



JHCDC
Jacksonville Housing and Community
Development Commission
ANNUAL REPORT
May 2022 – April 2023

July, 2023



The Jacksonville Housing and Community Development Commission, JHCDC, has been highly effective during this report period. The high quality of all the outcomes completed within prescribed timeframes by this Commission, with strong and sound staff support, is evidence of its ongoing effectiveness. This report highlights some of the major accomplishments and observations of JHCDC.

The Commission shall consist of representation from at least 6 of the 11 following categories:

- Citizen actively engaged in the residential home building industry in connection with affordable housing.
- Citizen actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Citizen representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Citizen actively engaged as an advocate for low-income persons in connection with affordable housing.
- Citizen actively engaged as a for-profit provider of affordable housing.
- Citizen actively engaged as a not-for-profit provider of affordable housing.
- Citizen actively engaged as a real estate professional in connection with affordable housing.
- Citizen actively serving on the local planning agency pursuant to F.S. §163.3174.
- Citizen residing within the jurisdiction of the local governing body making the appointments.
- Citizen who represents employers within the jurisdiction.
- Citizen who represents essential services personnel, as defined in the Local Housing Assistance Plan.

This Commission is scheduled to meet the fourth Wednesday every other month. It consists of 11 members, 5 appointed by the City Council and 6 by the Mayor. 7 Board meetings were held as scheduled. Throughout the reporting period the board had 9 active Commissioners. A quorum of members was present for 5 of 7 meetings. The cumulative member attendance rate for the meetings is 71% with an absentee rate of 29%, 81% of the absences were excused.

As of May 2023 there are three vacant seats on the Commission: 2 are Mayoral appointees; the other vacancy is a City Council appointee replacing the legislated City Council Member appointee. This appointment by City Council replaces CP Freeman whose term ends June 30, 2023.



During this report period the Commission addressed several major matters. A few of these items are listed below.

- 2023-2024 Universal Application – The Commission approved Universal Application award recommendations that were submitted for approval by City Council. We received 37 applications from 23 agencies - reviewed, rated and ranked through the Universal Application process and 33 were awarded a total of \$10.3 million. CDBG, ESG and HOPWA applicants were reviewed and rated by the Review Committee. SHIP funds will be allocated to internal programs. HOME funds are appropriated to the Revolving Loan Fund and a NOFA (Notice of Funding Availability) will go out to non- and for- profit developers. City of Jacksonville public service programs and infrastructure projects were funded with an additional \$5.8 million of funding. Total funding for 2023-2024 is \$30.5 million.
- A board retreat/workshop was held in February 2023 so that the board Commissioners could better understand the UA scoring system, the board was provided supporting documents to review in advance of the meeting. This provided a great deal of insight as to how the process works.
- New Interim Chief Housing Community Development Division – Travis Jeffrey. Travis has moved into the Interim-Chief position when Chief Thomas Daly left the City. Travis has been with the City of Jacksonville for 25 years continually working in the Housing and Community Development Division. He has multiple progressive positions within the division and is now the subject matter expert, managing all program and funding responsibilities. Travis is a native Jacksonville/Orange Park resident and has served the community throughout his career.
- The HCDD staff presents a quarterly report which provides detailed information on program and financial status for each of the five funding sources.
- As a recipient of State Housing Initiative Partnership (“SHIP”) funds, the City of Jacksonville established an Affordable Housing Advisory Committee (“AHAC”) in



May 2008, as required by Florida Statute §420.9076. The AHAC is responsible for reviewing local plans, policies, procedures, land development regulations, the Comprehensive Plan Policy, and other aspects of the City of Jacksonville's housing activities that impact the production of affordable housing. Pursuant to the requirements of F.S. §420.9076, the Jacksonville Housing and Community Development Commission ("JHCDC") shall be deemed the AHAC Committee as required by State law. The Commission, as the AHAC, reviews the strategies and formulates recommendations to the City Council. The Commission takes this action annually. Through the year, at each meeting, the Commissioners were provided education regarding at least 2 of the 11 Strategies of the AHAC. They are provided supporting information and documentation and encouraged to ask questions. By the end of this year, at voting time, the Commissioners will have been prepared to make any recommendations or ask question before the final AHAC report is voted on and submitted.

In an effort to continue educating and informing our Commission on the needs of the community and how funds are being utilized, a series of presentations from various funded agencies were presented throughout the year.

