

# NEFRC

## AFFORDABLE HOUSING COMMITTEE MEETING



**Northeast Florida Regional Council**  
HYBRID MEETING  
VIRTUAL & IN-PERSON




100 Festival Park Avenue  
Jacksonville, FL 32202  
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## MEMORANDUM

**DATE:** OCTOBER 5, 2023  
**TO:** NEFRC AFFORDABLE HOUSING COMMITTEE  
**FROM:** ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER   
**RE:** NEXT COMMITTEE MEETING

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The next meeting of the Northeast Florida Regional Council's Affordable Housing Committee is to be determined.

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**Northeast Florida Regional Council**

**AFFORDABLE HOUSING  
COMMITTEE**

**A G E N D A**

St. Johns County Health Services Bldg.  
200 San Sebastian View, Ste, 2300  
St. Augustine, FL 32284

**Zoom Link:** <https://nefrc-org.zoom.us/j/87306610249>

**Zoom Dial-In #:** 1-786-635-1003 (or) 1-470-381-2552

**Meeting ID:** 873 0661 0249

**THURSDAY, OCTOBER 5, 2023**

12:00 Noon

**(ADDED OR MODIFIED ITEMS IN BOLD)**

**(\*Denotes Action Required)**

**TAB**

- 1. Call to Order
- 2. Roll Call – Chair Renninger
- 3. Pledge of Allegiance – Chair Renninger
- 4. Welcome – Chair Renninger
- 5. Invitation to Speak – Chair Renninger

*Members of the public are welcome and encouraged to speak on any item brought before the Committee. The public will be recognized during public comments.*

- \* 6. Approval of the June 1, 2023 Meeting Minutes – Chair Renninger ..... 1
- 7. Presentation: Increasing Community Resilience - Creating Resilient and Disaster Ready Housing Programs, CJ Reynolds, Florida Housing Coalition ..... 2
- 8. Florida Live Local Act (2023): County Inventory Status – Mr. Shad ..... 3
- 9. HUD HOME Consortium Discussion – Mr. Shad ..... 4
- 10. Public Comment – LIMITED TO 3 MINUTES PER SPEAKER
- 11. Next Committee Meeting: **TBD**
- 12. Adjournment

**\*Denotes Action Item**

# Agenda

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## Item

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**NORTHEAST FLORIDA REGIONAL COUNCIL**  
**Affordable Housing Standing Committee Meeting**  
**June 1, 2023**

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MINUTES

The Northeast Florida Regional Council's (NEFRC) Affordable Housing Committee held a hybrid workshop meeting on Thursday, June 1, 2023, at 12:15 p.m. **Chair Renninger** called the meeting to order with the following members present:

BAKER Commissioner Anderson (In-Person)

Michael Griffis (In-Person)

CLAY Commissioner Renninger (In-Person)

DUVAL Mayor Lynch (In-Person)

FLAGLER Mayor Robinson (Via Zoom)

ST. JOHNS Commissioner Horvath (In-Person)

Presenter: Joshua Macbeth

Excused: Curtis Hart, Michael Bourre

Guests: Orville Dothage, Zane Marfiak, Yvette Jones, Roberto Ortiz, Darryl Register, Deborah Thompson

Staff Present: Elizabeth Payne, Noël P. Comeaux, Matamron Bacon, Robert Jordan

After a roll call took place, a quorum was confirmed.

INVITATION TO SPEAK

**Chair Renninger** welcomed everyone. Public comment was invited, however, no comments were provided.

MEETING SUMMARY

Approval of the February Minutes

**Chair Renninger called for a motion on the May 4, 2023, Meeting Minutes. Commissioner Anderson moved to approve the May meeting minutes; seconded by Mayor Lynch. The minutes were approved unanimously.**

Presentation: Nassau County Tiny Home Ordinance, Joshua Macbeth, Senior Planner

**Chair Renninger** invited Mr. Joshua Macbeth, Nassau County Senior Planner, to deliver a presentation on Nassau County's proposed tiny home ordinance. During the presentation, Mr. Macbeth overviewed gaps in affordable housing for Nassau's workforce community, explained why tiny homes may serve as a viable solution to Nassau's workforce housing issue, then lastly detailed the structure and benefits of the county's proposed tiny home ordinance. There were several comments and questions after Mr. Macbeth's presentation.

**Chair Renninger** asked if the Nassau County Public School Board has adopted impact fee reductions and/or waivers for local workforce housing developments. Mr. Macbeth noted that the county has had conversations with relevant community partners confirming there is demand among local teachers for workforce housing. Further, Mr. Macbeth recognized the value in the reduction of educational impact fees, totaling just under \$6,000, but said the decision is at the discretion of the school board.

**Mr. Griffis** asked what additional items are included within the total county impact fee. Mr. Macbeth listed that the categories included are education, administration, parks, and mobility, among others. He also noted that the county currently administers these fees by building type and not by square footage. The county is currently reassessing the residence types featured to potentially incorporate tiny homes and accessory dwelling units (ADUs).

**Commissioner Horvath** asked about the methodology used for stipulating potential tiny home developers in Nassau County to keep units designated for affordable housing for a 30-year period. Mr. Macbeth expressed that county staff utilized precedent taken from density incentives in Nassau County's Comprehensive Plan, also stating that the timeframe is common in other counties doing work of similar scope. Further, he mentioned that establishing a development incentive such as timeframe or reduced impact fees (based on increased density) to remain affordable provides an ease to developers.

**Commissioner Anderson** asked about the impact of the ordinance to water and sewer connections. Mr. Macbeth explained that all tiny homes will undergo review by Nassau County, like other homes, to ensure State and local compliance. Due to tiny home sites being located on former mobile home sites, the infrastructure cost to adjust water and sewer connections may be significant.

Ms. Payne asked if there were developers already interested in establishing tiny home communities. Mr. MacBeth stated there are two developers that are ready to start projects once the ordinance is approved and several others that have expressed interest.

**Mr. Griffis** asked if there has been any public opposition to the proposed ordinance. Mr. Macbeth stated that the ordinance proposal has not yet been considered at the Nassau Planning and Zoning Board or the Board of Commissioners yet to receive public comment. However, Mr. Macbeth does expect some opposition from homeowners in conventional home subdivisions adjacent to or bear tiny home communities. Further, the proposed ordinance will only allow county-identified areas of blight to be eligible to build and receive incentives for tiny home development.

**Mayor Lynch** asked if the state has specific regulations on tiny homes. Mr. Macbeth responded that state regulations concerning the tiny/container home regulations have been incorporated into the proposed county ordinance.

