

NEFRC

AFFORDABLE HOUSING COMMITTEE MEETING



Northeast Florida Regional Council

100 Festival Park Avenue

Jacksonville, FL 32202



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Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

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MEMORANDUM

DATE: AUGUST 1, 2019

TO: NEFRC AFFORDABLE HOUSING COMMITTEE

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: MARGO MOEHRING, POLICY DIRECTOR 

RE: NEXT COMMITTEE MEETING

The next meeting of the Northeast Florida Regional Council's Affordable Housing Committee will be scheduled **as needed** at the Northeast Florida Regional Council, 100 Festival Park Avenue, Jacksonville, FL 32202.

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**AFFORDABLE HOUSING
COMMITTEE**

A G E N D A

100 Festival Park Avenue
Jacksonville, FL 32202

**THURSDAY, AUGUST 1, 2019
9:00 a.m.**

Phone: 1-888-585-9008 Conference Room #: 511-666-088#

**(ADDED OR MODIFIED ITEMS IN BOLD)
(*Denotes Action Required)**

TAB

1. Call to Order
2. Pledge of Allegiance
3. Welcome and Introductions
4. Invitation to Speak:

Members of the public are welcome and encouraged to speak on any item brought before the Committee. Please fill out one of the speaker cards located at the sign-in table.

5. *Review and Approval of Minutes from April 4, 2019 Meeting 1
6. Committee Discussion
7. Public Comment – LIMITED TO 3 MINUTES PER SPEAKER
8. Next Committee Meeting: **TBD**
9. Adjournment

***Denotes Action Item**

Visit the Committee Website at <http://www.rcinef.org/Affordable-Housing-Committee.html>

Agenda

Item

Tab 1

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Tab 1



AFFORDABLE HOUSING COMMITTEE

100 Festival Park Avenue, Jacksonville
 Thursday, April 4, 2019
 9:00 a.m.

Committee Member	Representing	In Attendance?	
Michael Bourre (<i>Chair</i>)	Clay County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Flagler County	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Michael Griffis	Baker County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilmember Bill Gulliford	Duval County	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Commissioner Roxanne Horvath	St. Johns County	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Commissioner Len Kreger	Nassau County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Mayor Catherine Robinson	Flagler County	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Staff: <ul style="list-style-type: none"> • Margo Moehring, NEFRC Policy Director • Vanessa Christiansen, NEFRC Senior Planner • Tyler Nolen, NEFRC Regional Planner 	Others in Attendance: <ul style="list-style-type: none"> • Mike Bonts • Joseph Cone, St. Johns County (on the phone) • Ashon Nesbitt, Florida Housing Coalition, Remote Presenter)
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Meeting Summary

Chair Michael Bourre called the meeting to order at 9am. He led the pledge of allegiance. He welcomed everyone. Introductions were made and public comment was invited. Commissioner Kreger motioned approval of the minutes from the December 6, 2018 meeting with a second from Mr. Griffis. The minutes were approved unanimously.

Chair Bourre introduced Ashon Nesbitt, from the Florida Housing Coalition, who has kindly agreed to present on Community Land Trusts (CLTs). Mr. Nesbitt noted that the purpose of CLTs is to keep homes affordable forever. The ownership of the land is separated from the building, and a non-profit owns the land. These can be multifamily units, attached housing or single-family homes. Defaults are rare with a CLT, and they allow homeowners to build wealth. The ground lease is treated as a land use regulation. Resale is based on improvements only, and this means that the value of the initial subsidy appreciates over time. CLT homeowners sell, on average, every 7-10 years, while fee simple owners sell, on average, every 5-7 years, so it is a stable approach. Banks, Fanny Mae and Freddy Mac do CLT mortgage lending. Most CLTs begin with local government surplus lands. These are either sold to fund the program or used to build housing. For larger scale development, there are inclusionary housing ordinances that require set-asides for partnership with a CLT. Mr. Nesbitt showed a map that clearly indicated that CLTs are not currently operating in Northeast Florida. He also noted that the statewide average cost to produce a unit is \$200,000. The members had some questions. Mr. Nesbitt indicated it was not hard to get funding as long as banks understand the process. Lenders are in the first position in CLTs. The average ground

leaves costs \$25-\$50 per month. Finally, there was discussion on scatter sites, and Mr. Nesbitt indicated most home ownership CLTs are scatter sites. Chair Bourre thanked Mr. Nesbitt for his informative presentation.

Chair Bourre then reported on a press conference he attended in Tallahassee that was sponsored by the Florida Housing Coalition. He addressed the group. There were four major points made at the press conference. The first was to not sweep the Sadowski Fund. "No sweep" was discussed as having the full support of the Senate, wavering support in the House. There was also discussion on removing and replacing impact fees on Community Land Trusts and on public/private partnerships. Commissioner Kreger indicated that Fernandina Beach is looking both at impact fees and a CLT.

Chair Bourre invited Margo Moehring to provide those in attendance with an update on the Affordable Housing Needs Plan (AHNP) action items. She reported that she met with Nancy Garcia of NEFAR and updated her on the Committee's actions and interest in partnerships. That dialogue will be ongoing. She provided members with the update to the A.L.I.C.E report, and noted that she is hearing references to A.L.I.C.E in all counties, which is a positive as the region is considering common issues and common metrics. The next meeting of the ULI Affordable Housing and Redevelopment Committee is anticipated for May 9.

Chair Bourre asked again for public comment, and there was none. The next meeting will be August 1, 2019. The meeting adjourned at 9:55am.

DRAFT