

July 19, 2017

The Nassau County Affordable Housing Advisory Committee met in regular session this 19th day of July 2017 at 4:00 p.m. at the Commission Chambers, James S. Page Governmental Complex, Yulee, Florida. Following roll call, it was noted that the following Affordable Housing Committee Members present were: Dr. Kathy Burns, Jenna Emmons, Betsie Huben, Greg Matovina, Carlene McDuffie, Dr. Lauren Pagel, Lisa Rozier, Len Kreger, City of Fernandina Beach Commissioner; and Chair Justin Taylor, County Commissioner. Also present representing the Department of Planning and Economic Opportunity were Taco Pope, Director, and Kristina Bowen, Assistant Director. Also present were Peggy Snyder and Melissa Lucey, recording secretaries. Committee members absent were Lorra Britt and Laura DiBella.

Chair Taylor called the meeting to order at 4:01 p.m.

It was moved by Dr. Pagel, seconded by Ms. Huben and unanimously carried to approve the minutes from the June 20, 2017 regular meeting as presented.

Due to similarity in the topics, Tab B, Banks and Community Investing in Affordable Housing Question Matrix (provided by Mr. Kreger), and Tab D, discussion of the Shimberg Center's Triennial Report presented to the Northeast Florida Regional Council on June 27, 2017 will be heard simultaneously. Mr. Kreger provided an update regarding the five-hour workshop held with banks provided by the Federal Deposit Insurance Corporation (FDIC) and he also addressed the Community Reinvestment Act. Mr. Pope discussed a portion of a presentation provided by Shimberg Center which outlined rents outpace wages for many occupations in the Jacksonville Metro area for median-wage workers versus 2 bedrooms fair market rents. Further conversation ensued regarding Community Contribution Tax Credit Program.

Mr. Pope advised that following the committee's discussion at the June 20, 2017 AHAC meeting and also staff's interaction with Anne Ray with the Shimberg Center, planning staff supports the AHAC's direction that a comprehensive affordable housing needs assessment would be warranted. In addition, the analysis should view Nassau County not only in the context of the Northeast Florida Region but also by sub-regions within the County. Mr. Pope added that Ms. Ray advised that the County should expect that the cost of the study would run approximately \$10,000 and \$20,000 and take twelve weeks to complete. After speaking with the directors of both the Amelia Island-Fernandina Beach-Yulee Chamber of Commerce and the Greater Nassau Chamber of Commerce, staff will explore partnership opportunities with the Chambers of Commerce the City of Fernandina Beach and Towns of Callahan and Hilliard to enlist their participation in the needs assessment study.

Mr. Pope referenced Page Four of the Shimberg document which shows a median household income for owner households, Section 5.02, of \$144,000 while Section 5.5.03 shows the median household for renters as \$25,000. Within Nassau County, they have a median income in one location of \$144,000 at one location and \$25,000 at another which is a huge difference. Mr. Pope spoke with Commissioner Taylor; Justin Stankiewicz, Office of Management and Budget; and, Carol Gilchrest, County's SHIP Coordinator, to identify the specific needs in each area of the County in terms of housing type, location, and rental or purchase. Until these needs are identified, the goals and objectives would be difficult to identify.

Mr. Pope offered the following four-step process to clean up the Local Housing Assistance Program (LHAP) for the committee to consider. The first step, with a target date of December 1, 2017, would be an interim adjustment or cleanup of the existing LHAP, in order to remain in compliance with State law to continue to receive State funding. Step Two, target date of June 1, 2018, would be to complete the comprehensive needs assessment for the County through the University of Florida's Shimer Center for Housing Studies. Step Three, target date December 1, 2018, would be to bring the completed AHAC recommendation to the Board of County Commissioners for consideration. This recommendation would be the catalyst for Step Four, target date of June 1, 2019, to update the LHAP, Comprehensive Plan, and Land Development Regulations. The result would be a broad-based approach to not only affordable housing but affordable living. These steps would be staff's general recommendation; although it will take some time. Ms. Ray would break the County down by jurisdictions and look at the specific needs of each; for example, understanding that the Crawford Diamond is on the radar in Bryceville, a 1,800 acre mega-site with a potential of 5,000 jobs in a matter of months. There is no housing, schools or parks in that area to support a project such as that.

