

RESOLUTION NO. 2019- 472

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO ACCEPT THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) 2019 INCENTIVE REVIEW AND RECOMMENDATION TRIENNIAL REPORT REQUIRED BY FLORIDA STATE STATUTE.

WHEREAS, St. Johns County is the recipient of State Housing Initiative Partnership (SHIP) funds for the construction, acquisition, and preservation of affordable housing; and

WHEREAS, Section 420.9706 requires recipients of SHIP funds to establish an Affordable Housing Advisory Committee (AHAC) and to submit a Triennial Report to recommend monetary and nonmonetary incentives as part of an affordable housing incentive plan; and

WHEREAS, County Ordinance 2008-29 established the St. Johns County Affordable Housing Advisory Committee; and

WHEREAS, the AHAC Committee conducted a public meeting 12/17/19 to consider incentives and impediments to the construction, acquisition, and preservation of affordable housing; and

WHEREAS, the AHAC Committee completed and recommended the Affordable Housing Advisory Committee 2019 Incentive Review and Recommendation Triennial Report; and

WHEREAS, participation in the SHIP Program and the recipient of housing trust fund grants for the construction, acquisition, and preservation of affordable housing serves a public purpose and is in the best interest of St Johns County residents.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:

Section 1. The above recitals are incorporated by reference into the body of this resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the attached Affordable Housing Advisory Committee 2019 Incentive Review and Recommendation Triennial Report.

Section 3. To the extent that there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 5. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County this 17 day of December 2019.

ATTEST: Brandon Patty, Clerk

By: Pam Halterman
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY

By: Jeb S. Smith
Jeb S. Smith, Chair



RENDITION DATE 12/19/19

Affordable Housing Advisory Committee
Report to Board of St. Johns County Commissioners
SHIP Affordable Housing Incentive Strategies

Date:
11/20/19

Prepared by: The County Staff of Housing & Community Development and
Growth Management Departments, in conjunction with:
St. Johns County Affordable Housing Advisory Committee

Submitted To:
Florida Housing Finance Corporation

BACKGROUND

As a recipient of State Housing Initiative Partnership (SHIP) funds the St. Johns County Board of County Commissioners (BCC) established an affordable housing advisory committee in 1993 as required by the Florida Statute section 420.9076. The Affordable Housing Advisory Committee (AHAC) is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the County's policies and procedures that affect the cost of housing. In addition, the AHAC is responsible for making recommendations to encourage affordable housing.

The AHAC is required to submit an incentive report every three years. The report includes recommendations by the Committee, as well as comments on the implementation of incentives for at least the following eleven distinct areas:

- The processing of approvals of development orders or permits, as defined in s.163.3164 (7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.

Committee Composition

The County Commission appointed and re-appointed members to the Committee on the dates below. Section 420.907 of the Florida Statutes lists the categories from which committee members must be selected. There must be at least 8 committee members with representation from at least 6 of the 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 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

As of the date of this report, the appointed AHAC Committee members are included here, along with their category affiliation:

Name	Category Represented	Date Appointed
1 Hayes, Tracy A.	Citizen engaged in Banking or Mortgage Banking Industry	11/20/2018
2 Mansur, Alexander	Citizen actively engaged in areas of labor in home building.	02/20/18
3 Kalter, Jay I.	Housing Finance Authority Chair/ Citizen actively engaged as an advocate for low-income persons	10/01/18
4 Maxwell, Harry	Citizen actively engaged as a for-profit provider of affordable housing	2/7/17
5 Lazar, Bill	Citizen actively engaged as a not-for-profit provider of affordable housing	2/7/17

6 Vierck, Karl F.	Citizen actively engaged as a Real Estate Professional	2/20/18
7 Woodard, Jon	Citizen actively serving on local planning agency	7/21/16
8 Ladrido, Steven	Citizen representing employers within St. Johns County	10/16/16
9 Wiles, Herbert L.	St Johns County Resident (In Memoriam)	10/16/16
10 Vacant	Citizen representing essential services personnel	
11 Vacant	Citizen engaged in Residential Home Building Industry	
12 Vacant	St Johns County Resident	

AFFORDABLE HOUSING INCENTIVES

Staff presented the latest affordable housing practices and recommendations on incentives. Each of the affordable housing incentives recommended by the State were thoroughly examined and discussed with AHAC members. This plan is a result of the recommendations from the AHAC and meetings held with internal staff members to determine the feasibility of the recommendations. If approved by the St. Johns County Board of County Commissioners, the recommendations will be used to amend the Local Housing Assistance Plan (LHAP) and/or the local Comprehensive Plan-Housing Element.