Mr. Comeaux asked about Nassau County's consideration of Accessory Dwelling Units (ADUs) for workforce and/or affordable housing. Mr. Macbeth informed the committee that the county does permit ADUs and that its Essential Housing Advisory Committee will soon host a subcommittee meeting to discuss creating owner incentives for using their respective ADUs as

affordable housing. He said Nassau’s current ADU code often being utilized as additional luxury guest housing or entertainment instead of affordable housing.

Lastly, Mr. Dothage commented that it may benefit Nassau County to identify the financial loss from county-employed individuals living outside of the county due to a lack of affordable housing. Mr. Macbeth stated the county is finalizing a growth trend report that addresses the cross-county flow to and from the county.

Public Comment

There was no public comment.

Adjournment & Next Committee Meeting

**Chair Renninger called for a motion to convene the next Affordable Housing Committee Meeting on September 7, 2023, to coincide with the next NEFRC Board of Directors Meeting. Mayor Lynch moved to convene the next meeting on September 7, 2023; seconded by Commissioner Horvath. The next meeting date was approved unanimously.**

The meeting was adjourned at 1:03 p.m.

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Jim Renninger  
Chair

Elizabeth Payne  
Chief Executive Officer

# Agenda

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## Item

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## **MEMORANDUM**

**DATE:** SEPTEMBER 27, 2023

**TO:** NEFRC AFFORDABLE HOUSING COMMITTEE

**THRU:** ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

**FROM:** JACK SHAD, ECONOMIC DEVELOPMENT MANAGER *JS*

**RE:** PRESENTATION: CJ REYNOLDS, FLORIDA HOUSING COALITION

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A presentation on Increasing Community Resilience - Creating Resilient and Disaster Ready Housing Programs will be provided by Ms. C. J. Reynolds, Director of the Resiliency and Disaster Recovery for the Florida Housing Coalition.

Ms. Reynolds served as the Director of Resiliency and Engagement at the Tampa Bay Regional Planning Council for nearly four years and led the Regional Resilience Coalition, including 32 local governments. Ms. Reynolds has worked with elected officials, staff, and stakeholders to support coordinated resilience planning, best practices, and programs. She has led the development of the Resilience and Energy Assessment of Communities and Housing (REACH) initiative funded by JPMorgan Chase to help local governments integrate affordable housing and resilience planning. From 2010-2018, she worked with leading faculty at the University of South Florida to implement research on climate change and stakeholder engagement, which identified impacts to communities and housing, policy disconnects, and other barriers to adaptation.

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# Creating Resilient and Disaster Ready Housing

Presentation to the  
Northeast Florida Regional Council Affordable Housing Committee

October 5, 2023

CJ Reynolds,

Director of Resilience and Disaster Recovery



# Why Resilient Housing Matters

Increasing frequency and severity of extreme weather events — driven by climate change — damages millions of homes and exacerbates the housing crisis.

- Design/construction standards and materials/technology are evolving.
- Affordable housing that integrates new standards will be more resilient to extreme weather and disasters — saving money and better protecting residents.
- Affordable housing planning that is integrated with capital projects, resilience, Infrastructure, Economic Development and Emergency Management will support more rapid and holistic community recovery.



NOAA NCEI Hurricane Ian most costly disaster in 2022: \$112.9B

# 10 Principles for Resilient Housing Leadership

1. Know **where** your affordable housing stock is located, **types of** flood risk, and **how the building will be impacted**.
2. Know who lives in assisted housing and residents are engaged.
3. Ensure that assisted multi-family properties are **sufficiently insured**.
4. Buildings are **maintained and upgraded**: federal, state and local funding, grants and financing support pre-disaster resilience and energy improvements.
5. New development is in lower-risk areas.

# 10 Principles for Resilient Housing Leadership

6. **Resilient design and construction criteria are defined in RFPs** and procurement documents and ready for HUD CDBG-DR.
7. Affordable Housing Advisory Committee (AHAC) includes resilience and sustainability goals/topics/expert.
8. Integrate affordable housing with infrastructure and capital improvements and include in the Local Mitigation Strategy (LMS) Project List.
9. **Housing Action Plan is more than growth** -- includes projected losses to disaster, actionable resilience and sustainability goals.
10. Community Disaster Recovery plan includes housing recovery.

# We Can Create Permanent Affordability *and* Livability

**New housing built to last 75+ years  
= 2100**

1. proximity to necessities
2. proximity to amenities
3. distance from hazards
4. designed for extreme heat and flooding



# Cool Housing: Design For Extreme Heat

Need to minimize heat exposure, heat gain and reduce energy consumption.

- Reduce interior heat gain from windows and doors with exterior shade structures
- Create cool roofs – light colored, well-insulated
- Increase green, natural surfaces and reduce concrete/asphalt around property
- Add shade structures for parking and community area



# Cool Housing Design: Heat and Disaster Resilience

**Hurricane/storm survivors have increased health risks due to long-term power outages and damaged properties**

Older, disabled and upper floor residents are more at risk to heat

**Implement energy resilience for disaster preparedness:**

- Design community rooms to serve as cooling spaces; include refrigerators for medicine
- Ensure elevator functionality
- Clean energy backup power for 96 hours
- Design split electrical system to support elevators/community rooms
- Leverage grants and funding -- Solar Energy Loan Fund (SELF) SAGE project

Community Room at Terwilliger Place AH for Veterans VA



California Developer National CORE Property with Solar and EE



# Designing Flood Resilient Housing

**Key principle: Allow flood waters to flow in, out and around the structure without damaging the property.**

- **Elevated first floor**
  - **Base Flood Elevation (BFE):** measured from crest of expected wave height. Does not take into account future sea-level rise.
  - **Freeboard** is an additional safety buffer above BFE.
- Flood resistant materials below BFE: concrete, stone, masonry block, ceramic, clay tile, metal, special resistant lumber
- Flood vents in walls to reduce hydrostatic pressure
- Elevated mechanicals
- Breakaway walls and stairs: [FEMA Free of Obstruction Guide 2020](#)