- *June 2022 – Latoya Thomas: Carver Center – City of Jacksonville Beach.* Ms. Thomas is the Recreational Supervisor of the center. The Center provides numerous programs and activities in areas of recreation, health and wellness, the arts and entertainment and education for children and families. They provide resources to the families. There are multiple programs provided through the Center including: Homework Assistance, Computer Lab, Lunch and Learn sessions with community partners leading the sessions, sports programs to continuing creating goal-oriented civilians. The Center partners with the C.A.P.E – Community Assisted Policing Effort which focuses on reducing crime in the neighborhood through visibility, education and enforcement; improve perceptions and relations between the community and police.
- *August 2022 – Donna Fuchs – Executive Director of Northeast Florida AIDS Network (NFAN).* Donna shared the NFAN Impact Story 2022 Positive Nutrition YouTube video and provided an overview of the services provided by NFAN. NFAN is the longest-standing AIDS Service Organization in Northeast Florida, established in 1989. NFAN has received HOPWA funding from City of Jacksonville for over 30 years to provide safe affordable housing to their clients



and were approved funding for the Fiscal Year 2023-2024. Participants can stay enrolled in the health care program as long as they qualify for health care and there is funding available. There is currently a waiting list. Our funding continues to support and expand the capability to provide safe housing.

- *October 2022*

(1) *Jessica Osiadacz Chief Experience Officer with Girl Scouts of Gateway Council (GSGC)* - The CDBG funds provide support for troops serving girls in Title 1 Schools, Community Centers and HUD Housing. These girls are provided many programs and opportunities not available through the low-income, high crime neighborhoods in which they reside. Their programs are closely monitored by the leaders, working with the schools with respect to attendance, performance and behavior issues. Their focus is helping girls develop their leadership potential through learning and discovers; connecting with others in a multicultural environment, taking action to make a difference in the work – three critical areas to support the girls' success is closing achievement gaps, supporting mental health and promoting equity. They have been successful in reducing absenteeism, promotion of girls to the next school grade, developing a stronger sense of self and increase their financial literacy skills. STEM program is encouraged, and they focus the girls on entrepreneurship, life skills, body health and many other skills.

(2) *Libby Ford Loan Originator with Ameri First Home Mortgage* – Ms. Ford shared her experience working with the Headstart to Homeownership (H2H) program. They have been a partner in offering lending for the H2H program for 10+ years. The program, funded through COJ federal funds, helps people become homeowners through the down payment assistance program which also covers closing costs. H2H offers financial assistance up to \$50,000 to eligible individuals or families. Eligible applicants must meet household income criteria as established by HUD, must not have owned a home in the last 3 years, and will reside in the home as their primary residence.

- *December 2022*

(1) *Kimberly Reed, Senior Director of Programs with Catholic Charities* - presented an overview of the various services provided throughout our community. Services include the following: Food Pantry which is located at St Pius and is open Wednesday and Friday each week to serve 70 families each day; delivery of groceries weekly at two Senior centers; The Backpack program which is a partnership with four local elementary schools to provide backpacks with food items for students to take home each Friday; utility assistance in partnership JEA Neighbor to Neighbor Program; immigration, legalization, and refugee resettlement services to assist refugees arriving in Jacksonville; Camp I am Special caring for persons with intellectual and developmental differences and physical disabilities. Catholic Charities provides utility, housing and various supportive services through their HOPWA & ESG grant funded projects. Catholic Charities works with Jacksonville's homeless population to provide Rapid Rehousing and a wide range of services to help individuals and families overcome homelessness.



(2) *Robert Ownby, Housing Property Administrator-Foreclosed Property Registry in our Housing and Community Development Division (HCDD)* shared an overview of the Foreclosed Property Registry program which is guided by the Ordinance Code-Chapter 179. The Legislation requires any mortgage filing foreclosure against any real property to register that property with the City of Jacksonville. Strategies of the program include: Direct assistance to homeowners facing foreclosure through mediation and education; Neighborhood development, providing resources for community revitalization efforts and provide appraisal gap funding to for-profit or non-profit developer for acquisition, rehabilitation and sale of vacant homes in blighted areas; Community development, outreach and education, providing communities with possibility for funds up to \$5,000 for physical improvements in their communities. We also provide a multi-week leadership training course that is offered to potential community leaders city. Goal of CommUniverCity is to teach skills to establish and maintain successful neighborhood organizations.

- *January 2023 – Special Board Meeting:* This special meeting was to answer question about the Affordable Housing Advisory Committee (AHAC) report for review and approval by the board. We were provided an extension through January 31, 2023 for submission. The vote passed unanimously.

- *February 2023*

(1) *Bill Brim, President & CEO Lutheran Social Services of Northeast Florida,* provided an overview of the services offered by the Agency. He discussed the following programs: Nourishment Network, REP Payee Services, ACE Program, Refugee Services and Steps 2 Success. They will be keeping the Edward Waters University location and expand the services offered. There will be a second location opening on the Northside.

(2) *The City of Jacksonville Comprehensive Plan,* pursuant to the requirements of Chapter 163, Park II, F.S. Chapter 9J-5, Florida Administrative Code requires a Comprehensive Plan which includes a Housing Element Section 163.3191. F.S. and requires periodical updates. The update of the Housing Element reflects changes recommended in the second Evaluation and Appraisal Report (EAR) of the adopted plan. These updates bring the Plan into compliance with updated Florida Statutes and Florida Administrative and includes establishing the plan to 2030, renaming the Plan the 2030 Comprehensive Plan.

