



**Infrastructure Transition Committee  
Housing Subcommittee**

**Meeting Notes – Meeting #3**

**Tuesday, July 20th, 2023**

**10:30am - 12:30pm**

**Committee Meeting Attendance (Present)**

Joshua Hicks – Jessie Spradley (ZOOM) – Chris Crothers – Robin Pfalzgraf – Irvin Cohen – Damita Chavis – Shannon Nazworth – Bryan Moll – Shaun Jones – Diana Galavis (ZOOM)

**Committee Meeting Attendance (Absent)**

Alex Sifakis – Curtis Hart – Steve Gilbert – Beth Breeding – Patrick Krechowski

**I. Welcome:**

- A. Welcome was given by Chairman Joshua Hicks. Meeting started at 10:35am. Joshua invited all new members to introduce themselves.
  - 1. Bryan Moll of Gateway Jax introduced himself to the committee.
- B. Joshua reviewed the agenda and the goals of the meeting. He then announced no vote on the goals would be taken at this meeting, due to a lack of committee members. However, he announced the vote would take place at the next meeting.

**II. Speakers:**

**A. Bill Killingsworth, Director, Jacksonville Planning and Development Department**

- 1. Mr. Killingsworth spoke about “the issue” – where did the Housing Crisis come from? We had an entire decade of below average (way below average) of development of housing, which started around 2008/2009, during the financial crash of 2008. It has taken us 15 years to just get back to “average” but we aren’t close to our development high of 2006 and we haven’t been able to make gains due to a variety of issues: politics, funding, prices and other issues.
- 2. He went through possible solutions, discussing ways to increase density, upzone, eliminate parking minimums and support By-Right developments as ways to address the housing crisis.
- 3. Opened Up for questions:
  - a) Joshua Hicks (Chairman) asked Director Killingsworth about the Live Local Act and how it will impact the Planning and Development Department.
    - (1) Director Killingsworth outlined what his department is doing to meet the new statute by the Live Local Act, but also outside the uncertainty of the law and that



some of the processes will need to be confirmed by the Office of the General Counsel.

- (2) Discussed how the Live Local Act allows for By-Right developments – 80 units per acre and up to 60 feet tall up to the cap.
  - (3) Downfall is the Live Local Act allows for opportunities to bypass the Council on development, which would also restrict public participation and comment. Director Killingsworth mentioned once the specifics of the law are worked out locally, holding a community information meeting on the impacts of the new law is something he wants to do.
- b) Chris Crothers (Jessie Ball duPont Fund) asked about the Comprehensive Plan and its role and how the community can play a role on housing. Where do the changes get made from the Live Local Act?
- (1) Director Killingsworth said the comprehensive plan covers where there is no law or ordinance in zoning. Need to change the zoning code or ordinance in some areas to bring the city up to code with the new state statute from the Live Local Act. Comprehensive Plan does not regular the “how” but the “how much”.

#### **B. Robin Pfalzgraf, Executive Director, Jacksonville Community Land Trust**

1. Robin spoke about being new to Jacksonville and the trial and error you’ll see over the next few months and years as the JCLT develops. 59 properties currently in process of moving forward and the JCLT wants to put a new type of affordable housing into our community.
2. Opened Up For Questions:
  - a) Joshua Hicks, Chairman asked: where can the JCLT make the biggest impact in the community?
    - (1) Robin responded by saying the program is set up to be permanent affordable housing. Needs to go in with a plan to meet the community for people stepping out of income-based housing.
  - b) Chris Crothers, Jessie Ball duPont Fund asked: how can the land trust play a role in the community around gentrification issues, and how it impacts the Emerald Trail?
    - (1) Robin mentioned that JCLT has 12 properties close to the Emerald Trail. Working with JTA on green line updates. Land Trust will allow for affordable housing in an area that would usually be at risk for gentrification issues and help to keep communities together by keeping people in their neighborhoods.
  - c) Dr. Irvin Cohen, LISC Jax asked: what’s the biggest challenge in advancing the Land Trust into the community and out in the field?
    - (1) Robin said we need to get developments in the ground. Have 14 properties who are almost ready for developers and homeowners. New process – want to do it well but ready to get the show on the road and get working on development. Willing and able to work with any developers or contractors who want to support the work.
  - d) Dr. Irvin Cohen, LISC Jax asked: what can the Deegan Administration do to help?
    - (1) Robin mentioned money and resources would be helpful. Help in covering mortgages would also be great.



