



INFRASTRUCTURE COMMITTEE- HOUSING SUBCOMMITTEE
Mayor Donna Deegan, Transition
Meeting Minutes
Ed Ball Building, 7th Floor Board Room 251
July 6, 2023 – 10:30am
Chair: Josh Hicks
Vice-Chair: Alex Sifakis

Committee Meeting Attendance			
X	Josh Hicks	X	Curtis Hart
X	Steve Gilbert	X	Jessie Spradley
X	Chris Crothers	X	Alex Sifakis
X	Robin Pfalzgraf	X	Beth Breeding
X	Irvin Cohen	X	Damita Chavis
X	Shannon Nazworth	X	Garrett Dennis
X	Kenny Logsdon		
Not Present			
	Patrick Krechowski		Bryan Moll

Welcome and Introductions

Discuss Role of Vice-Chair, Nominations and Vote

Note: The Vice Chair will help coordinate the meetings, and work with Josh Hicks on final presentation that is due to the mayor no later than September 5, 2023

Motion for Alex Sifakis as vice chair, motion by Jessie Spradley, second by Shannon Nazworth - Passed Unanimously.

Review Timeline, Framework and Mission

Discussion of expectations including short-term goals (calendar year 2023), long-term goals (years) that can be met with and through the city administration. To include, but may not be limited to, affordable housing, workforce housing, and understanding the contingency on the city budget. Goal: To decrease housing burdens in the city.

Organizations that have been Identified by the Deegan Administration for Listening Sessions:

- Jax Housing Authority
- Jax Housing Finance Authority
- First Coast Apartment Association
- LISC Jacksonville
- Habijax
- Habitat Beaches
- Jacksonville Community Land Trust
- Northeast Florida Builders Association
- NEFAR
- Ability Housing
- Members of the CQLI Special Committee



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Other interested Parties (per discussion):

- | | |
|-----------------------|--|
| • Dr. David Jaffee | Critical Quality of Life Committee Chair |
| • John Sapora | LISC Jax – Heirs Property |
| • Kristopher Smith | LISC Jax – Heirs Property |
| • Rebecca Williams | Fruit of the Barren Trees (FBOT) |
| • Michael Boylan | City of Jacksonville City Council |
| • Ju’Coby Pittman | City of Jacksonville City Council |
| • Reggie Gaffney, Jr. | City of Jacksonville City Council |
| • Paul Tutweiler | NW Jax CDC (CHDO) |
| • Jerome Crawford | Metro North CDC (CHDO) |
| • Suzanne Pickett | Historic Eastside Community Development (CHDO) |
| • Jon Michael | Orlando Apartment Association |

Discussion on Presentation vs. Discussion and need for both formats during meetings. Paul Tutweiler may be a good first presentation. Goal: One Hour of presentations and 30 minutes of discussion.

Possible Presenters

Persons

Businesses

- | | |
|----------------------|--------------------------------------|
| • Paul Tutweiler | NW Jax CDC (CHDO) |
| • Jerome Crawford | Metro North CDC (CHDO) |
| • Suzanne Pickett | Historic Eastside CDC (CHDO) |
| • John Froehlich | Self-Help |
| • Bill Killingsworth | City of Jackson, Planning Department |
| • Dwayne Alexander | Jacksonville Housing Authority |
| • ? | S2A Modular JHA |
| • ? | Telegrand |
| • ? | Apartments Association |

Presentations: Possible option to view in advance of meeting/online. High priority reviews:

- December 2022 Jacksonville Housing Summit Report, which includes:
 - Self-Help’s proposed Jacksonville Affordable Housing Fund
 - Bill Killingsworth’s presentation with short-term policy recommendations)
- LISC’s Heir’s Property presentation (Smith/Sapora)

Note: These meeting notes may be forwarded to the committee meeting regarding the homelessness issues. A combined meeting may take place in the future.



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Open Discussion – priorities of Committee Members

Chris Crothers:

- Every aspect of affordable housing continuum needs attention including market rate developers
- Need to consider the ecosystem—not just individual players—and focus on strengthening infrastructure to support a health supply, policy, and financing ecosystem
- Focus on long-term “affordable” (e.g., build capacity of nonprofit developers / CLT)
- Coordination/communication is essential

Irvin Cohen:

- Increase CDC developer capacity to get units to market (in the neighborhoods that need affordable units)
- What can we do to get houses build expediently (e.g., process/policy/capacity)?
- LISC’s work on heir’s property protects against displacement/homelessness, so there seems to be opportunity to overlap with homelessness subcommittee

Damita Chavis:

- Exploring and paving the way for new types of housing including 3D, modular, foldable housing
- Potential for “creative” housing zone to promote diversity of housing types

Curtis Hart:

- Regs are exorbitantly increasing the costs for developers (in time to complete developments, processes, etc.)
- Permitting is a huge barrier to development in the city – long, convoluted processes that could that be streamlined
- Carry costs and what that means to developers
- Need to follow existing code (example: simply allow maximum density in code)
- Stress the government process being a hindrance not a help

Alex Sifakis:

- Density is a key issue
- Planning and Zoning restrictions and reforms
- Fear from citizens about changing density – density differences to developers and the great impact it would make in the efforts to provide housing options and lower costs.
- Riverside and Avondale could not be replicated today (example: Neighborhoods’ resistance to density)
- Creativity even within existing codes
- Workforce vs affordability
- Infill Housing
- NIMBY “Not in my Back Yard” Issues



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Curtis Hart:

- JEA should be at the table (part of the affordability equation)

11:29 Garrett Dennis joined the meeting.

Jessie Spradley:

- Creativity needed.
- Time it takes to get permits issued a real problem.

Shannon Nazworth:

- Proposed affordable housing fund is already in the works (support gaps in capital stack)
- Live Local Act – What does it mean and how can we maximize the benefit?
- Zoning: Lean into the NIMBY issues – no more “just because” decision making
- Non-profits are key partners for long-term affordability as they will meet needs and focus on housing that the market might not at times. Support/money is the issue to scale not the skill or desire

Steve Gilbert:

- Access to money for land acquisition for affordable development is a real issue at the Beaches.

Robin Pfalzgraf:

- Financing for the individuals and families in need of housing
- Knowledge and Coordination of all downpayment assistance programs
- The need for a “housing resource center”
- Timing of permits
- Expense of JEA to do the tap on the houses is extreme – should be time and materials if done by a city-run organization, cost to developer, non-profit or homeowner is extreme – not a competitive market in Jacksonville
- Ombudsman to work with the above on their behalf when process reaches obstacles within the city

Comments by Garrett Dennis

Next Steps

- Recommendation should make sure all people are captured.
- Some presentation meetings may be offered through zoom.

Next Meeting:

- Tuesday July 11, 2023