

2023 | Duval County, Candidate Questionnaire, City Council District 7

- All Candidates were sent the questionnaire. Candidates that responded are listed in alphabetical order.
- This content does not signify an endorsement and is only informational.

We asked all candidates the following three questions:

1. According to the community survey connected to COJ City Council Critical Quality of Life subcommittee, the lack of deeply affordable housing is an important concern in Jacksonville. Deeply affordable housing is housing specifically for those households with extremely low annual incomes, which is defined as 30% of AMI. If elected, how would you ensure that eligible community members have access to safe, decent, and deeply affordable housing?
2. The City of Jacksonville currently has no dedicated funding source for ending homelessness and all grant awards for those experiencing homelessness are annual. If elected to office, what would your position be on multi-year funding for specific projects based on community needs assessment?
3. Communities nationwide are passing local ordinances to allow arresting those living on the street if they refuse a shelter bed. How would you address this issue? Would you support this type of ordinance in Jacksonville?

| Candidates | Responses |
|--------------|---|
| Jimmy Peluso | <ol style="list-style-type: none">1. I will work closely with JHA and non-profits to see what deficiencies exist in properties managed by the public sector and do what I can to fix them. I will also support a tenant's bill of rights, that will secure rights for those who live in rental properties across our city.2. I am in support of the Miami-Dade food and beverage tax to provide a dedicated funding source. We can no longer afford to have underfunded programs.3. This seems slightly cruel and unproductive. I do not support this policy in Jacksonville. |

2023 | Duval County, Candidate Questionnaire, City Council District 8

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We asked all candidates the following three questions:

1. According to the community survey connected to COJ City Council Critical Quality of Life subcommittee, the lack of deeply affordable housing is an important concern in Jacksonville. Deeply affordable housing is housing specifically for those households with extremely low annual incomes, which is defined as 30% of AMI. If elected, how would you ensure that eligible community members have access to safe, decent, and deeply affordable housing?
2. The City of Jacksonville currently has no dedicated funding source for ending homelessness and all grant awards for those experiencing homelessness are annual. If elected to office, what would your position be on multi-year funding for specific projects based on community needs assessment?
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| Candidates | Responses |
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| Reggie Gaffney, Jr. | <ol style="list-style-type: none"> 1. This is a challenge a lot of communities are struggling with. I believe the best ways to tackle this issue as a City are to first allocate additional funding to the Jacksonville Housing Authority to expand the ability to place families in housing today, granting immediate relief to people who need it. Second, the City should offer density credits and ad-valorem tax discounts to developers who are willing to construct deeply affordable housing to help those who need it. Lastly, we need to consider subsidies in areas by zip code directly to consumers to help ease rental pressures. 2. Unfortunately homelessness is not a set it and forget it issue. It is a fight every day to continue supporting these individuals and fix a broken societal mechanism to get them treatment. I absolutely support this. Jacksonville needs not just a way to get these individuals off the street, but a long term action plan to ensure that they stay off. This includes wrap-around services to address a continuum of care to help individuals lead more fulfilling lives. 3. I would not support this type of legislation. I believe that incarceration for these individuals is not the answer. The truth is many of these individuals suffer with mental health or substance abuse issues. They don't need to be arrested, they need treatment. I would like to see the City take seriously the issue and work to provide a permanent program offering a long term, sustainable pathway to solve this problem. |

2023 | Duval County, Candidate Questionnaire, City Council District 9

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We asked all candidates the following three questions:

1. According to the community survey connected to COJ City Council Critical Quality of Life subcommittee, the lack of deeply affordable housing is an important concern in Jacksonville. Deeply affordable housing is housing specifically for those households with extremely low annual incomes, which is defined as 30% of AMI. If elected, how would you ensure that eligible community members have access to safe, decent, and deeply affordable housing?
2. The City of Jacksonville currently has no dedicated funding source for ending homelessness and all grant awards for those experiencing homelessness are annual. If elected to office, what would your position be on multi-year funding for specific projects based on community needs assessment?
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| Candidates | Responses |
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| Tyrone Clark-Murray | <ol style="list-style-type: none"> 1. Jacksonville needs more affordable housing. In fact, according to an I.M. Sulzbacher representative, the city needs at least 5000 units. To help achieve this goal, I would lobby our state representatives to expand the pool of tax credits for the unhoused. Unfortunately, only one homeless deal is released through Florida Housing. <ul style="list-style-type: none"> • On the local level, I would support changing the single-family home zoning that exists in 90% of the county to include multi-family. • Furthermore, I would continue to support legislation such as the accessory dwelling bill passed a few months ago. • I would continue to assist renters through Emergency Rental Assistance Programs. However, I would strongly encourage renters to become homeowners through first-time homebuyer assistance programs from the federal, state, and local levels. rent control is complex, time consuming, and temporary. • Rents can be controlled if the State Legislature declares a "Housing Emergency." If they were to take this measure, the statute would require a referendum, if approved it would be in effect for only one year, would not affect vacation rentals, but would affect luxury apartments with a rental fee of at least \$250 (\$1200 by today's dollar value). At the county level, a study must be initiated to prove the existence of a Housing Emergency. The results of the study must meet the standard of "serious menace to the general public." Also, the county is required to provide public notice and hearings. Finally, with voter approval, rents can be controlled. • All these in the meantime, landlords can increase rents, an action they may not have taken if "rent control" were not being considered. • A better solution is to build more housing and implement an inclusionary housing ordinance. An inclusionary housing ordinance may require a developer to provide a specified number or percentage of affordable housing units to be included in a mid or high-level development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units |

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| Candidates | Responses |
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| | <ol style="list-style-type: none"><li data-bbox="478 329 1871 451">2. These grants are very competitive. As the current Councilmember, I can draft legislation that includes a *wavier for RFP. Furthermore, the organization would need to prove its worthiness. For example, the director can provide data showing how many people received services, what those services are and how those people benefitted. *Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Ord Code; Sec. 118.107.<li data-bbox="478 492 1871 644">3. In speaking with representatives for the City Rescue Mission, CRM and I.M. Sulzbacher, there are some very common-sense reasons to refuse a shelter bed. I would not support this type of ordinance. First of all, jail is for those who have broken the law. Secondly, this may lead to overcrowding that could have been avoided. Third, Jacksonville has a million residents, but less than 2000 law enforcement officers. It would be an inefficient use of an officers' time to arrest unsheltered person who are not breaking the law. |

2023 | Duval County, Candidate Questionnaire, City Council District 11

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2. The City of Jacksonville currently has no dedicated funding source for ending homelessness and all grant awards for those experiencing homelessness are annual. If elected to office, what would your position be on multi-year funding for specific projects based on community needs assessment?
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| Candidates | Responses |
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| Ramon Day | <ol style="list-style-type: none"> 1. Relief for our residents is needed immediately. The City must engage with non-profits to provide housing for those in urgent need of relief during this current housing crisis. Recovery must play a central role in addressing housing affordability. The Jacksonville Housing Authority should lead this initiative. We must increase the supply of public housing and Section 8 vouchers. This will provide the financial support for our residents to have a recovery in housing using the market. The Jacksonville Housing Finance Authority can provide financial support the developers to increase the supply of multifamily units available in the market. It can also provide mortgage funding for low interest rate mortgages for first time home buyers. Reform of our development approval and construction permitting process is essential. We need to reduce the time for development projects to be approved and completed. We need to recreate the permitting process so that construction plans have an expedited time frame to foster more construction and increase the housing supply. 2. I am willing to consider multiyear funding for specific projects. We fund our first responders for multiyear service. We should have a similar form of funding for vital projects. 3. We should develop new approaches to providing shelter for those living on the street. We must be creative in our recruitment for those in need of housing. I do not favor criminalizing misfortune. |

2023 | Duval County, Candidate Questionnaire, City Council District 14

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| Candidates | Responses |
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| John Draper | <ol style="list-style-type: none">1. Ensure affordable housing for all would require large subsidies of limited tax dollars. The issue of eligibility becomes paramount. I believe that homeless military vets should take priority over nearly all others. I would support limited amounts of tax dollars to help homeless vets.2. Annual funding only.3. Yes. |