EXPEDITED PERMITTING

Meeting Synopsis:

- *Dating back to the 2016 AHAC report, staff has taken the time to address both the previous recommendations as well as previous resolutions passed by the BCC (see below). Committee did feel that there should be a continued emphasis on income guidelines set by the Florida Housing Finance Corporation, which are often referenced in local ordinances, state statutes, and other state-based grant programs.*

Existing Strategy:

- In September, 1993, the County instituted the Development Review Committee (DRC), to establish uniform requirements and procedures for submittal and review of applications for development plan approval, to implement the goals and policies of the Comprehensive Plan, and to ensure compliance with all applicable land development regulations. The eighteen- member committee representing planning, zoning, growth management, transportation, utilities, environmental health, fire service, 911 addressing, building, codes, survey, environmental planning, and landscaping, review all proposed developments (such as subdivisions or multi-family) within 20 working days, then meets with the developer to discuss their independent findings at a joint DRC meeting. February 24, 1998, adopted by Resolution 98-48, developers planning affordable housing projects will be directed to the Housing Office by any staff receiving questions. Housing staff can work with the developer to determine, quantitatively, if the project is truly affordable (i.e., the anticipated payments do not exceed 30% of the very-low to moderate income categories, or rents do not exceed standard limits adjusted for bedroom

size). Upon issuance of an "Affordable Housing Development" (AHD) designation, a sheet to be attached to all copies submitted for development review, the developer is assured that the original review time may be reduced by up to 50 percent. Rezoning requests may be facilitated in agenda placement for Committee and Board of County Commissioners' review. St. Johns County's permitting process has been centralized and expedited with the location of all applicable permitting departments in one facility. It has cut down on developer's time expended on obtaining permits. The Comprehensive Plan, adopted by Ord. 90-53, Policy E.1.1.4(a), adopted in December, 1990, and amended by Policy C.1.1.4, adopted by Ordinance 2000-34, and amended by Policy C.1.1.4, adopted by Ordinance 2000-34, recommended this change. Permits may be applied for in advance of lot purchase closing so delays can be avoided by careful planning. This item has been addressed since 1993 by the County. The above paragraph has been in previous AHAC recommendation reports.

AHAC Recommendation:

- Continue to use the Income and Rent guideline chart provided by the Florida Housing Finance Corporation when defining affordability, unless specified by a particular fund source. Consider more incentives/subsidy for projects that target lower income populations.

Implementation:

- After the 2016 AHAC recommendations were presented to the BCC, staff immediately implemented a designated "Point of Contact" to assist affordable housing developers in navigating the County development process. This includes one individual from Growth Management and one individual from Housing and Community Services Department. Staff from the two departments collaborate on a number of different affordable housing issues, as well as attend meetings with developers, management, and citizens regarding affordable housing.
- Staff currently, informally, uses the Income and Rent guideline chart provided by the Florida Housing Finance Corporation when defining affordability.

MODIFICATION OF IMPACT FEES

Meeting Synopsis:

- *On modestly priced housing, (under \$180,000) utility and impact fees can account for almost 10% of the building costs and financed over a 30 year mortgage, can cost as much as the fees themselves. Many developers are not able to build and finance rental property with lower rents because of the financing costs for impact, school, and connection fees. The challenge is creating a way to eliminate the impact of these fees on the development of both rental and homeownership housing for the local workforce.*

Existing Strategy:

- Impact fees are currently scaled to address the type of use, as well as the square footage of a residential unit.

AHAC Recommendation:

- Allow payment of impact fees, and utility connection fees over a period of time, possibly paid through property tax process. Longer repayment period proposed when projects focus on lower income populations.
- Consider the utilization of County impact fee investment earnings (from interest) on roads, parks and public buildings to support the development of affordable owner-occupied, for sale and rental housing.

Implementation:

- At the time of this writing, October, 2019, County staff and a citizen volunteer group (Continuum of Care-Affordable Housing Group), have had a number of conversations with the BCC regarding initiatives addressing affordable housing, including impact fees. Staff continues to work through this list of initiatives with the BCC.

