The Nassau County Affordable Housing Advisory Committee met in regular session this 23rd day of October 2017 at 3:00 p.m. at the Commission Chambers, James S. Page Governmental Complex, Yulee, Florida. Committee members present were: Kathy Burns, Jenna Emmons, Betsie Huben, Laureen Pagel, Greg Matovina, Barbara McDuffie, Lisa Rozier, Kelly Gibson, representing the City of Fernandina Beach; and County Commissioner Justin Taylor, Chairman. Also present representing the Department of Planning and Economic Opportunity were Taco Pope, Director, and Kristina Bowen, Assistant Director. Also present was Carol Gilchrist, SHIP Coordinator, and Peggy Snyder, recording secretary.

Chair Taylor called the meeting to order at 3:00 p.m. He apologized for having to cancel the September meeting due to Hurricane Irma.

Ms. Bowen introduced William O'Dell, Director, and Anne Ray, Florida Housing Data Clearinghouse Manager, with the University of Florida Shimberg Center for Housing Studies, to provide a PowerPoint presentation regarding a needs assessment for Nassau County. Ms. Bowen explained that the Shimberg Center conducts research into housing policy and housing affordability throughout the State of Florida.

Ms. Ray provided a brief introduction of the Shimberg Center and provided examples of work they have done in assessing local housing needs. The Shimberg Center was founded in 1988 by the State Legislature to serve as the State's housing research arm; particularly related to affordable housing policy. She explained some of the information they can provide and her goal was to determine the type of data the County was looking for. She stated that they work closely with Florida Housing Finance Corporation, the State Housing Finance agency, who underwrites two projects that may be directly relevant to this work. The first, Florida Housing Data Clearinghouse, is a free, online source of affordable housing supply and demand information. In addition, they also work with the State every three years to do a rental housing needs assessment; especially at the affordable rental housing needs for the State and how those divide among general low income renters, elders, migrant farm workers, disabled persons, and homeless individuals and families.

Ms. Ray explained that the data clearinghouse has been online for more than ten years. There are three main data sets for cities and counties. This grew out of the need to have one central place for local and county governments to obtain the data they were encouraged to put in their Housing Element of their Comprehensive Plans. The main data sets on this site are household and population projects, property appraiser data, assisted housing inventory, home lending, and additional custom data such as census, HUD, Comprehensive Housing Affordable Strategy (CHAS), and Longitudinal Employer-Household Dynamics (LEHD). For the housing assessment, they will split Nassau County into three regions; coastal, central, and the more rural western part of the county based on incomes, rents and home prices and trends. Ms. Ray added that they do much work looking at the affordable housing gap and what affordable housing is available to low income households. Also considered are vulnerable populations such as aging, disabled, low income families with children as well as homelessness with families. Information helps make decisions; however, what those decisions should be is something that requires discussion with others such as partners. This information does not provide a strategy but there are people who can use this information to draft policies.

Next, Ms. Ray provided examples of assessments and work they have done and provided an overview of sources used to collect data. She explained that there are links on their websites for counties and cities to find data. In addition, they have archived all the census tract level data. HUD has information on housing affordability. Discussion followed.

Ms. Ray addressed the aging population in Florida and Nassau County. She explained that needs such as affordability, transportation accessibility, physical accessibility of the units themselves, access to health care, physical layout of homes, and other needs related to the aging populations. She explained how they put together the Duval County Housing Analysis data book on homelessness, renters and owner, affordable rental housing, and single family ownership stock in Duval County. She referred to a map in the Duval County data book about median value by census tract which may be data Nassau County may wish to have. Ms. Ray pointed out that online interactive mapping is something they do well whereby the user can set the parameters in order to obtain different information. They developed a map for Florida Housing Finance Corporation that can be used by developers or the public that shows all the different census tracts with incentives or disincentives for investment and where the existing housing stock is located.

