



## NE FL Governance Board Minutes

July 28, 2022 | Zoom Meeting

- **Governance Board Members in Attendance**

- Ashley Pratt, Mayo Clinic
- Joe Wolf, Hart & Associates
- Nancy Eisele, LSF Health Systems
- Sylvester Pinckney, Kid's Hope Alliance
- Bill Rodgers, VA
- David Garfunkel, LIFT JAX
- Emma Stewart, Florida Blue
- Jimmy Peluso, VyStar Credit Union
- Michael Sullivan, Jacksonville Public Library
- Nicole Hamm, Eastern Quality Foods
- David Clark, Downtown Ecumenical Ministries
- Tom Daly, City of Jacksonville

- **CHI Staff**

- Dawn Gilman, CHI
- Ashley Kerr, Trellis Consulting

The purpose of the meeting was to review the allocation plan for the City of Jacksonville's HOME Investment Partnership Program – American Rescue Plan (HOME-ARP) funds. The City of Jacksonville, FL was awarded \$12,060,074 in HOME-ARP funding through the U.S. Department of Housing and Urban Development (HUD). While the City of Jacksonville receives an annual HOME allocation, this funding is in addition to the annual funds the city receives. The \$5B in HOME dollars through the American Rescue Plan is to be used to reduce homelessness and increase housing stability across the nation by assisting individuals or households who are experiencing homelessness, at-risk of homelessness, and other vulnerable populations

HOME-ARP can provide housing, rental assistance, supportive services, and non-congregate shelter to reduce homelessness and increase housing stability.

HOME-ARP funds may be used for individuals or families from the following qualifying populations:

- Individuals experiencing homelessness
- Individuals at-risk of homelessness
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- Other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

HOME-ARP funds can be used for the following activities:

- Production or preservation of affordable housing;
- Tenant-based rental assistance;
- Supportive services, including homeless prevention services and housing counseling; and
- The purchase or development of non-congregate shelter for individuals and families experiencing homelessness.

The City of Jacksonville proposes to expend its HOME-ARP funds to support the development of affordable rental housing in 8<sup>th</sup> City Council district. This project has been in the works for about 8 months. The total project is estimated to be \$26M and will include the development of 120 units, some of which will be permanent supportive housing (PSH).

Although there were other proposals, the affordable rental housing proposal was the most pertinent to the affordable housing need (the city lacks 6 thousand affordable housing units).

One board member shared that the city requested public input on the land use and zoning and received unanimous approval of the plan by the City Council.

One question from the group asked about the city's confidence in securing the additional capital funds needed to complete the project. The city is confident it can secure the additional funds needed to complete the project – the Jacksonville Housing Finance Agency will issue bonds for this deal. The HOME-ARP funds will help cover a portion of the costs associated with the permanent supportive housing units.

If for some reason the project is unable to go forward, the city can reallocate the funds – this would include an amendment to the Action Plan and initiating another public comment period. Funds must be expended by 2025 so there is time to secure the additional capital needed for the project.

The City of Jacksonville plans to submit the HOME-ARP plan along with the city's Annual Action Plan.

With the Governance Board's approval, the city will move forward and open the public comment period from 7/29/22 through 8/14/22. The public comment period is 15 days and the city will follow its approved communication plan. Board chair Ashley Pratt encouraged all board members to share the survey with their respective networks.

[HOME-ARP Survey](#)  
[City of Jacksonville 2022 HOME Annual Action Plan](#)

Motion to Approve the City of Jacksonville's Plan for HOME-ARP Funds.

1<sup>st</sup>: Jimmy Peluso

2<sup>nd</sup>: Sylvester Pinckney

Yes: All

No/Abstention: Tom Daly (abstain)