FLEXIBLE DENSITIES

Meeting Synopsis:

- *Localities need to devise ways to encourage developers to include some percentage of affordable housing as a part of their developments or ask that they contribute to a housing fund when requesting variances or waivers to the existing codes.*

Existing Strategy:

- St. Johns County has a number of different zoning categories, such as Mixed Use and RES-D which allow for greater densities and while zoning categories, such as PUD, that allow for design flexibilities.

AHAC Recommendation:

- Create a broad Density Bonus Program that in addition to being implemented on the proposed site, may also be implemented on another site tied to the development benefiting from the density bonus.
- Continue working with County staff on the implementation of a zoning category that would address higher densities, flexible lot design, access to transit, and other codes/ordinance that may hinder the development of affordable housing.

Implementation:

- At the time of this writing, October, 2019, County staff and a citizen volunteer group (Continuum of Care-Affordable Housing Group), have had a number of conversations with the BCC regarding initiatives addressing affordable housing, including the implementation of a zoning classification that will address

workforce/affordable housing. Staff continues to work through this list of initiatives with the BCC.

RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis:

- *Encourage better coordination with government departments, including planning, utilities, and engineering to include affordable housing in their expansion plans. Those same departments could offer advice or services to incorporate affordable housing projects into their improvement plans.*

Existing Strategy:

- Staff continues to work amongst themselves and with housing developers to explore issues related to affordability

AHAC Recommendation:

- Both City and County Utility and Road Departments could work more closely with affordable development efforts to reduce infrastructure costs.
- Consider allowing a developer to utilize existing stormwater capacity retention ponds within the development's area rather than having to construct new stormwater retention ponds and lift-stations, or allow developer to divert stormwater to adjacent County-owned properties, when feasible. This would allow for additional units to be built instead of property being utilized for infrastructure requirements.
- Consider that when lift stations are required on infill efforts, affordable housing developers can ask the utility company to incorporate the construction costs into their capital improvement plans or finance the costs over an affordable period of time.

Implementation:

- When appropriate, Housing and Community Development staff participates in development meetings to explore the issues above as they relate to affordability.

PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis:

- *Parking requirements are recognized as important needs to address both transportation needs and ensure compatible developments throughout the community. However, excessive parking requirements can increase the cost of affordable housing development.*

Existing Strategy:

- Parking is addressed as part of the land development regulations.

AHAC Recommendation:

- The maintenance and establishment of Comprehensive Plan provisions that further multi-modal transportation options.
- Provide some considerations for senior properties.

Implementation:

- At the time of this writing, October, 2019, County staff and a citizen volunteer group (Continuum of Care-Affordable Housing Group), have had a number of conversations with the BCC regarding initiatives addressing affordable housing, including the implementation of a zoning classification that will address workforce/affordable housing. Staff will examine parking requirements as part of the development of the zone, incorporating workforce/affordable housing. Staff continues to work through this list of initiatives with the BCC.

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Meeting Synopsis:

- *There should be an emphasis on encouraging accessory residential dwellings, such as granny flats, converted overseas shipping containers, small housing, and multiple efficiency units in a single structure.*

Existing Strategy:

- Accessory dwelling units, while allowed by right, are limited in use by family members.

AHAC Recommendation:

- All of this should be included as part of density bonus negotiations.
- These accessory dwellings must include limited onsite parking, perhaps restricting onsite parking for one vehicle per dwelling. If possible, perhaps limited on street parking with valid parking pass could be used in conjunction with onsite parking or in lieu of onsite parking.

Implementation:

- At the time of this writing, 6-19-19, County staff is currently in the process of modifying the current Land Development Code and addressing this issue, primarily as it pertains to the user. The code change will have to go before the BCC for final approval.

FLEXIBLE LOT CONFIGURATIONS

Meeting Synopsis:

- *With the current growth in the County, one incentive for affordable housing could be that any PUD or flex zoning requirement (that increases density) includes some level of participation in affordable housing efforts. This will allow for a mixture and possible increase in the potential number of affordable housing units to be developed in a particular zone(s).*

Existing Strategy:

- Staff continues to work amongst themselves and with housing developers to explore issues related to affordability.
- St. Johns County has different zoning categories, such as PUDs, which allow for greater densities and some design flexibilities.