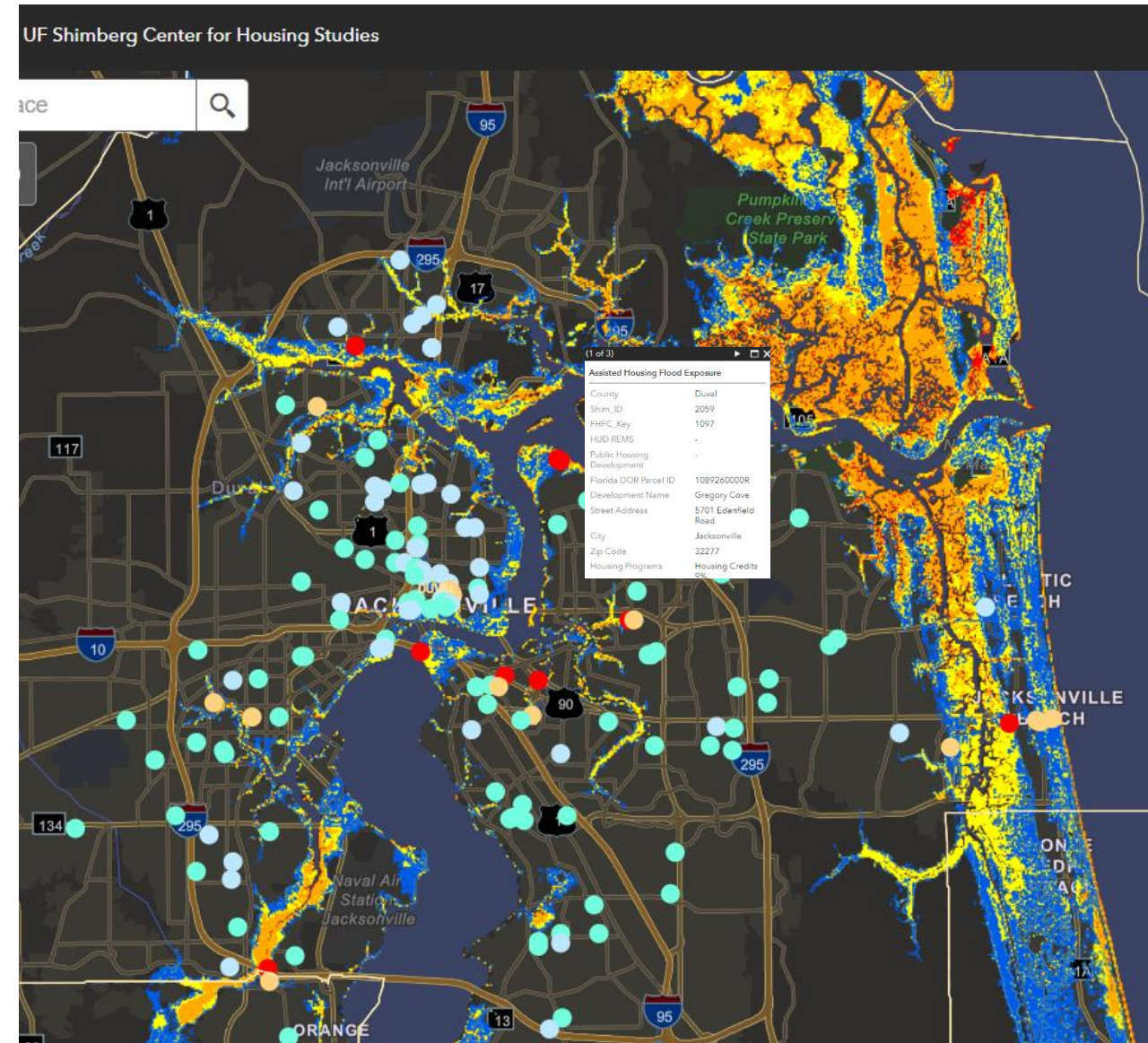
## Flood Damage-Resistant Materials Requirements

for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program

Technical Bulletin 2 / August 2008

Photo shows lower portion of wall is masonry and includes flood vents

# Defining Risks to Existing Affordable Housing



Leverage existing GIS data and new VA – team approach -- CFM, Housing staff, EM, and consultants to develop housing stock vulnerability assessment -- risks, exposure and vulnerability assessment of Assisted Multi-Family properties and LMI Neighborhoods

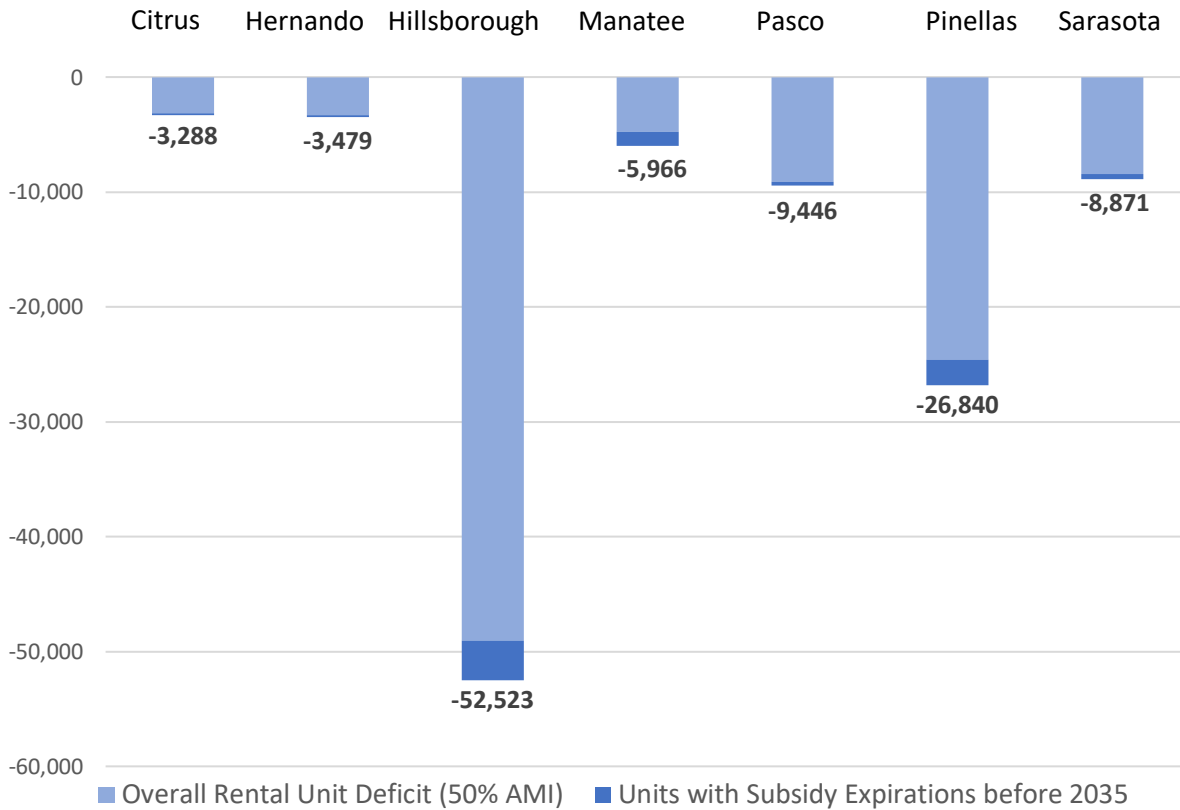
After mapping all Assisted properties, map naturally occurring multi-family with HCV