Mr. Kreger explained that this study would provide the data needed to present to the politicians in order for them to make an appropriate decision for the right backing. He stated that they need to legislate affordable housing for development. Ms. Huben pointed out that people in the community do not understand the need for affordable housing and the impacts of new development. Mr. Pope stated that affordable housing needs to be addressed in any discussion related to development.

Mr. Pope explained that he needs directive from the committee whether they wish to go forward with these steps. He added that funding is an issue for the \$20,000 for the study; however, in speaking with the corporate partners as well as the County and municipalities, they seem to be on board with the scope of what they want it to be. Mr. Kreger explained that the City of Fernandina Beach must conduct a housing study because of their comprehensive plan; therefore, he has requested \$10,000 which he was pretty certain that they will get. He mentioned that the City of Fernandina Beach has the density bonus for development of affordable housing as well the capability and procedure to waive impact fees. Mr. Pope suggested that the committee members advise him of anything they would wish to explore such as impact fee credits which can be addressed over the next few months and brought forward as a recommendation to the Board of County Commissioners. Further discussion ensued regarding affordable rents for median-wage workers as well as seniors and other affected groups. The committee also discussed affordable housing financing options and down payment assistance. Chair Taylor suggested having someone market these affordable housing programs for the County within the community. Also discussed was potential funding sources for affordable housing and density requirements.

Next, the committee considered Tab F, continued discussion regarding the CASS Community Tiny Homes Project. Mr. Pope briefly mentioned that he sent web links to the committee members regarding the "missing middle", and encouraged the committee members to review. He advised that when the Planning and Zoning Board are working on projects, they attempt to create the "tool box" to create affordable housing, pocket neighborhoods, courtyard apartments, and community design standard neighborhoods. Mr. Pope continued that the East Nassau Community Planning Area (ENCPA) has

created a diversity of housing stock, which allows the ability of several housing price points. The discussion continued amongst the committee members regarding other types of affordable housing.

Christine Platel, Amelia Islands Small House Pocket Neighborhood, came forward stating that pocket neighborhoods were designed for more interaction and sociability with your neighbors, specific design concept that goes with the philosophical idea of sharing within a community. She further explained that pocket neighborhoods are usually eight to ten houses joined by walkways and average 800 square feet on a foundation. The discussion continued with the possibility of having affordable housing within a pocket neighborhood.

Mr. Pope discussed creating a legislation to allow for pocket neighborhoods and zoning. He briefly described William Burgess Boulevard with having the overlay that will allow the density to allow twenty units an acre, creating a Planned Unit Development (PUD) on one or two acres with defined designed standards for the pocket neighborhood. He noted that the Planning and Zoning Board has been very receptive to this idea.

Mr. Pope addressed creating a walkable neighborhood with one of the priorities being to ensure Nassau County takes a physically and socially responsible approach to development and land planning. Mr. Pope explained that currently within the tentative budget is funding to create a visioning plan for State Road 200/A1A Corridor. He explained the process of breaking down a corridor to create the development perimeters that would allow the locations to support a walkable neighborhood and transit facilities.

The committee briefly discussed Housing and Urban Development (HUD) programs, low income housing credit program and the difference between affordable housing and public housing.

Mr. Pope advised that he will bring the technical updates for the Local Housing Assistance Plan (LHAP) to the upcoming meeting on August 16, 2017.

Chair Taylor advised that Tab H, State Housing Initiatives Partnership's Program's Local Housing Assistance Plan (LHAP for Fiscal Year 15-16, Fiscal Year 16-17, and Fiscal Year 17-18, adopted by the Board of County Commissioners on April 27, 2015, and Tab I, Resolution No. 2017-99, which established members of the Affordable Housing Advisory Committee, are informational items.

There being no further business to address, the committee meeting adjourned at 5:24 p.m.