



NEIGHBORHOODS DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT DIVISION

JACKSONVILLE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MEETING MINUTES

Wednesday, May 22, 2019
9:30 am

Proceedings before the Jacksonville Housing and Community Development Commission taken on
Wednesday, May 22, 2019
Ed Ball Building, 8th Floor, Jacksonville, FL 32202
Jacksonville, Duval County, Florida, commencing at approximately 9:30 a.m.

Commissioners

David Wakefield, Chair
Raul Arias, Vice Chair
Marshall Adkison, Commissioner - UNEXCUSED
Teresa Durand-Stuebben, Commissioner - EXCUSED
Diana Galavis, Commissioner
Charles Garrison, Commissioner
Curtis Hart, Commissioner - EXCUSED
Sharol Noblejas, Commissioner
Lauren Parsons Langham, Commissioner
Thomas B. Waters, Commissioner

City of Jacksonville Staff:

Dr. Johnny Gaffney
Sandra Stockwell, OGC
Thomas "Tom" Daly, Chief
Kelly Mierkowski, Affordable Housing & Community Development Administrator
Laura Stagner, Finance Director
Barbara Florio, Board Liaison
Julie Ann Rivera, Board Administrative Support

City Council:

Council Member Garrett Dennis, Absent

Guests Present:

Heather Vaughn, Lutheran Social Services
Jonathan Harris, Lutheran Social Services
Audrey Green, Lutheran Social Services
Michelle Tappouni, Ability Housing

Staff:

Sarah Bohentin	Jane Bouda	Benita Dawson
Shanee Ealey	Rob Gillrup	Sonya Graves
Kamisha Gross	Susan Harnage	Travis Jeffrey
Kenny Logsdon	Carla Ray	Errol Schell



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Call Meeting to Order, Welcome and Introductions

Chair David Wakefield called meeting to order at 9:30am; quorum present.

Approval of Minutes for April 24, 2019

A motion to approve the April 24, 2019 minutes was made by Commissioner Charles Garrison and duly seconded by Commissioner Thomas B. Water.

Motion Passed: 7-0.

I. Public Comments

No public comment cards.

II. Division Report – Tom Daly, Esq, Chief

Exhibits which are attached hereto and by this reference made a part hereof:

- 2019 NCDA Schedule of Events
- Fair Housing Week

Chief Daly reported the Universal Application budgets have been approved by MBRC and have moved on to legislation. LHAP Amendment and CDBG-DR have been approved unanimously in the NCSPHS and Finance Committees and is now going to City Council for final reading. All the subrecipients are in compliance and none are listed on the City's Chapter 118. Met with LISC to discuss the Center for Community Progress which is looking to do a heat map of abandoned dilapidated lots upside down due to code enforcement. The goal is to find out which neighborhoods these are located in.

Ability Housing's project, which received the \$1.5M SHIP grant, is moving forward with a completion goal of the end of this year. The agency is currently doing underwriting and should be going to JHFA in June.

Staff is working on SmartSimple, the new grant applications and management software. This software is projected to be able to interface with the City's new Enterprise Resource Project, ERP.

Commissioner Galavis asked if the the heat map is a combination of the registry and reviewing and seeing if it is accurate or is this new information? How will the map benefit the City and what will it be used for? Can it also be used for the urban core opportunity zones?

Chief Daly: this is new information not on the registry which will have a data dump of properties with code compliance liens. The map will allow the City to see the location of the properties and investigate the possibility of development in these areas. They may be able to be used for opportunity zones, but the majority are single family residenceals.

Commissioner Garrison inquired if there were any new council bills related to the Division?

Chief Daly indicated there is Real Estate bill regarding City owned property appropriated and available for affordable housing. State law specifies every three years the City is to compile a list and pick out properties suitable for affordable housing usage and put them out for sale or donation. July 1st is the official date as legislation is still in process. Real Estate Division is handling this with the assistance of the Housing staff. There will be a two-week window for nonprofit housing developers to review and choose up to five properties. Real Estate will figure out if the property has any back taxes or liens, clear them and then do a quitclaim deed.



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Commissioner Garrison inquired if clearing the back taxes and liens is an Administrative item or is it being done by an independent agency or is the City just wiping it.

Ms. Stockwell, OGC, indicated the City will be checking the background of each agency to ensure they are responsible. If the agency has back taxes or loans they have not paid, they will not qualify to receive the property. The properties will go out with a restriction to be used in perpetuity for affordable housing. After the two-week period for-profit agencies will be able to choose. These properties are escheated properties and when they go out, they go out with no taxes or liens. Properties the City purchases are for a reason and never wind up on this list. After the 90 days all properties not donated will go up for sale and the proceeds will go to the affordable housing trust fund which is used for affordable housing.

Commissioner Waters asked if priority or consideration was being given to nonprofits indigenous to the communities for requesting specific properties?

