



MEMORANDUM

DATE: July 14, 2017

TO: Chairman Taylor
Members of the Affordable Housing Advisory Committee

FROM: Taco E. Pope, PEO Director
Kristina Wright-Bowen, PEO Asst. Director

CC: Shanea Jones, County Manager
Michael S. Mullin, County Attorney
Justin Stankiewicz, Asst. County Manager

SUBJECT: Nassau County Affordable Housing Advisory Committee

Chairman Taylor,

This memorandum serves to provide the Committee with updates and actions that have taken place since the last AHAC meeting and to set the stage for discussions at the July 19th meeting.

PEO staff reached out to Anne Ray from the University Florida's Shimberg Center for Housing Studies. Ms. Ray has provided invaluable advice and resources. At the direction of Ms. Ray, PEO staff divided the County into three regions using GIS software (map attached).

The regions are:

- Amelia Island
- Central Nassau (I-95 east to Amelia Island)
- West Nassau (all areas west of I-95)

Ms. Ray and her staff at the Shimberg Center for Housing Studies have volunteered to provide the Committee with demographic and housing data based on the three identified regions (for note: not all data sets are available at the sub regional level). Upon receipt, PEO staff will forward the information to the committee members.

In addition to the above, Ms. Ray was kind enough to provide the following (attached):

- Shimberg Center's June 27, 2017 presentation to the NE FL Regional Council
- Shimberg Center's May 2011 Homelessness, Rental Housing and Homeownership in Duval County: An Overview of Housing Needs and Supply
- Shimberg Center's September 2016 Pinellas County Housing Assessment

After considering the Committee's discussion at the June 20, 2017 AHAC meeting and staff's subsequent interaction with Ms. Ray, PEO staff fully supports the AHAC's direction that a comprehensive affordable housing needs assessment is warranted. Further, the analysis should, to the extent possible, view Nassau County not only in the context of the Northeast Florida Region but also by sub-regions within the County. In conversation with Ms. Ray, the County should expect the cost of the study to run between \$10,000 and \$20,000 and take twelve weeks to complete.

Subsequently, PEO staff spoke with the executive directors of both the Amelia Island-Fernandina Beach-Yulee (AIFBY) Chamber of Commerce and the Greater Nassau County Chamber of Commerce. On July 18, PEO staff is hosting a follow-up meeting with Regina Duncan, Executive Director of the AIFBY Chamber of Commerce, to explore partnership opportunities. In addition, dialogue has commenced with the City of Fernandina Beach, via City Manager Dale Martin, to enlist the City's participation in the study.

Taking the above into consideration, PEO staff offers the following approach for the AHAC to consider:

- Step One (target 12/1/17) – Interim adjustment/clean-up, if any, of the existing LHAP in order to remain in compliance with State Law and continue receiving State funding.
- Step Two (target 6/1/18) – Through the University of Florida's Shimberg Center for Housing Studies, complete a comprehensive needs assessment for Nassau County.
- Step Three (target 12/1/18) – Complete AHAC recommendation for BOCC consideration.
- Step Four (target 6/1/19) – Update LHAP, local Comprehensive Plans and Land Development Regulations.