Mr. O'Dell explained how the policy providing incentives for developers to provide affordable housing has driven developer decisions about where to purchase land. People want their properties to be located in places where there was more access to transit, grocery stores, pharmacies, parks, and schools; a variety of services and activities. Ms. Ray pointed out that another important aspect is to understand the relative needs between populations. A $200,000 house would not be affordable for the lower-waged worker; the term "affordable" is used loosely in many cases. For instance, in Collier County between Naples and Immokalee, developers want to be let out of the farmworker restriction on these units and be allowed to rent them to general low income households. In their evaluation, Ms. Ray found out that for that these larger, multi-family annual developments were for farmworkers,; however, there actually was not that much of a demand. There were more single workers coming in with a deeper need that could not be served with the current program. This program was expanded to include other low-waged workers; not just farmworkers. Periodic evaluation of the programs in place is important in order to determine if the program is working. Chair Taylor clarified that Nassau County would obtain the data from the Shimberg Center and then use that data to determine what policy changes or implementations need to be made; at that point, the county could then determine a policy implementation partner. He wanted to determine what works in other counties and what they are implementing. Mr. O'Dell explained that the Shimberg Center has suggestions for the County. He noted that affordable housing has become interesting to local governments again; therefore, many metropolitan governments are viewing this issue much more closely. He mentioned Orange County and the City of Orlando that may be someone to speak with regarding this..

Mr. O'Dell explained that housing is not merely a roof over one's head, but a location. That location is a portal to any number of services and activities. Location really does matter. He explained the Access-Opportunity Model created as a GIS-based decision tool. This housing suitability model combines several factors such as accessibility to jobs and basic services and "opportunity" indicators such as school performance. This spatial model also indicates "win-win" locations and locations where trade-offs must be made. These models simply stack characteristics that have a spatial component. As an overview, the model combines layers of spatially referenced information to build a cumulative assessment of an area's attributes. The needs assessment tries to work at a parcel level and based on property level information as

a base. He added that these models are easy to work with if the County wanted to do scenarios. He added that opportunity mapping products often contain a wide array of characteristics such as housing supply, accessibility, neighborhood conditions, etc. Mr. O'Dell further summarized the structure and components of the model such as transit to services, transit to jobs, walkable services, travel costs, school proficiency, poverty level and labor market to name a few. Many more layers to the model can be added as desired. He further discussed the aspects of the model in order to develop policies. Mr. O'Dell responded to questions posed by the committee members and staff.

Mr. Pope pointed out that the County would have four overarching items: baseline data and assessment, policy creation, implementation and legislation, and evaluation. If the County desires, they can take the data analysis and focus it into specific policies and implementing regulations or incentives that they could adopt into the Local Housing Assistance Plan (LHAP) or Land Development Code. Based on the types of policies and implementation legislation, the County would determine an evaluation schedule and come back to review those policies on an incrementally established basis. Mr. Ray explained that when they determine the baseline data, they also build the tracking into the model. The model would be updated each year with the new data. She suggested while building the model, they should consider what goals they want and start working with that partner now to have them help drive what data is collected. Mr. O'Dell pointed out that local administrative data would also be helpful since he does not have access to that. Mr. Pope expressed concern with the data becoming stale and obsolete after a few years; therefore, he desired to keep the data ongoing. Ms. Bowen expressed her pleasure in having a holistic model to calibrate. Chair Taylor inquired as to the timeframe involved to get the data. Mr. Pope explained that the first step is to come up with a scope of services.

Mr. Pope advised that he and Ms. Bowen will work to draft a scope and research costs and bring back to this committee to review. Ms. Bowen will forward the Shimberg Center presentation to each committee member for review as well.

It was moved by Mr. Matovina, seconded by Ms. Emmons and unanimously carried to approve the minutes from the August 16, 2017 committee meeting as presented.

Mr. Pope and Ms. Gilchrist reviewed the changes made from the previous meeting to the LHAP. Chair Taylor noted that the LHAP has to be approved by the Board of County Commissioners before the end of the year. It was moved by Mr. Matovina, seconded by Ms. Emmons and unanimously carried to recommend approval to the Board of County Commissioners at the next available Board meeting in November.

Next, the group discussed the mission statement for this committee. Following a lengthy discussion, it was agreed to continue discussion regarding the mission statement to a later date until they have obtained the necessary data.

There being no further business, the meeting adjourned at 4:38 p.m.