Conduct a CONCENTRATION analysis of vulnerable properties and populations in high-risk areas

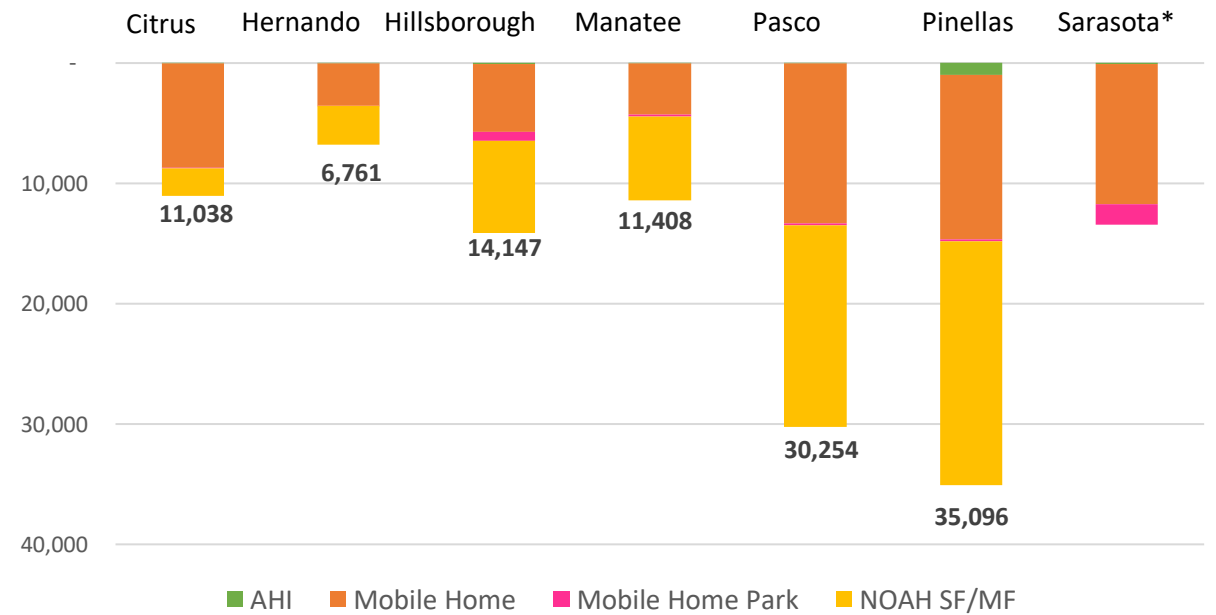
*UF Shimberg online mapping tool shows Assisted MF properties – Cat 1-5 and SLR*

# Understand Flood Impacts to Existing Properties

## Potential Deficit of Affordable Units



## Affordable Properties Exposed to 1+ Flood Hazards



66% of subsidized and 62% of market-rate affordable housing is in a flood hazard area (Tampa Bay Regional REACH analysis 2021)

# Understanding Structural Vulnerability Factors



- Repetitive Loss Properties
- Building Elevation
- Age/year built = building code
- Type of Structure: mobile homes, single, multi-family
- Construction –wood, concrete
- Other risk factors such as age/capacity of stormwater/roads infrastructure.....

## Protection

Strategies to reduce a building's vulnerability to extreme weather

- 1 [Wet Floodproofing](#)
- 2 [Dry Floodproofing](#)
- 3 [Site Perimeter Floodproofing](#)
- 4 [Resilient Elevators](#)
- 5 [Backwater Valves](#)
- 6 [Sump Pumps](#)
- 7 [Wind & Wind-Driven Rain](#) **NEW!**



## Adaptation

Strategies that improve a facility's ability to adapt to changing climate conditions

- 8 [Envelope Efficiency](#)
- 9 [Elevated Equipment](#)
- 10 [Elevated Living Space](#)
- 11 [Surface Stormwater Management](#)
- 12 [Window Shading](#)
- 13 [Distributed Heating and Cooling](#)



[FHC Recommends Enterprise resources](#)

# Backup

*Strategies that provide critical needs for when a facility loses power or other services*

- 14 Maintaining Backup Power to Critical Systems
- 15 Emergency Lighting
- 16 Access to Potable Water



# Community

*Strategies that encourage behavior which enhances resilience*

- 17 Building Community Ties
- 18 Creating Community Resilience Spaces
- 19 Developing an Emergency Management Manual
- 20 Organizing for Community Resilience



[https://keepsafeguide.enterprisecommunity.org/sites/default/files/strategies-for-multifamily-building-resilience\\_1.pdf?fid=2154&nid=4325](https://keepsafeguide.enterprisecommunity.org/sites/default/files/strategies-for-multifamily-building-resilience_1.pdf?fid=2154&nid=4325)

# Building a plan – Strategies for multifamily building resilience

Enterprise CLIMATE SAFE HOUSING Strategies for Multifamily Building Resilience  Select Language



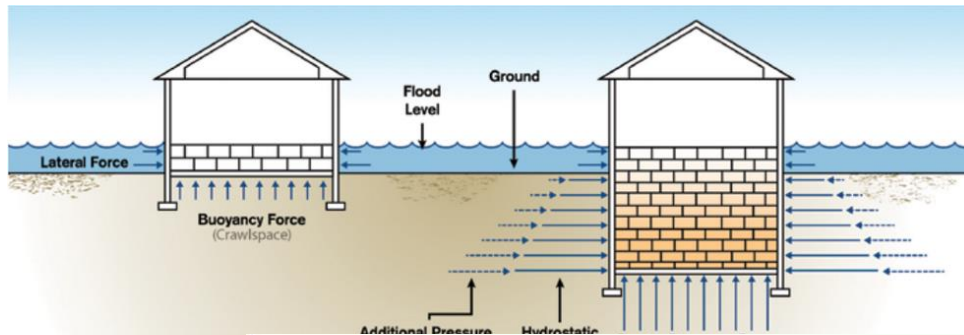
**9 Elevated Living Space**

Abandoning floors below the DFE or using them for a non-residential purpose can limit damage to critical equipment or living space during a flood.