AHAC Recommendation:

- Encourage developers to include some percentage of affordable housing as part of their developments or ask that they contribute to a housing fund when requesting variances or waivers to the existing codes.

Implementation:

- At the time of this writing, October, 2019, County staff is working on an ordinance to be presented to the BCC regarding a new zoning category that will have initiatives addressing affordable housing. One of the initiatives is to allow for flexibility in lot configurations to allow for greater flexibility in design and access to affordable housing

MODIFICATION OF STREET REQUIREMENTS

Meeting Synopsis:

- *With households earning less than 80% of the AMI, or affordable rental developments, infrastructure costs can be challenging. For developers that need HOAs or CDDs to recover their costs, that may preclude any affordable units.*

Existing Strategy:

- When appropriate, Housing and Community Development staff participates in development meetings exploring the issues above as they relate to affordability. Local regulations associated with new development dictate the design of street requirements.

AHAC Recommendation:

- The County should consider accepting any roads or other infrastructure with affordable housing as public when built to County standards.

Implementation:

- Street requirements are currently being evaluated by County staff. Affordability may be addressed.
- At the time of this writing, October, 2019, County staff is working on an ordinance to be presented to the BCC regarding a new zoning category that will have initiatives addressing affordable housing. One of the initiatives within this new

zone may be to allow for flexibility in street requirements to address both design and affordability.

PROCESS OF ONGOING REVIEW

Meeting Synopsis:

- *The SHIP-required Affordable Housing Advisory Committee (AHAC) was transformed to the Housing Revitalization Agency (HRA) and thence to the Housing Advisory Committee (HAC) with policy-reviewing responsibilities. This incentive was adopted by the original ordinance establishing the SHIP Program on April 23, 1993 {93-21} and the "glitch" ordinance required by the State to amend Resolution 93-21 on July 27, 1993 {93-36}. It was also covered by the Local Affordable Housing Incentive Plan (LAHIP), which was adopted on April 1, 1994. The HRA became the Housing Advisory Committee (HAC) by Resolutions 99-61 and 99-112, and the HAC responsibilities were added to the Housing Finance Authority on March 13, 2001 by Resolution 2001-41. This committee was increased from 5 to 7 members and serves as a "clearing house" for affordable housing issues. In addition, the Planning and Zoning Agency and Board of County Commissioners (BCC) review policies, ordinances, regulations and plan provisions affecting affordable housing. Addressed since 1993 by the County.*

Existing Strategy:

- Since 2016, as the code requires, the AHAC has continued to meet, rather than being dormant, until the Housing Incentives Plan was due to the State. The County is committed to keeping the Committee active and continuing to discuss affordable housing issues.

AHAC Recommendation:

- The AHAC members had no additional recommendations outside of the existing strategy to address this issue. It should be noted, the Housing Finance Authority (HFA) has joined, and will continue to join, AHAC in sessions to address this existing strategy.

Implementation:

- County staff continue to utilize the existing strategy while reviewing practices from time to time

PUBLIC LAND INVENTORY

Meeting Synopsis:

- *Florida Statutes at Title XI, Section 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property), 125.38 (Sale of County Property to United States or State), 125.37 (Exchange of County Property), 125.379 (Disposition of County Property for Affordable Housing) and St. Johns County Ordinance 2011-17, provide guidelines as to the sale or lease of land owned by the County. The disposition of any County owned land for purposes of addressing*

the needs identified in this Action Plan are subject to Florida State Statute and County Ordinance. The County maintains an inventory of lots and properties owned by St. Johns County. Land owned and managed by the County may be sold or donated to entities for the purpose of public and community good. A private entity or non-profit may request to the BCC, a conveyance or lease of a property. The property may be conveyed or leased, to an applying entity, for a price named by the BCC, regardless of the actual value of the property and pending BCC satisfaction of the proposed use of the property. The land must not be needed for County purposes as determined by the BCC. A number of properties in the inventory have been earmarked for the purpose of expanding affordable housing options.

Existing Strategy:

- At the time of this writing, staff has developed a procedure by which the County shall distribute these lots in a competitive and equitable manner. This procedure has been approved by the Board of County Commissioners.

AHAC Recommendation:

- Staff should continue the implementation of the distribution of the public lands for affordable housing.
- Use County inventory of land for affordable housing.

Implementation:

- Staff is continuing forward with its implementation of the public lands program.