2023 | Duval County, Candidate Questionnaire, City Council At Large District 5

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| Candidates | Responses |
|------------------|---|
| Charles Garrison | <ol style="list-style-type: none"> 1. As a current board member of Changing Homelessness, I understand that access to safe, decent, and affordable housing is a critical issue for many residents in Jacksonville, particularly for those with extremely low incomes. I believe that the city government has a role to play in addressing this challenge, and I am committed to finding solutions that ensure eligible community members have access to deeply affordable housing. One of my priorities would be to invest in our neighborhoods and infrastructure, which includes affordable housing. I believe that by working with community stakeholders, including non-profits, developers, and the private sector, we can find innovative solutions to increase the supply of deeply affordable housing. We must consider a comprehensive approach that addresses the root causes of the issue. This could include: <ol style="list-style-type: none"> i. Encouraging and incentivizing the development of more affordable housing units, through tax credits and relaxed zoning regulations. ii. Partnering with non-profit organizations and private sector companies to address the affordable housing crisis, through programs like community land trusts and down-payment assistance programs for first-time homebuyers. iii. Supporting the creation and preservation of affordable housing through targeted investments and funding for rehabilitation projects. iv. Encouraging the development of mixed-use and mixed-income communities to ensure that everyone has access to safe and affordable housing options in vibrant neighborhoods. v. Streamlining the permitting process for affordable housing developments to reduce costs and accelerate the construction timeline. 2. I understand the importance of a dedicated funding source for this critical issue. I believe that a community needs assessment is a crucial step in determining the best way forward for addressing homelessness in our city, and I would support the use of |

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| | <p>multi-year funding for specific projects based on these assessments. My goal would be to provide a comprehensive and sustained approach to ending homelessness that addresses the root causes and provides access to the resources and services that our neighbors in need require to get back on their feet. By taking a data-driven, evidence-based approach, we can ensure that we are making the greatest possible impact in addressing this critical issue in our city.</p> <p>3. Criminalizing homelessness is not the solution to addressing the issue in our community. Instead, I strongly support the implementation of housing-first policies, which prioritize providing individuals and families with safe, stable housing as the first step towards ending homelessness. This approach recognizes that access to stable housing is a fundamental human right and is widely recognized as the most effective way to end homelessness long-term.</p> |

2023 | Duval County, Candidate Questionnaire | Mayor's Race

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| Donna Deegan | <ol style="list-style-type: none"> 1. Jacksonville has an affordable housing problem across the board and it stems from a lack of focus and political will from City Hall to address this crisis. The cause is primarily within our building codes and zoning regulations, and unless we change them, we are headed down the same path as other cities, like San Francisco and Philadelphia. There are any number of approaches that have been used successfully in other cities. Policies like requiring developers to build affordability into each of their projects in order to gain approval; creating zoning which encourages density and more affordable units; supporting alternative and soundly planned living spaces like warehouse conversions and adaptive reuse, especially on city-owned property which should be immediately inventoried; and partnering with developers to create deeply affordable living spaces, by utilizing modern planning, higher density, and lower costs. The experience of the larger cities is that the best way to ensure decency for individuals with safe, deeply affordable housing is to embed them within the development of medium income and luxury apartment/homes, and I would support that kind of future planning. 2. The root causes of homelessness are not annual, and neither are its solutions. While many of the sources of funding for services benefiting the homeless are private in nature, the City does fund or partially fund (sometimes indirectly) services that are truly addressed at ending homelessness. In that capacity, Jacksonville has the ability to influence and guide such funding. Projects like our federally awarded Ability Housing project, and the work of Changing Homelessness, which have effectively helped address the solution for veteran homelessness are great examples. While it is part of a federal funding initiative which has proven successful in a number of cities across the country, it definitely shines a light on one of the many successful strategies to ending homelessness, rather than just treating the effects of homelessness. Ability Housing is not an annual project, but a long term one, sometimes over many years. It makes sense, in my opinion, that funding targeted to ending homelessness, should be multi-year. One of the ways that we can do this as a city is to put more emphasis on programs designed to end homelessness, which I don't believe we are presently emphasizing. And we should partner with both federal and philanthropic funding which shares that same viewpoint. |

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| | <p>3. No. This approach has been proven ineffective and counterproductive again and again over the past 60 years. What ends up happening is the criminalization of being alive without a home, and an extremely expensive use of the criminal justice system. It's been estimated that the Sheriff has to spend an average of \$770 per day per inmate to house them in the jail. We don't need to be draining the resources of the criminal justice system in order to cure the effects of an ineffective response to unhoused individuals. It also further disempowers the individuals with extensive arrest records and citations. Think of the wraparound services that we could instead provide for \$770 per day. Housing, transportation, food, job training, and healthcare to get people back on their feet. To lock unhoused people away is not only exorbitantly expensive, it doesn't produce anything other than the temporary satisfaction of watching a homeless person getting arrested and hauling them away temporarily. In recent years, local ordinances and policies have made it harder and harder for private charities and church groups to help out, and it's time to end those practices. We have everything we need, to solve every problem we have, including this one. It's time to start solving the problem instead of punishing the voiceless.</p> |