1 2

## For every identified strategy

- ▶ Theory – why is this important
- ▶ Descriptions and Functions
- ▶ Strategy into Action
- ▶ Tied to Operations and Maintenance Plan
- ▶ General Cost
- ▶ Resources
- ▶ Case Studies



CASE STUDY

## Elevated Housing Development

### Background

The Carolina and Connecticut Crescent developments in Atlantic City, NJ are two new affordable housing complexes constructed by Community Investment Strategies, a leading NJ-based affordable housing developer. Located in the the AE flood zone, were rebuilt after Sandy to be resilient to future flood damage.



### Strategy

Residential areas were elevated 8 ft. above grade, raising them 2 to 3 ft. above the BFE. Wheelchair lifts were



## Critical Actions

The following action items were identified during the assessment as critical considerations to your community or property. These items have the highest potential impact to structural and safety concerns that can lead to life and safety issues for building occupants.

Cat.	Strategy	Action Description	Ratings	Reference Information
	Elevated Living Space	Explore floodproofing measures and use sump pumps in low lying areas. If possible repurpose living space that is below Design Flood Elevation (DFE) or using them for non-residential purposes can minimize damage to electrical and mechanical equipment along with livable space during a flood. Some examples of repurposing spaces below DFE includes, converting the space into parking garage, storage, entryways etc.	<p><b>Criticality:</b> HIGH</p> <p><b>Cost Rating:</b> \$\$</p> <p><b>Difficulty Rating:</b> MODERATE</p>	<p><a href="https://www.climatesafehousing.org/strategies">https://www.climatesafehousing.org/strategies</a></p> <p><a href="https://www.climatesafehousing.org/elevated-living-space">https://www.climatesafehousing.org/elevated-living-space</a></p>
	Structural Assessment and Prioritization	<p>Have a structural assessment performed. The condition of a building's structure depends on continuous monitoring and frequent maintenance.</p> <p>This strategy focuses on how to evaluate a structure by identifying points of weakness and implementing solutions. Be aware of the following conditions: cracks and fissures, exposed interior rebar and corrosion, loose or rusted joints, and condition in fastening of windows, doors, and other apertures. Consult with a building professional (can be a contractor, engineer, or architect) to get the most thorough inspection possible.</p>	<p><b>Criticality:</b> HIGH</p> <p><b>Cost Rating:</b> \$\$\$</p> <p><b>Difficulty Rating:</b> DIFFICULT</p>	<p><a href="https://www.climatesafehousing.org/putting-it-all-together">https://www.climatesafehousing.org/putting-it-all-together</a></p>



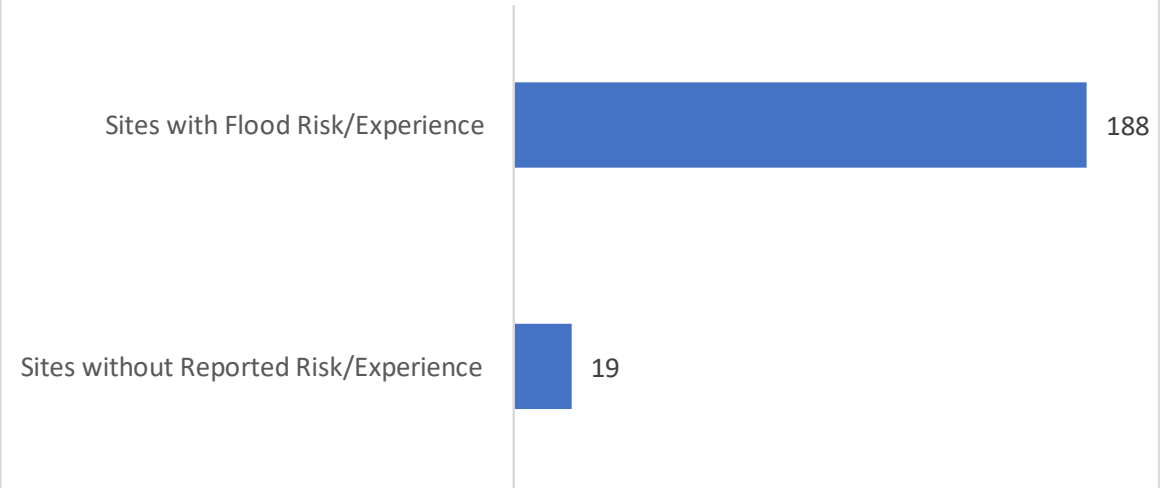
# KEEP SAFE FLORIDA

**Pilot in Miami, Orlando, Tampa MSA with Local Governments, PHAs and companies used KSF to define improvements, leverage local funding**

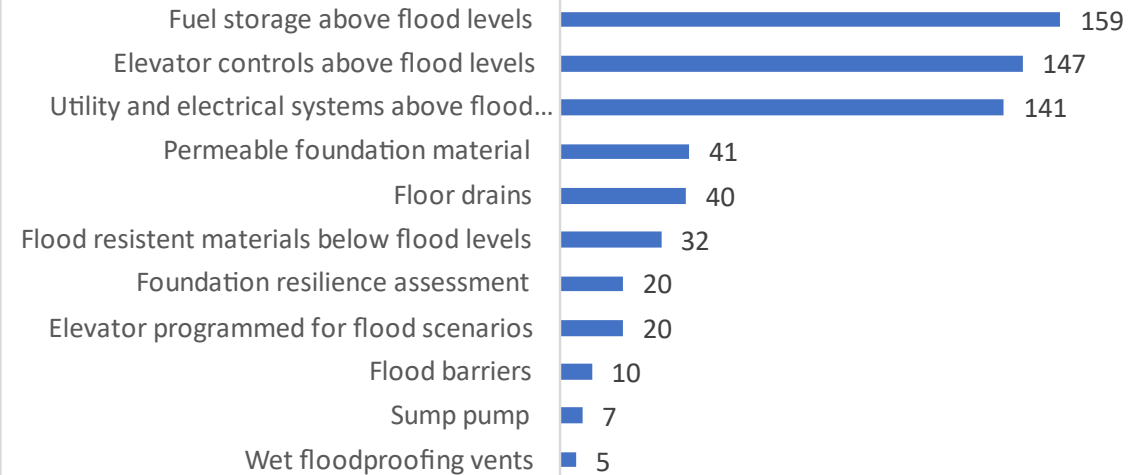
*How would it be useful to assess your AH properties?*

*Could you require targeted properties in high-flood risk locations be assessed?*

### Number of Sites Reporting Flood Risk or Experience



### Number of Sites Implementing Each Flood-Damage Resilience Measure



# RESILIENCE IS A SMART INVESTMENT

An upfront investment in long-term resilience yields financial protection against future losses.