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis:

- *St. Johns County has a traditional suburban development pattern.*

Existing Strategy:

- Currently, there is little in the way to encourage development near transit.
- AHAC has had staff from the Sunshine Bus Company come and speak at one of their meetings in the last 12 months. The staff member spoke primarily about planning, fares, opportunities, and logistics.

AHAC Recommendation:

- The AHAC should meet with County departments periodically to discuss long term planning efforts that will incorporate plans that utilize affordable developments and emphasize differing modes of transportation.

Implementation:

- At the time of this writing, October, 2019, County staff is working on an ordinance to be presented to the BCC regarding a new zoning category that will have

initiatives addressing affordable housing. One of the initiatives within this new zone will be to encourage its utilization near transit stops.

ADDITIONAL RECOMMENDATIONS

Homebuyer Programs:

- Homebuyer programs work with a comprehensive credit counseling program that requires all applicants for down payment assistance to participate. Advocacy efforts are a mutual effort with both staff and non-profit developers monitoring various down payment housing programs. County staff and non-profit developers should combine housing programs to serve homebuyers by keeping housing costs as close to 30% of the household income and not more than 40%. The recommendations listed will benefit greatly from having one Housing point of contact at the County who is able to work closely with for-profit and non-profit developers. Using the FHFC income charts makes it a common standard for both for-profit and non-profit developers to work from. As of October 2019, St. Johns County does not currently have a Purchase Assistance program.
- Credit and credit counseling education is needed and should be performed by a HUD certified housing counselor to ensure that potential homebuyers have been educated effectively. This will give the potential homebuyer access to rebuild their credit. Ongoing credit counseling and training will ensure homeowners understand how to manage their credit and housing expenses. St Johns County and other non-profits operating in the County, are now providing counseling by certified HUD counselors for potential homeowners.
- Any Down Payment Assistance guidelines should reflect that homeowners who qualify for down payment assistance should only receive an amount necessary to make the home affordable. This will allow for the down payment assistance funds to be allocated to more homeowners and only subsidize what is needed to each qualified homeowner.
- Offer down payment assistance subsidy amount for qualified buyers of affordable housing. Homebuyers must meet the affordable income qualifications at 120% or below the median income and based on household size.
- All potential affordable housing incentives should be available to both for-profit and non-profit providers.
- Staff should continue to investigate the potential for a Community Land Trust.
- Utilize the Housing Finance Authority as housing experts to assist in evaluating proposals and financing proformas.

Economic Impact:

- County and City should review and recognize the negative economic impact a lack of affordable housing can have on a community.
- Consider using private funds, such as DRI contributions, for lower interest rate enticements.
- Have a policy that any large corporations or businesses receiving incentives to relocate and/or build in St. Johns County must pay a specific dollar amount, based on the incentive being received, into an Affordable Housing Fund. A way to make it more attractive to the companies receiving the incentives would be to give their qualified employees priority to the affordable housing being built. The policy could also set out that a percentage of the affordable housing being built could be set aside or reserved for other qualified residents of St. Johns County. Some type of Affordable Housing impact or linkage fee on larger, or commercial developments could also be considered.
- Allow holders of impact fee credits to transfer, or sell at a discount, impact fee credits to other developments in the same impact fee zone for the development of housing that (a) does not exceed a maximum sales price of \$250,000 (adjusted for inflation at 3%/year), or (b) is for sale or for rent housing that is “affordable” to moderate, low or very low-income families under section 420.9071, Florida Statute, which generally evaluates an ability to pay based on income. These impact credits reflect dollars previously invested by a developer in County or School District infrastructure and are recognized as being usable against impact fees.

**Affordable Housing Advisory Committee
St. Johns County, Florida
Regular Meeting**

**November 20, 2019
Minutes**

The Affordable Housing Advisory Committee of St. Johns County met at 3:00 pm in the Kingfisher Conference Room at the St. Johns County Health and Human Services Building – Housing Department, 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:04 pm by Bill Lazar, Chair.

Members Present:

Steve Ladrado
Bill Lazar
Jay Kalter
Alex Mansur
Harry Maxwell
Karl Vierck

Members Absent:

Tracy Hayes
Jon Woodard

Guests Present:

Lynn Rowland
Lorita Gibson
Brittany Coronado
Joseph Cone, Housing & Community Services Manager
Michelle Lawlor, Housing Support Staff
Mary Garcia, Social Services Support Staff

Notices regarding the meeting were sent to all members. No press was in attendance.