Ms. Stockwell replied anybody can request one of the properties, as long as they use it for affordable housing.

Commissioner Waters stated there are many organizations within these respective communities attempting to redevelop the communities and consideration should be given by placing priority to them to help reduce their development costs.

Chief Daly indicated only nonprofits can submit an application the first two weeks with no priority system within nonprofits.

Commissioner Garrison asked what was the limit of properties per agency?

Chief Daly stated the limit is five donations with the restriction on the donated properties deed they have to complete construction and have a certificate of occupancy in 24 months.

Liaison Florio will send out the Real Estate weblink to Commissioners and on a monthly basis a legislative update.

III. **Presentation** – Heather Vaughn, Program Director, Lutheran Social Services

Exhibits which are attached hereto and by this reference made a part hereof:

- AIDS Care & Education Program presentation

Lutheran Social Services is one of the agencies receiving funds through the HOPWA grant which covers Region IV comprised of Duval, Clay, Baker, Nassau and St. John's Counties. The agency began servicing individuals living with HIV and AIDS in 1992 and annually provides direct care and services to over 1,600 diagnosed individuals. Since 1994 Lutheran Social Services has been awarded HOPWA funding by the City of Jacksonville. Their services include medical case management, counseling and psychiatric services, housing opportunities, medical nutrition therapy, peer navigation, jail program and outreach services.

According to the CDC in 2017 a total of 1.1 Million people were estimated to be living with HIV in the U.S. (CDC, 2017). Globally there are 36.7M individuals diagnosed with HIV. In the US, the highest risk states are located in the South and Northeast areas with Florida in fourth place. According to the Florida Department of Health 135,200 are estimated to be living with HIV and 116,944 with an HIV diagnosis. Florida is frequently ranked in first or second place for new HIV diagnosis in the US. The bulk are in the South and Central areas of Florida and Duval County ranks fourth in HIV and sixth in AIDS within the top ten counties.



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Lutheran Social Services partnered in 2016 with CAN Community Health to build an onsite HIV Clinic which began providing services in 2018 as a one stop shop area. The services consist of primary care, infectious disease care, HIV testing, STI/STD testing and treatment, financial eligibility determination. The Community Health center also has an onsite pharmacy, dental services and medical transportation.

Commissioner Garrison inquired on the average time to link to care a newly diagnosed individual? Does the agency track the percentage of survival sex?

Ms. Vaughn indicated if the individual got tested, they can get assisted, if they are eligible, the same day they inquire for services. As long as the agency can prove the individual is eligible income wise and has proof of ID or residency and an HIV positive exam, they can get them situated within hours. In the Jail program, everyone that comes in under prostitution pick-ups is tested for HIV. If they test positive, the agency can link them to assistance within the Jail system. Those that engage in survival sex are about 40% of the population diagnosed in the jail. The other percentage is the IV drug users and Hepatitis C. Ryan White funds assist the IV drug users while on the Hepatitis C side CAN Community Health assists thru 340B funds.

Commissioner Garrison asked if Lutheran Social Services was a 340B provider.

Ms. Vaughn indicated they are not, but they partner with a 340B provider.

IV. Citizen Participation Plan – Kelly Mierkowski, Affordable Housing and Community Dev. Administrator

Exhibits which are attached hereto and by this reference made a part hereof:

- Citizen Participation Plan Amendment

Ms. Mierkowski reported the Citizen Participation Plan (CPP) and the four-factor analysis and language access plan for Limited English Proficiency (LEP) persons was updated and adopted internally in January. It will be included as an attachment to the Annual Action Plan FY 2019-2020 to be submitted in August to HUD. It will also be included in the public notices and the public comment period and the public notifications.

State and local government grantees that receive annual block grants for community development, affordable housing and homelessness, CDBG, ESG, HOME, HOPWA, from HUD must, as a condition of receiving these grant funds, engage the stakeholders and the public regarding the communities needs in these areas.

The City of Jacksonville / Duval County as a grantee then reports the results of the CPP and consultation efforts in the five-year con plan, annual action plan, CAPER and any substantial amendments to these documents as defined by the plan.

Chair Wakefield asked for a motion to move the Citizen Participation Plan (CPP) Amendment to a vote.

Commissioner Charles Garrison made a motion to move the CPP Amendment;

Motion seconded by Commissioner Diana Galavis;

Motion Passed Unanimously: 7-0.

V. New Business

No new business

VI. Unfinished Business

VII. Meeting Adjourned

The meeting was adjourned at 10:22 AM



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THE DATE FOR THE NEXT MEETING IS WEDNESDAY, JUNE 26, 2019.

CERTIFICATION

Recorded and Transcribed by:

Julie Ann Rivera, Executive Assistant
JHCDC Staff Support

Submitted by:

Barbara Florio, Operations Manager
JHCDC Board Liaison

Approved by:

David Wakefield, Chair
JHCDC