Each dollar invested in pre-disaster mitigation leads to an average \$4 savings from avoided damages.

Smart resilience investments can help save on energy use, reduce operational expenses and lower insurance premiums.

## CLIMATE SAFE HOUSING

### Strategies for Multifamily Building Resilience

#### Background

During Superstorm Sandy, Hoboken, NJ suffered heavy damage to its buildings and infrastructure, including this six unit multifamily building, 132 Jackson St., located in the AE flood zone. After the storm, the property faced escalating insurance costs.

#### Strategy

To mitigate future risk and reduce insurance premiums, the owner chose a wet floodproofing strategy, which added nine Smart Vents on the first floor and used 9 inches of gravel and concrete fill to raise the floor to ground level. To minimize heat loss during cold weather, the owner chose insulated Smart Vents.

#### Cost

Total cost of the renovation, including installation of Smart Vents and the first floor fill, was \$25,000. The one-panel Smart Vents cost \$200 to \$250 each. **the retrofit, the building experienced an 83 percent reduction in the cost of its flood insurance policy.** Originally, the owner paid \$12,000 for \$300,000 worth of coverage; after the retrofit, their premium fell to \$2,000 and coverage rose to \$820,000. The owner experienced a return on investment in just two and a half years.



Images: [www.yourfloodrisk.com](http://www.yourfloodrisk.com)

**LOCATION**  
132 Jackson St., Hoboken, NJ

**SCALE**  
6 Units

**COST**  
\$25,000

# FEMA Building Resilient Infrastructure and Communities (BRIC) grant program

## Priorities

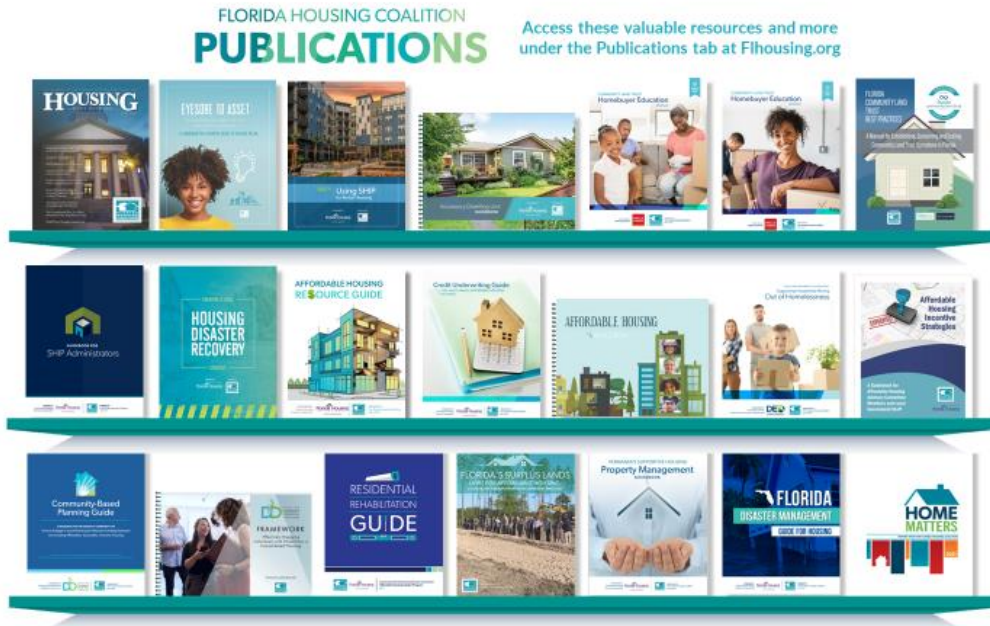
- Incentivize hazard risk reduction
- Mitigate risk to infrastructure, one or more community lifelines
- Prioritize benefits to economically disadvantaged communities

## Housing Related Projects

- Property Acquisition and Demolition/Acquisition and Relocation
- Structure Elevation, Mitigation Reconstruction
- Emergency Power Back Up
- Localized Flood Risk Reduction
- Structural Retrofitting, Wind Retrofit
- Hazard Mitigation Planning
- Project Scoping and Building Code projects



# Thank you for your leadership



## Florida Housing Coalition Expertise

- Housing Resilience/Disaster Preparedness
  - Vulnerability Assessments
  - Disaster Preparedness and Recovery Plans
  - Resilient design and construction recommendations
  - Mitigation and adaptation analysis/planning
- Planning
  - Missing middle
  - Land-Use, zoning analysis
  - Revisions, updates, cross-walks
  - Guided Growth
  - HUD Consolidated planning
- Community Land Trusts
  - Certification/formation
  - Site selection/public land assessments

**CJ Reynolds**  
**Director of Resilience and Disaster Recovery**  
[Reynolds@flhousing.org](mailto:Reynolds@flhousing.org)  
Cell 813-313-0422

# Our Thanks to the Florida Housing Catalyst Program



**AFFORDABLE HOUSING CATALYST PROGRAM**



we make housing affordable™



# Agenda

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## Item

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## MEMORANDUM

**DATE:** SEPTEMBER 27, 2023

**TO:** NEFRC AFFORDABLE HOUSING COMMITTEE

**THRU:** ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

**FROM:** JACK SHAD, ECONOMIC DEVELOPMENT MANAGER 

**RE:** LIVE LOCAL ACT (2023): COUNTY INVENTORY STATUS

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Under the guidance from the Live Local Act, local governments are due to identify lands that can be used for affordable housing - discussion to follow on local inventory processes and results to comply with the Act.

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# Agenda

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## MEMORANDUM

**DATE:** OCTOBER 2, 2023

**TO:** NEFRC AFFORDABLE HOUSING COMMITTEE

**THRU:** ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

**FROM:** JACK SHAD, ECONOMIC DEVELOPMENT MANAGER *JS*

**RE:** HUD HOME CONSORTIUM DISCUSSION

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Staff will provide a brief overview of the HUD Home Consortium Program and eligibility requirements, the annual timeframe of necessary steps, and its feasibility in Northeast Florida.

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## Purpose

This white paper briefly overviews the HUD Home Consortium Program and eligibility requirements, funding in Florida, and the annual timeframe of necessary steps.