- 1) Introduction of AHAC Members and SJC Staff: Committee members were acknowledged. Quorum was present.
- 2) Approval of Minutes: **Motion** made by Steve Ladrado to approve minutes of September meeting; motion seconded by Harry Maxwell. **Motion passed unanimously.** **Motion** made by Alex Mansur to approve minutes of October meeting; motion seconded by Karl Vierck. **Motion passed unanimously.**
- 3) Triennial Report: Joe Cone gave a bit of background on the AHAC Recommendation Report. He explained the report must be submitted to the State every three years to ensure St. Johns County continues to receive SHIP funds. Mr. Cone stated the items on the report are simply recommendations and any action on these items would come at direction from the Board of County Commissioners. Mr. Cone stated the report's presentation to the Commissioners will occur at their December 17, 2019 meeting, though he was not sure what time this item would be on the agenda. Mr. Cone said he would try to get a better idea of when the item will come up as that date draws closer. Additionally, Mr. Cone said a reminder of the meeting will be sent to all AHAC and HFA members.

Mr. Cone said the St. Johns County AHAC is somewhat unique, in that meetings are held all year, every year, while most Affordable Housing Advisory Committees meet only for the several months necessary to create this triennial report. Mr. Cone thanked all members of the AHAC for the time and effort they put into this report, as well as their attendance at monthly meetings. Mr. Cone went on to say it has been an eventful year for affordable housing in St. Johns County. Mr. Cone explained the CoC requested the Commissioners assign County staff to review the outline of a plan, which included many proposed incentives to affordable housing. Mr. Cone explained a new zoning category for affordable housing has been in the forefront of these efforts by County staff.

Mr. Lazar had informed Mr. Cone he would like to add an item to the report and a draft of that addition was written up prior to the meeting and distributed to all AHAC members for their review. Mr. Lazar explained the item addresses the ability of holders of impact fee credits to transfer, or sell at a discount, these impact fee credits to other developers in the same impact fee zone for the development of affordable housing for sale or for rent. Mr. Vierck said there is a model for that in Vilano Beach, in the town center overlay, and Mr. Vierck said there are density credits that can be pushed from development to development, ultimately leaving the net density the same. **Motion** made by Steve Ladrigo to approve the Triennial Report, upon the addition of this item proposed by Bill Lazar; motion seconded by Harry Maxwell. **Motion passed unanimously.**

Mr. Lazar went on to say it will be important for all concerned to advocate to the Commissioners in an effort to get them to adopt this and other recommendations included on the report. Mr. Lazar stated other funding streams will be necessary for the very low income population, including the homeless and those in imminent danger of homelessness. Mr. Lazar asked if there was any more input from the Committee with regard to the recommendations and Steve Ladrigo said he is extremely proud of this report because the AHAC played such a large role in developing these proposals. Both Mr. Ladrigo and Mr. Mansur thanked Joe Cone for doing such a great job on the report and all AHAC members agreed the recommendation report was extremely well written and well put together by Mr. Cone. Mr. Ladrigo and Mr. Mansur also said they would like to begin the next Triennial report as early as is feasible. Karl Vierck suggested a mid-term review on the current recommendations in order to evaluate the status of each of them. Mr. Lazar suggested AHAC members share the approved report with land planners, engineers, builders and developers for their review and if any of the items will make their projects "work", suggest they take the report to Growth Development and discuss.

- 4) Recommendation – Application Review: Ms. Garcia stated completed applications have been sent to all AHAC members for the vacancies of "Residential Home Builder" and "St. Johns County Citizen" and she distributed ballots with all applicants listed. Discussion ensued and it was suggested Mr. Jerry Folckemeyer was best suited for the residential home builder, as he is a developer of affordable housing and Meagan Perkins was suggested as best choice for the Citizen vacancy by virtue of the fact she is a land use attorney and developer and she would add diversity to the Committee. Ballots were tallied and these were the unanimous choices of the Committee.