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- e) Shannon Nazworth, Ability Housing asked: 8% AMI max... based on the price of the house that is planned to be built, how low income wise can you go to help people?
  - (1) Robin said you have to have income... working on getting a lower interest rate... which allows more affordability. \$200k to \$220k is the price point. Payments will be less than most rentals in the community.

### III. Open Discussion:

- A. Bryan Moll, Gateway Jax: Supply is the issue. He agrees with Director Killingsworth, and we need to build housing and Seattle's Mayor said they would tell all cities to "Build Housing" ... period. By-Right development is an important way forward – it's scary for some but it provides certainty, and we need certainty when building new housing. Time is money and we need to build. Also mentioned that we have a great need for density, and we need to build downtown and around downtown as well to build supply in housing.
- B. Dr. Irvin Cohen, LISC Jax: Can't build our way out of the issue solely. Ownership is owned by 40% by investors in many neighborhoods. Need to address that issue and take our property back. Need to protect the 4 out of 60 zip codes that are still affordable. Need to be considerate of the process and must have affordability minded goals.
- C. Chris Crothers, Jessie DuPont Fund: We need to have a strategy that can be implemented. Where is Jacksonville's commitment to build the housing that's needed. 147k low-income residents are on a waiting list. How can we address this? Do we support Jacksonville Housing Authority or other groups? We need specifics and direction from the Administration.
- D. Shannon Nazworth, Ability Housing: Live Local Act goes up to 120% API and that's market-housing. Developers will need incentives to move some of these projects forward, but we need to be looking at lower income and be very specific and focused on our plans. Supply is a major problem, and we need to be intentional in our focus moving forward.
- E. Robin Pfalzgraf, JCLT: Everyone goes everywhere to find housing. JCLT will work with people to get them on the right path. Need educational information on what's available.
- F. Bryan Moll, Gateway Jax: Incentives are needed for those building affordable housing. Inclusionary zoning is an option. Incentives for developers to use private capital to building housing.
- G. Jessie Spradley, NE Florida Builders Association: Density increase is key. It's a short term goal we can tackle immediately and build a different variety of housing. Maybe implement a density bonus... \$160k or less property, receive a bonus.
- H. Dr. Irvin Cohen, LISC Jax: City owned properties... short term win. Need to streamline the process.
- I. Damita Chavis: Need to have Mayor Deegan visit Los Angeles and skid row to see some of the areas to create a sense of urgency. Need to look at other cities to see what they are going through to see the urgency of this issue.

### IV. Short Term/Long Term Goal Discussion:

- A. Chris Crothers:
  - 1. We need to set clear goals and implement them.
  - 2. Financing... look at tax credits, financial network to support non-profits to expedite these projects, etc. to support increasing development.



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- B. Shannon Nazworth:
  - 1. It takes money... we need funding in this community.
  - 2. Creation of a Housing Fund
  - 3. By-Right development can be a long-term goal
  - 4. Streamlining the process – time is money.
- C. Joshua Hicks:
  - 1. Funding the issue is priority #1 and being creative in the financing.
  - 2. Public-Private Investing. Can't move forward if we don't start discussion.
  - 3. Zoning and Permitting
  - 4. JTA transit-oriented development would be an effective long-term goal – need to have affordability within them. Need to have an affordability requirement.
- D. Robin Pfalzgraf:
  - 1. Resource Center
  - 2. Housing Subcommittee needs to continue or a group like it commissioned to continue conversation among groups doing the work in the community.
  - 3. Loan options (long-term goal) – possibly a guarantee with banks by city to make qualifying for loans easier among the community.
- E. Bryan Moll:
  - 1. Incentives for development
  - 2. Gap Funding support
  - 3. JTA transit-oriented development
- F. Damita Chavis:
  - 1. Streamlining/Permitting
  - 2. Self-Help Credit Union (consumers getting loan)
  - 3. Rehab commercial buildings and use them for mixed use housing (multi-family) – long term goal.
- G. Dr. Irvin Cohen:
  - 1. Developers already have properties with plans – get them to develop it.
    - a) If not, take back the land and take it back to the city.
  - 2. LISC can be a resource center on housing.
  - 3. Affordability must be tied to any city \$\$ - must have real public benefits.
- V. Public Comment:
  - A. Noel Comeaux with NEFRC posted a comment in the ZOOM comment feed and offered their help.
  - B. Cindy Fuckhouser: We need urgency. She's not hearing enough urgency, especially as it relates to homelessness issues. People need help now.
- VI. Meeting Adjourned at 12:25pm.