- *March 2023 – Special Training Workshop conducted by Erich Chatham of Civitas.* This workshop was to provide detail information and understanding of the Universal Application (UA) process. The Commission must vote for this recommended funding at the April 2023 meeting. The training specifically addressed changes in program regulations and new review requirements for the 2023-2024 Universal Application cycle. Topics included information about the funding sources – HUD and SHIP, budget and process for the UA, relationship to the Consolidated Plan, and Annual Action Plan.



- *April 2023 – Universal Application recommended funding presented by Erich Chatham, Civitas.* Commissioners were provided the detailed recommended funding for all the federal and state funding received by HCDD. These included Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with Aids (HOPWA), HOME Investment Partnership Program, and State Housing Initiative Partnership (SHIP). Board vote was unanimous to approve the recommended funding FY 2023-2024.

JHCDC is working well but needs to have a full board. Commissioners' improvement in the community activities and programming related to this work should be increased. The Division makes an open invitation to the Commission to attend various events. The Division distributes pertinent information on a timely basis keeping the Commissioners abreast of the activities and status of the Division and pertinent City activity.

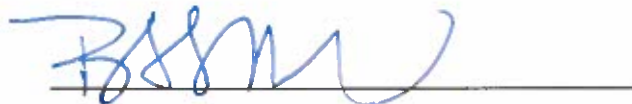
In conclusion, the strong working relationship that exists between the Commission, the Division, and our partners makes this a very efficient and effective Commission. As new Commissioners are added, the positive values such as continual process improvement must be embraced to not impede the great work and movement that has been realized.

Submitted by:



David Wakefield, JHCDC Chair

Board Liaison:



Barbara Florio, Operations Manager, HCDD

Submitted: July 25, 2023

ATTACHMENTS:

- 2022-2023 JHCDC Commissioner Chart – Listing of appointed Commissioners.
- 2022-2023 JHCDC Commissioner Attendance Chart – Attendance records May 2022 through April 2023.



Jacksonville Housing and Community Development Division - Neighborhoods
 Department May 2022 through April 2023

Meetings changed to every other month

2022

Arias-VICE CHAIR
 DeFoor
 Hacker
 VACANT-Mayoral
 Langham-SECRETARY
 Moore
 Noblejas
 Wakefield-CHAIR
 Waters
 Wynter
 VACANT-Mayoral

	25-May	22-Jun	27-Jul	24-Aug	28-Sep	26-Oct	7-Dec
		Unexcused		Present		Unexcused	Present
		Excused		Excused		Excused	Excused
		Unexcused		Excused		Excused	Excused
		Present		Present		Present	Present
		Present		Present		Present	Excused
		Unexcused		Present		Excused	Present
		Present		Excused		Present	Present
		Present		Present		Present	Present
		Present		Present		Present	Present

 No meeting

Meetings changed to every other month

2023

Arias-VICE CHAIR
 Freeman
 Hacker
 VACANT-Mayoral
 Langham-SECRETARY
 Moore
 Noblejas
 Wakefield-CHAIR
 Waters
 Wynter
 VACANT-Mayoral

	18-Jan	22-Feb	22-Mar	26-Apr
	SPECIAL Board Mtg AHAC		SPECIAL Board Workshop UA	
	Present	Present	Present	Excused
	Excused	Present	Present	Present
	Present	Excused	Excused	Present
	Excused	Present	Present	Present
	Present	Present	Present	Present
	Excused	Present	Present	Present
	Present	Present	Present	Present
	Present	Excused	Present	Present
	Present	Present	Present	Present

Appt 1/1/2023 - replaced DeFoor

 No meeting

JACKSONVILLE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (JHCDC)
May 2022 - April 2023

	Name	# of Terms	Notes
1	Lauren Parsons Langham SECRETARY	2 of 2	Appointed by City Council. This position is a Duval Resident
2	David Hacker	1 of 2	Appointed by Mayor. This position is a local planning representative
3	Sharol P. Noblejas	2 of 2	Appointed by City Council. This position is a Duval County resident
4	David Wakefield CHAIR	2 of 2	Appointed by Mayor. Position is a representative of the banking industry
5	Raul E. Arias. Jr. VICE CHAIR	2 of 2	Appointed by Mayor. This position is an employer representative
6	Ericia L. Moore	1 of 2	Appointed by Mayor. This position is a Duval County resident
7	VACANT	2 of 2	Appointed by Mayor. This position is for a for-profit affordable housing provider/developer
8	Sol Wynter	1 of 2	Appointed by City Council. This position is a low income advocate

JACKSONVILLE HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (JHCDC)
May 2022 - April 2023

9	VACANT	1 of 2	Appointed by Mayor. This position represents banking industry
10	Thomas B. Waters	1 of 2	Appointed by the City Council. This position is an essential services personnel.
11	Terrance Freeman	1 of 1	Appointed by the City Council. This position is an active City Council Member. CP Freeman legislative appointment ends June 30, 2023. Another City Council member will be appointed to JHCDC.