Bill Lazar asked Committee members to encourage nonprofits to write the Commissioners, or send letters to the editor, advising of positive outcomes for their clients in connection with affordable housing recommendations. Mr. Lazar said first hand stories from these clients, who are now in safe, affordable housing, should also be shared. Mr. Vierck said he would look into getting a white paper done through the Board of Realtors and he also stated they do have grant capabilities through NAR and he would also look into that possibility. Mr. Vierck also suggested

encouraging people to speak about affordable housing during the time for “public comment” at the December 17 County Commission meeting. Mr. Lazar asked Brittany Coronado if John Eaton or a member of the HR team at Flagler Health Plus might be willing to give some anecdotal information regarding their employees’ struggle to find affordable housing within the County. Ms. Coronado said approximately 30% of hospital employees are Flagler County residents, as they cannot find affordable housing here. Mr. Lazar said he would like to encourage the Chamber of Commerce to speak on matters such as the high cost of hiring and training employees that then, ultimately, find employ closer to home, such as those in Flagler County. Discussion ensued regarding opportunities to do outreach in the community and to offer financial literacy classes and credit counseling. Alex Mansur said he would like to see the public better educated about who is eligible for Habitat for Humanity and the availability of loan opportunities for those unable to come up with down payments for home purchase, such as USDA direct loans.

5) Public Comments: None.

The meeting was adjourned at 3:46 pm.

Next Meeting: The next AHAC meeting will be held on January 16, 2019. Notices will be sent. The Recommendation Report will go before the Board of County Commissioners at their December 17, 2019 meeting.

DRAFT

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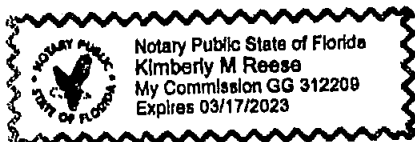
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **Housing Incentive meetings** was published in said newspaper on 10/24/2019.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this OCT 24 2019 day
by Kimberly M Reese who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary) (Public)



The St. Johns County Affordable Housing Advisory Committee will hold two public hearings to adopt recommendations regarding local housing incentive strategies.

The public hearings will be held:
Wednesday, November 20, 2019
9:00 am
St. Johns County
Health & Human Services Building
Klinghoffer Conference Room
200 San Sebastian View, St. Augustine, FL 32084

Tuesday, December 17, 2019
9:30 am
St. Johns County
County Administration Building
BCC Auditorium
500 San Sebastian View, St. Augustine, FL 32084

Recommendations to be considered include the following:

- 1. EXPEDITED PERMITTING**
 - a. Continue to use the Income and Rent guideline chart provided by the Florida Housing Finance Corporation when defining affordability, unless specified by a particular funding source. Consider more incentives/subsidy for projects that target lower income populations.
- 2. ALLOCATION OF IMPACT FEES**
 - a. Allow payment of impact fees, and utility connection fees over a period of time, possibly paid through property tax process. Longer repayment period proposed when projects focus on lower income populations.
 - b. Consider the utilization of County Impact fee investment earnings (from interest) on roads, parks and public buildings to support the development of affordable owner-occupied, for sale and rental housing.
- 3. FLEXIBLE DENSITIES**
 - a. Create a broad Density Bonus Program that, in addition to being implemented on the proposed site, may also be implemented on another site tied to the development benefiting from the density bonus.
 - b. Continue working with County staff on the implementation of a zoning category that would address higher densities, flexible lot design, access to transit, and other considerations that may hinder the development of affordable housing.
- 4. RESERVATION OF INFRASTRUCTURE CAPACITY**
 - a. Both City and County Utility and Road Departments could work more closely with affordable development efforts to reduce infrastructure costs.
 - b. Consider allowing a developer to utilize existing storm water capacity retention ponds within the development's area rather than having to construct new storm water retention ponds and lift-stations, or allow developer to divert storm water to adjacent County-owned properties, when feasible. This would allow for additional units to be built instead of property being utilized for infrastructure requirements.
 - c. Consider that when lift stations are required on infill efforts, affordable housing developers can ask the utility company to incorporate the construction costs into their capital improvement plans or finance the costs over an affordable period of time.
- 5. PARKING AND SETBACK REQUIREMENTS**
 - a. The maintenance and establishment of Comprehensive Plan provisions that further multi-modal transportation options.
 - b. Provide some considerations for smaller properties.
- 6. AFFORDABLE ACCESSORY RESIDENTIAL UNITS**
 - a. All of this should be included as part of Density bonus negotiations.
 - b. These accessory dwellings must include limited onsite parking, perhaps restricting onsite parking for one vehicle per dwelling. If possible, perhaps limited on street parking with valid parking pass could be used in conjunction with onsite parking or in lieu of onsite parking.
- 7. FLEXIBLE LOT CONFIGURATIONS**
 - a. Staff continues to work amongst themselves and with housing developers to explore issues related to affordability.
 - b. St. Johns County has different zoning categories, such as PLDs, which allow for greater densities and some design flexibility.
- 8. MODIFICATION OF STREET REQUIREMENTS**
 - a. The County should consider accepting any roads or other infrastructure with affordable housing as public when built to County standards.
- 9. PROCESS OF ONGOING REVIEW**
 - a. The AHAC members had no additional recommendations outside of the existing strategy to address this issue. It should be noted, the Housing Finance Authority (HFA) has joined, and will continue to join AHAC in sessions to address this existing strategy.
- 10. PUBLIC LAND INVENTORY**
 - a. Staff should continue the implementation of the distribution of the public lands for affordable housing.
 - b. Use County inventory of Land for Affordable Housing.
- 11. SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS**
 - a. The AHAC should meet with County departments periodically to discuss long term planning efforts that will incorporate plans that utilize affordable developments and emphasize differing modes of transportation.
- 12. HOMEBUYER PROGRAMS**
 - a. Any Down Payment Assistance guidelines should reflect that homeowners who qualify for down payment assistance should only receive an amount necessary to make the home affordable.
 - b. Offer down payment assistance subsidy amount for qualified buyers of affordable housing.
 - c. All potential affordable housing incentives should be available to both for-profit and non-profit providers.
 - d. Staff should continue to investigate the potential for a Community Land Trust.
 - e. Utilize the Housing Finance Authority as housing experts to assist in evaluating proposals and financing programs.
- 13. ECONOMIC IMPACT**
 - a. County and City should review and recognize the negative economic impact a lack of affordable housing can have on a community.
 - b. Consider using private funds, such as DRI contributions, for lower interest rate entitlements.
 - c. Have a policy that any large corporations or businesses receiving incentives to relocate and/or build in St. Johns County must pay a specific dollar amount based on the incentive being received, into an Affordable Housing Fund.

