



**NORTHEAST FLORIDA REGIONAL COUNCIL**  
**Affordable Housing Standing Committee Meeting**  
**May 4, 2023**

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MINUTES

The Northeast Florida Regional Council's (NEFRC) Affordable Housing Committee held a hybrid workshop meeting on Thursday, May 4, 2023, at 12:00 p.m. **Chair Renninger** called the meeting to order with the following members present:

BAKER Commissioner Anderson (In-Person)

CLAY Mr. Bourre (In-Person)  
Commissioner Renninger (In-Person)

DUVAL Mayor Lynch (In-Person)

FLAGLER Mayor Robinson (Via Zoom)

ST. JOHNS Commissioner Horvath (In-Person)

Presenter: Dr. Anthony Woods

Excused: Curtis Hart, Donald Holmes, Michael Griffis

Guests: Lyndia Mangano, Zaine Marfiak, Deborah Thompson

Staff Present: Matamron Bacon, Annie Sieger, Noël P. Comeaux

After a roll call took place, a quorum was confirmed.

INVITATION TO SPEAK

**Chair Renninger** welcomed everyone. Public comment was invited, however, no comments were provided.

MEETING SUMMARY

Approval of the February Minutes

**Chair Renninger called for a motion on February 2, 2023, Meeting Minutes. Commissioner Anderson moved to approve the February meeting minutes; seconded by Commissioner Horvath. The minutes were approved unanimously.**

Mr. Comeaux also presented the March 3, 2023, workshop minutes, but stated no approval action was needed since a quorum was not present.

Presentation: Palatka Housing Authority, Dr. Anthony Woods, President & CEO

**Chair Renninger** invited Dr. Anthony Woods, President and CEO of the Palatka Housing Authority (PHA), to deliver a presentation. Dr. Woods overviewed PHA's core values, critical issues of note within housing nationwide, PHA's current operation, and PHA's five-year plan. Critical issues have included the exodus of landlords from providing affordable housing, that many public servants are eligible, the prevalence of capital needs, and that PHA is currently

undertaking a physical needs assessment. There were several comments and questions after Dr. Woods' presentation.

**Commissioner Horvath** expressed interest in developing an informational palm card that describes the role and value of a housing authority. She went on to mention that St. Johns County's Board of Commissioners recently voted against the creation of a county housing authority. She asked Dr. Woods about common issues in the creation of a housing authority, to which Dr. Woods responded that support from local municipalities is crucial in the process of developing a housing authority. Community education, such as workshops to express the community benefit of a housing authority, is a recommended measure as well. Further, Mr. Woods explained residents of a community may express Not-In-My-Backyard (NIMBY) attitudes toward housing authority developments because of others' associating public housing with Section 8. **Commissioner Horvath** asked whether PHA has worked with the State Housing Initiatives Partnership (SHIP) Program. PHA has not had the opportunity to work with SHIP due to shifts in their funding process.

**Chair Renninger** voiced concerns with ongoing issues in Clay County he faces with homeownership education. He gave an example of an elderly Clay County resident who was having their home renovated and was unaware of the new tax burden they would acquire. **Chair Renninger** also asked if Veterans Affairs Supportive Housing (VASH) is supported by the United States Department of Veterans Affairs. Dr. Woods responded that HUD directly provides housing assistance resources for the VASH voucher program.

**Commissioner Anderson** mentioned issues with private landlords working with rental assistance programs concerning the large gap in market property rates and what the rental assistance program can pay. Dr. Woods stated that agencies such as PHA are limited and may only pay up to 110% of the local Area Medium Income.

**Mayor Lynch** asked about the Housing Choice Voucher (HCV) Program, notably the audience for which it is intended. It assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. In other words, it is not intended for the homeless population. **Mayor Lynch** then noted the Board presentation regarding the State-approved Food and Beverage Tax in Miami for he cited he believes there are funds going to housing authorities instead of trusts.

#### Public Comment

There was no public comment.

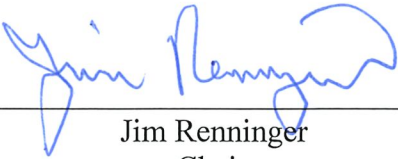
#### Adjournment & Next Committee Meeting

Mr. Comeaux gave brief comments concerning the *Live Local Act*. He highlighted the act provides dedicated funding to SHIP. Further, he stated Kody Glazer, Legal & Policy Director of the Florida Housing Coalition, will provide a summary of the *Live Local Act* at the June 2023 NEFRC Board Meeting. **Commissioner Anderson** stated that the SHIP program has minimal benefit in smaller communities such as Baker County, due to the administrative spending required by the program.

Lastly, Mr. Comeaux stated that the Federal Transportation Administration funded the only HOPE (Helping Obtain Prosperity for Everyone) Grant in Florida for the benefit of Putnam County

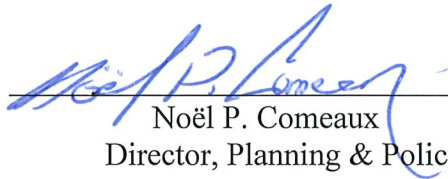
residents. The Putnam County Board of County Commissioners approved a resolution on May 9, 2023, which the Florida Department of Transportation needed. The grant is a collaborative effort by Putnam County, the NEFRC, Smart North Florida, PHA, and other partners to develop solutions on how to transport Putnam residents to well-paying jobs.

The meeting was adjourned at 12:59 p.m. The next Affordable Housing Committee will take place on June 1, 2023.



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Jim Renninger  
Chair



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Noël P. Comeaux  
Director, Planning & Policy