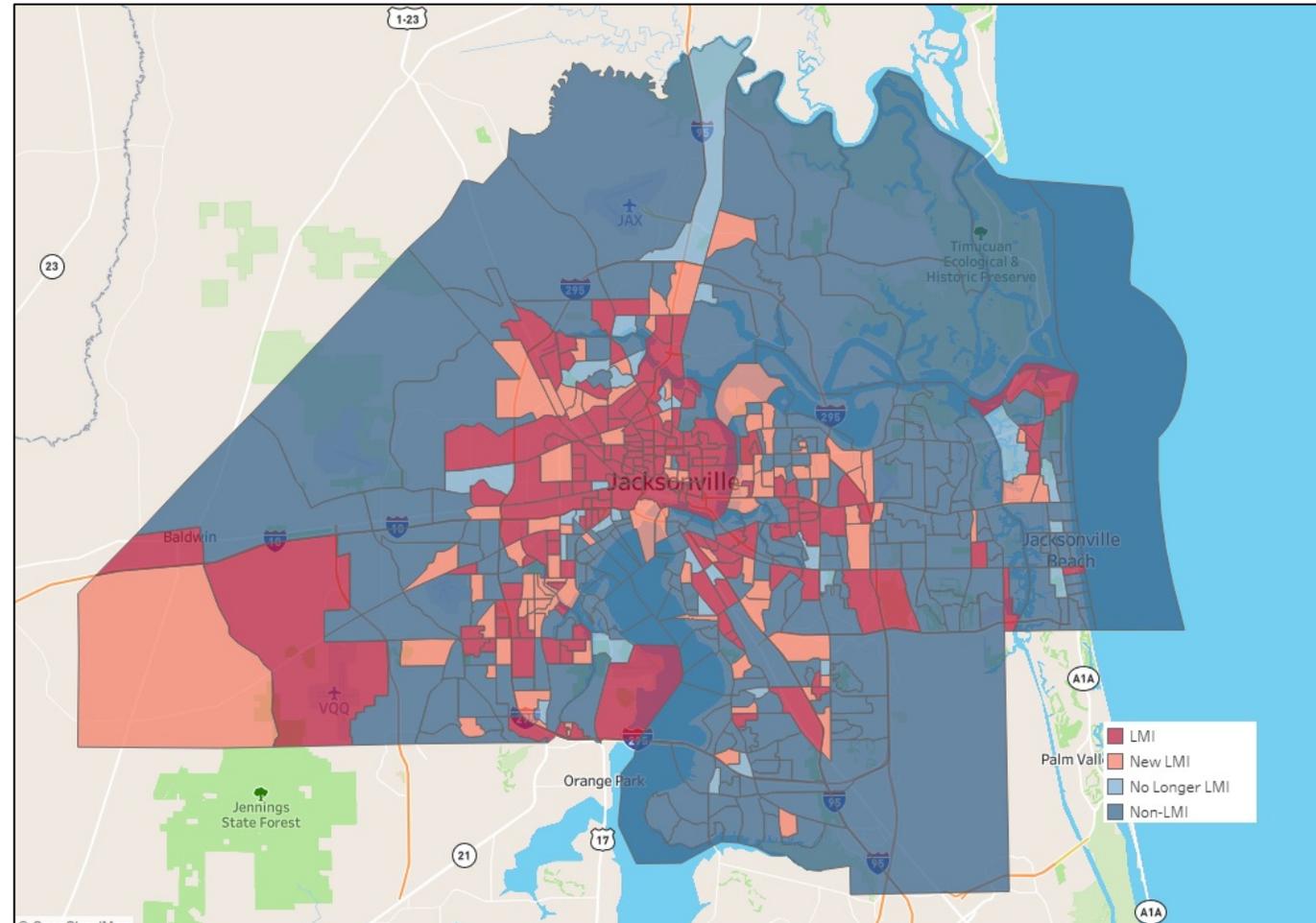
	Poverty Rate - 2010	Poverty Rate - 2019	Change in Poverty Rate
Jacksonville	16.5%	12.7%	-23%
Florida	16.7%	14.9%	-10.8%

Source: 2000 Decennial Census and 2013-2017 American Community Survey

- Poverty Line for family of 4 is \$30,000 (2023)

## Low to Moderate Income (“LMI”) Areas:

- LMI = Less than 80% of area median income
- COJ Median income = \$49,463
- LMI in COJ = Less than \$39,570 (approx.)