## Overview

The HOME Investment Partnerships Program is a Housing and Urban Development (HUD) program that provides grants to State and local governments to create affordable housing for low-income households.<sup>1</sup> The borrowers of HOME funds are intended to be for-profit developers, nonprofit housing providers, Community Housing Development Organizations (CHDOs) or local governments, redevelopment organizations or public housing authorities.<sup>2</sup> This program can also be for homebuyers (down payment) assistance, homeowner rehabilitation assistance, and tenant-based rental assistance.<sup>3</sup> Given eligibility requirements (below), HUD allows for grant awards to a group of contiguous local governments (consortia) that would otherwise be unable to participate in the program.<sup>4</sup> There are currently 147 consortia Participating Jurisdictions throughout the United States, with eight in Florida. See Table 1.<sup>5</sup>

Table 1: HUD HOME Consortia in Florida

HUD Office	KEY	NAME	STA	TYPE	Share %	Share \$
Miami	12C140	CNSRT-Broward County	FL	Consortia	100%	\$4,459,361
Miami	12C140	Coconut Creek	FL	CDBG Metro City	4%	\$165,733
Miami	12C140	Coral Springs	FL	CDBG Metro City	9%	\$382,395
Miami	12C140	Davie	FL	CDBG Metro City	7%	\$298,522
Miami	12C140	Deerfield Beach	FL	CDBG Metro City	7%	\$308,446
Miami	12C140	Lauderhill	FL	CDBG Metro City	8%	\$346,868
Miami	12C140	Margate	FL	CDBG Metro City	4%	\$188,358
Miami	12C140	Miramar	FL	CDBG Metro City	8%	\$338,254
Miami	12C140	Pembroke Pines	FL	CDBG Metro City	9%	\$405,168
Miami	12C140	Plantation	FL	CDBG Metro City	6%	\$256,008
Miami	12C140	Sunrise	FL	CDBG Metro City	7%	\$290,187
Miami	12C140	Tamarac	FL	CDBG Metro City	4%	\$197,252

<sup>1</sup> Source: HUD Exchange, Available at <https://www.hudexchange.info/programs/home/> Currently proposed Florida le. Accessed September 9, 2022. Also, currently proposed Florida legislation uses the term, “Multi-Level Income Housing.”

<sup>2</sup> The program also provides non-amortized, low interest loans to developers for acquisition and/or new construction or rehabilitation of affordable rental housing to low-income families. Source: Florida Housing Finance Corporation, Available at <https://www.floridahousing.org/programs/developers-multifamily-programs/home-investment-partnerships>. Accessed September 9, 2022.

<sup>3333</sup> Source: HUD Exchange 2013 HOME Final Rule, Available at <https://www.hudexchange.info/programs/home/home-final-rule/> Accessed September 9, 2022.

<sup>4</sup> Participating parties in consortia can be found at <https://www.ecfr.gov/current/title-24/subtitle-A/part-92/subpart-C>.

<sup>5</sup> Source: HUD Home Exchange, Available at <https://www.hudexchange.info/resource/2451/home-consortia-participating-members-percentage-report/>. Accessed September 22, 2022.

HUD Consortia – Feasibility in Northeast Florida

Miami	12C140	Broward County	FL	CDBG-Urban County	29%	\$1,282,171
Jacksonville	<b>12C020</b>	<b>CNSRT-Brevard County</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$1,300,662</b>
Jacksonville	12C020	Cocoa	FL	CDBG Metro City	6%	\$77,868
Jacksonville	12C020	Melbourne	FL	CDBG Metro City	21%	\$277,950
Jacksonville	12C020	Palm Bay	FL	CDBG Metro City	20%	\$263,232
Jacksonville	12C020	Titusville	FL	CDBG Metro City	11%	\$144,593
Jacksonville	12C020	Brevard County	FL	CDBG-Urban County	41%	\$537,020
Jacksonville	<b>12C114</b>	<b>CNSRT-Escambia County</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$1,329,633</b>
Jacksonville	12C114	Pensacola	FL	CDBG Metro City	17%	\$225,895
Jacksonville	12C114	Escambia County	FL	CDBG-Urban County	56%	\$751,104
Jacksonville	12C114	Santa Rosa County	FL	Unincorporated Part Of Non-CDBG County	24%	\$320,422
Jacksonville	12C114	Milton City	FL	Place within Santa Rosa County	2%	\$32,212
Jacksonville	<b>12C228</b>	<b>CNSRT-Marion County</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$1,027,080</b>
Jacksonville	12C228	Ocala	FL	CDBG Metro City	30%	\$307,703
Jacksonville	12C228	Marion County	FL	CDBG-Urban County	70%	\$719,377
Jacksonville	<b>12C996</b>	<b>CNSRT-Osceola County</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$1,066,577</b>
Jacksonville	12C996	Kissimmee	FL	CDBG Metro City	38%	\$401,583
Jacksonville	12C996	Osceola County	FL	CDBG-Urban County	62%	\$664,994
Jacksonville	<b>12C985</b>	<b>CNSRT-Pasco County</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$1,379,250</b>
Jacksonville	12C985	Dade City	FL	City	3%	\$35,106
Jacksonville	12C985	Zephyrhills	FL	City	5%	\$66,874
Jacksonville	12C985	Pasco County	FL	CDBG-Urban County	93%	\$1,277,270
Jacksonville	<b>12C018</b>	<b>CNSRT-Pinellas County</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$1,403,074</b>
Jacksonville	12C018	Largo	FL	CDBG Metro City	21%	\$290,594
Jacksonville	12C018	Pinellas County	FL	CDBG-Urban County	79%	\$1,112,480
Jacksonville	<b>12C021</b>	<b>CNSRT-Sarasota City</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$949,388</b>
Jacksonville	12C021	Sarasota	FL	CDBG Metro City	25%	\$240,979
Jacksonville	12C021	Sarasota County	FL	CDBG-Urban County	75%	\$708,409
Jacksonville	<b>12C972</b>	<b>CNSRT-St. Lucie County</b>	<b>FL</b>	<b>Consortia</b>	<b>100%</b>	<b>\$1,025,067</b>
Jacksonville	12C972	Port St Lucie	FL	CDBG Metro City	36%	\$370,844
Jacksonville	12C972	Indian River County	FL	Unincorporated Part Of Non-CDBG County	19%	\$192,445
Jacksonville	12C972	Fellsmere City	FL	Place within Indian River County	2%	\$15,976
Jacksonville	12C972	Martin County	FL	Unincorporated Part Of Non-CDBG County	25%	\$254,607
Jacksonville	12C972	St. Lucie County	FL	Unincorporated Part Of Non-CDBG County	19%	\$191,195
<b>State Consortia Total</b>			<b>FL</b>			<b>\$13,940,092</b>