The St. Johns County Affordable Housing Advisory Committee recommendations regarding local housing incentive strategies are available for review beginning October 21, 2019, Monday - Friday, 9:00 AM - 5:00 PM at the Health and Human Services Department at 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. These documents can also be viewed on the St. Johns County website <http://www.sjohncountypa.gov>.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL DEAF AND HARD OF HEARING PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the ADA Coordinator at (904) 209-0150, or at the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084. For deaf and/or hard of hearing individuals: Telecommunications Device for the Deaf (TDD): (904) 209-0150, or the Florida Relay Service: (800) 955-8770



Notice of Hearing

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 3:00 pm
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 Health & Human Services Building
 Kingfisher Conference Room
 200 San Sebastian View, St. Augustine, FL 32084

Tuesday, December, 17, 2019
 9:00 am
 St. Johns County
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 BCC Auditorium
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2. **MODIFICATION OF IMPACT FEES**
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3. **FLEXIBLE DENSITIES**
 - a. Create a broad Density Bonus Program that, in addition to being implemented on the proposed site, may also be implemented on another site tied to the development benefiting from the density bonus.
 - b. Continue working with County staff on the implementation of a zoning category that would address higher densities, flexible lot design, access to transit, and other codes/ordinance that may hinder the development of affordable housing.
4. **RESERVATION OF INFRASTRUCTURE CAPACITY**
 - a. Both City and County Utility and Road Departments could work more closely with affordable development efforts to reduce infrastructure costs.
 - b. Consider allowing a developer to utilize existing storm water capacity retention ponds within the development's area rather than having to construct new storm water retention ponds and lift-stations, or allow developer to divert storm water to adjacent County-owned properties, when feasible. This would allow for additional units to be built instead of property being utilized for infrastructure requirements.
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 - b. Provide some considerations for senior properties.
6. **AFFORDABLE ACCESSORY RESIDENTIAL UNITS**
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The St. Johns County Affordable Housing Advisory Committee recommendations regarding local housing incentive strategies are available for review beginning October 24, 2019, Monday - Friday, 8:00 AM - 5:00 PM at the Health and Human Services Department at 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. These documents can also be viewed on the St. Johns County website: <http://www.sjcd.us/Housing>

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