

November 15, 2017

The Nassau County Affordable Housing Advisory Committee met in regular session this 15th day of November 2017 at 4:00 p.m. at the Commission Chambers, James S. Page Governmental Complex, Yulee, Florida. Committee members present were Lorra Britt, Jenna Emmons, Betsie Huben, Len Kreger, Laureen Pagel and Lisa Rozier. Also present representing the Department of Planning and Economic Opportunity was Kristina Bowen, Assistant Director. Also present was Carol Gilchrist, SHIP Coordinator, and Peggy Snyder, recording secretary.

In Chair Taylor's absence to attend a conference, Ms. Emmons assumed the duties of Chair and called the meeting to order at 4:00 p.m. It was noted that there was a quorum of the Committee present.

It was moved by Dr. Pagel, seconded by Ms. Huben and unanimously carried to approve the minutes from the October 23, 2017 Affordable Housing Advisory Committee meeting as presented.

Next, Ms. Gilchrist provided an update of the changes required to be made to the SHIP Local Housing Assistance Plan (LHAP) since the last meeting. She advised that the operating years required updating to reflect the years 2018-2019, 2019-2020, and 2020-2021. On Page 4(I), Waiting List Priorities, additional language was added to the paragraph to indicate "priority given to special needs applicants along with the definition of special needs." On Page 6, regarding Paragraphs R, S, T, U and V, some paragraphs were added and some were moved with the addition of Paragraph I. These are areas that were required in the State's new format. Also added was Project Delivery Costs (Paragraph R) whereby the County will charge a reasonable delivery cost to cover inspections performed by non-county employees for rehabilitation projects not to exceed two percent of the contract SHIP award and will be included in the recorded mortgage and note. Paragraph U – was added to describe efforts to meet the 20 percent Special Needs set-aside. Ms. Gilchrist has notified ARC, Council on Aging and Special Olympics regarding this service. Paragraph V – Describe efforts to reduce homelessness.

Dr. Pagel suggested that Ms. Gilchrist contact her at Starting Point Behavioral Health Care as they have clients that may qualify for the special needs category as their income is Social Security Disability and Veterans Disability Benefits. Ms. Gilchrist will reach out to Starting Point. Ms. Gilchrist explained that the initial goal of the LHAP was to find individuals who needed work done to their home such as wheelchair ramps. This is the first year that they have a paraplegic that they are assisting. Ms. Huben mentioned that she had contacts with the Special Olympics and will provide Ms. Gilchrist with that information. Discussion followed regarding the definition for Special Needs as defined in Florida Statutes.

It was moved by Mr. Kreger, seconded by Dr. Pagel and unanimously carried to approve the LHAP as amended.

Ms. Huben explained that she will share an updated price list for rentals in the County. There are zero rentals in Bryceville or Hilliard today. There is one rental in Callahan, three-bedroom, two-bath 1,200 square foot house for \$1,200. Obviously, the data related to Yulee and Fernandina Beach for rentals range as high as a unit in Flora Parke at \$2,000 per month. She recalled a conversation the committee had regarding what defines affordable housing. A waitress or hotel staff would not be able to qualify for these rentals. Where can these folks live, she wondered, as the rentals keep getting further away from the island. Ms. Bowen requested that Ms. Huben forward those to Shawn Nesbit with the Florida Housing Coalition, as he is very interested in receiving that type data. She met with the consultants with Shimberg at the University of Florida campus last week and within the next week or so, they will be finishing the Scope of Services for Shimberg. Ms. Huben expressed concern that when Shimberg had made their presentation to this committee, it seemed as if Jacksonville rentals costs were impacting Nassau County's

numbers in terms of the size and scope of the area where they are looking. In her opinion, she felt that those figures made Nassau County look more affordable than it actually is. She will be happy to visit Shimberg and work with them on Nassau County rents and availabilities. Ms. Bowen requested that Ms. Huben forward her the information as they need to find what the true level of need is at this time; therefore, when new projects come in, the County will be aware of the number of affordable units that are required. Discussion ensued regarding projects that have come into the County recently that are interchanging affordable housing with market rate rents.

Mr. Bowen explained that there are other tools available. She mentioned Shawn Nesbit who began with Shimberg and is now at the Florida Housing Coalition. At the conference she attended, the tools discussed were Community Land Trusts and a Housing Affordability Calculator which will be helpful in showing developers how many units they can provide and still make a certain profit. She will invite him to attend one of these committee meetings in the future.

Mr. Kreger suggested that the committee define the rental level they need. The City of Fernandina Beach will be giving the Lime Street apartment complex a ten percent density bonus for five units at 50 percent and five at 80 percent. The Hickory Ridge project between 13<sup>th</sup> and 14<sup>th</sup> Street on Fernandina Beach will be an ownership issue but with consideration of putting in two affordable rental units at 50 percent with City-waived impact fees. He suggested that the goal for the County is to legislate affordable units into developments but allow the developers to make money with setbacks and density bonuses. He reminded the committee that the City of Fernandina Beach has \$10,000 for the County available towards the study.

Ms. Bowen explained that at the conference she attended, there were several private developers. A lady in particular, Debra Choler, a developer, spoke about how there is a list called Coalition of Affordable Housing Providers who develop all over the State of Florida. The County can go to this list when they have a project, such as William Burgess Overlay, where they are seeking to address affordable units in that project. These developers will build these projects as there is a way they can profit from affordable units and market rate often times in the same complex. A lengthy discussion ensued related to affordable units in various developments.

Ms. Bowen provided the time frame for the Affordable Housing Study to be received which would be approximately six months after the Scope of Services has been determined. Ms. Bowen may have the Scope ready for the committee's review next month. It was suggested that the Affordable Housing Advisory Committee hold their regularly scheduled meetings and invite people to come to speak. Ms. Emmons suggested that the committee learn parallel while the study is being conducted and invite people from other counties to speak about what they did with their data. Ms. Bowen anticipated the process as being interactive. Ms. Bowen mentioned several people that are well-versed on the process who may come to address this committee. She added that the Community Land Trust is a bridge between renting and ownership which may be a tool Nassau County could work into the program. Mr. Kreger is a member of the Northeast Florida Regional Council, Affordable Housing Division. He will bring a list of potential speakers from local counties that are experts. Similar counties were mentioned that have coastal communities and rural areas.

There being no further business, the meeting adjourned at 4:33 p.m.