*Low to Moderate Income Tracts*

Source: HUD LMISC FY2020

# 2021-2025 ConPlan – Priority Needs & Goals

## Priority Needs

## Goals

Improve and Expand Public Infrastructure & Facilities

- 1A. Improve and Expand Public Infrastructure
- 1B. Improve Access to Public Facilities

Affordable Housing Preservation & Development

- 2A. Provide for Owner Occupied Housing Rehab
- 2B. Increase Homeownership Opportunities
- 2C. Increase Affordable Rental Housing Opportunity

Expansion of Available Public Services

- 3A. Provide Supportive Services for Special Needs
- 3B. Provide Vital Services for Low-to-Mod Income

Addressing Homelessness

- 4A. Provide for Rapid Re-Housing Programs
- 4B. Increase Availability of Overnight Shelter Beds
- 4C. Increase and Improve Street Outreach & Support
- 4D. Increase Available Permanent Supportive Housing

# 2022 Action Plan Projects – CDBG

Project Name	Funding
CDBG: Administration	\$1,397,176
CDBG: Public Services <ul style="list-style-type: none"><li>• Expansion of Available Public Services</li><li>• Addressing Homelessness</li></ul>	\$1,039,019
CDBG: Public Facilities & Infrastructure <ul style="list-style-type: none"><li>• Improvements to and Expansion of Public Facilities</li></ul>	\$4,632,421
<b>TOTAL 2022 Program Year Funds</b>	<b>\$7,068,616</b>

# 2022 Action Plan Projects – HOME

Project Name	Funding
HOME: Administration	\$553,032
HOME: CHDO Development Set-Aside 15% <ul style="list-style-type: none"><li>Affordable Housing Preservation &amp; Development</li></ul>	\$548,184
HOME: CHDO Operating 5% <ul style="list-style-type: none"><li>Affordable Housing Preservation &amp; Development</li></ul>	\$196,209
HOME: Non-CHDO Housing Programs <ul style="list-style-type: none"><li>Affordable Housing Preservation &amp; Development</li></ul>	\$4,232,902
<b>TOTAL 2022 Program Year Funds</b>	<b>\$5,530,327</b>

# 2022 Action Plan Projects – ESG

Project Name	Funding
ESG Program <ul style="list-style-type: none"><li>Addressing Homelessness</li></ul>	\$570,440
<b>TOTAL 2022 Program Year Funds</b>	<b>\$570,440</b>

# 2022 Action Plan Projects – HOPWA

Project Name	Funding
HOPWA: Administration	\$81,622
HOPWA: NE Florida AIDS Network	\$763,456
HOPWA: Catholic Charities Bureau	\$920,042
HOPWA: JASMYN, Inc	\$164,068
HOPWA: Lutheran Social Services	\$604,715
HOPWA: River Region Human Services	\$186,833
<b>TOTAL 2022 Program Year Funds</b>	<b>\$2,720,736</b>

# Home Investment Partnership Program (HOME)

Funds non-profit and private developers to create affordable homes for low- and moderate-income people (under 80% of Area Median Income).

## Possible projects include:

- Multi-family apartment buildings
- Housing for people with special needs (homeless, developmental disabilities etc.)
- First-time Homebuyer assistance
- Housing Rehabilitation
- Rental Assistance (vouchers)
- Capacity building for local community housing development organizations



# Florida Housing Finance Corporation (“FHFC”)

- To participate in State Housing Initiative Partnership (“SHIP”) program funds, local governments must establish a Local Housing Assistance Program (“LHAP”) by ordinance.
- The funding cycle runs annually from July 1<sup>st</sup> to June 30<sup>th</sup>.
- The City of Jacksonville received \$9,744,730.00 in SHIP funding for 2022-2023.

## Local Housing Assistance Plan

- Submitted by May 2<sup>nd</sup> every 3 years.
- Current LHAP is for 7/1/21-6/30/2024
- Next LHAP begins 7/1/2024-6/30/2027
- Designed to detail how each local government will expend funds allocated to them for each fiscal year.







# Questions