### Eligibility

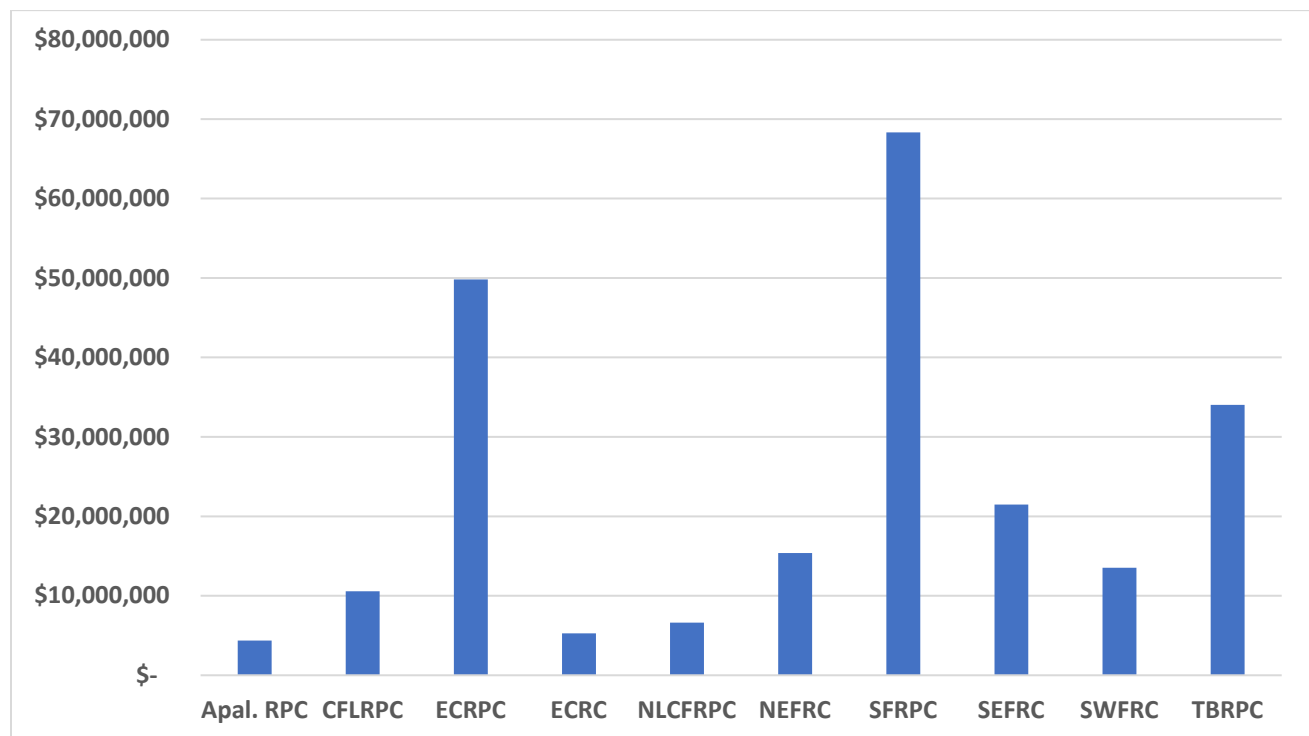
To be eligible as a Participating Jurisdiction, a unit of general local government must have a formula allocation under 24CFR 92.50 equal to or greater than \$750,000.<sup>6</sup> If a unit of general local government’s formula allocation is less than \$750,000, HUD has two additional conditions:

1. The unit of general local government has a local Public Housing Agency and a demonstrated capacity to carry out the provisions of this part, evidenced by satisfactory performance under one or more HUD-administered programs that aid with activities similar to the eligible activities (under this part).
2. The State has authorized HUD to transfer a portion of the State’s allocation to a unit of local government. It is also possible that the State or the unit of general local government (or both) can make available its own resources so that the sum of the amounts transferred or available is equal to or greater than the difference between the unit of general local government’s formula allocation and \$750,000.

### HUD HOME Consortia in Florida

In 2021, there were ten awards, not including to the State of Florida, for the HUD HOME Program, totaling \$229.4 million.<sup>7</sup> This value does not include the State of Florida, which received \$91.3 million. See Figure 1.

Figure 1: HUD HOME Program Awards - Florida, 2021



Timeframe

<sup>6</sup> See <https://www.ecfr.gov/current/title-24/subtitle-A/part-92/subpart-B/section-92.50> for more information.

<sup>7</sup> Source: HUD Exchange. Available at <https://www.hudexchange.info/GRANTEES/ALLOCATIONS-AWARDS/>. Accessed September 21, 2022.

Table 2 below provides an overview of the following deadlines for the HUD HOME Program.

Table 2: HUD HOME Program Timeframe - Consortia

Date	Step
March 1	A proposed consortium, an existing consortium that is adding members, or a consortium that sign a new consortium agreement provides to its Field Office written notification of its intent to participate as a consortium. Any change in the consortium membership must be listed within the agreement.
June 1	The lead entity of a consortium that intends to renew its consortium agreement through automatic renewal provisions notifies each of its members of their right to not participate in the next qualification period.
June 15	Each member that does not intend to participate in the next qualification period with a consortium that is renewing its agreement through automatic renewal provisions submits written notification to the lead entity. The lead entity must provide copies of these communications to its Field Office by June 15 so that Headquarters can be notified of any change in consortium membership by June 30.
June 30	Proposed consortium, a consortium that must sign a new agreement, or a consortium that is amending its current agreement must submit the documents that are required in Section IV to its Field Office. In addition, the Field Office must submit a list of consortia that are in the last year of their qualification periods and that do not have a change in membership.
August 2	Field Offices approve all consortium agreements and send appropriate documents to Headquarters. This submission must include the section from each new or amended agreement that (1) lists the consortium members, and (2) documents the consortium qualification period.
August 16	Field Office staff updates the Grants Management Process (GMP) System with data on consortia.
September 20	CPD Directors update and complete the worksheet for each consortium in the Field Office jurisdiction, sign the worksheet, and send it to Headquarters to allow sufficient time for data to be assembled so that changes can be reflected in the next year’s allocation of HOME funds. Directors are reminded that it is imperative that the information in the worksheet be confirmed with the consortium’s lead entity prior to transmitting it to Headquarters.

Deadlines can be extended through a request to the program manager at the respective HUD field office. Note also that a consortium’s life extends to the depletion of funding whether or not any organizational component of the consortium changes. This means if one or all parties leave the consortium, funding must be tracked until spent.