

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

**May 15, 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 3:01 pm by Bill Lazar, Chair.

Members Present:

Jay Kalter
Steve Ladrido
Bill Lazar
Alex Mansur
Herbie Wiles
Karl Vierck

Members Absent:

Tracy Hayes
Harry Maxwell
Jon Woodard

Guests Present:

Joy Andrews, Assistant County Administrator
Joseph Cone, Housing & Community Services Manager

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 Herbie Wiles to approve minutes of March, 2019 (no April meeting) meeting; motion seconded by Jay Kalter. **Motion passed unanimously.**
- 3) Homelessness/Affordable Housing Update – Follow up to BCC Meeting, 5/7/19: Joe Cone provided some background on what led up to this item on the May 7, 2019 Board of County Commissioners Meeting. Mr. Cone said Jerry Cameron and the St. Johns County Continuum of Care proposed a pilot program for affordable housing to the County Commissioners approximately 9 months ago. Mr. Cone stated the pilot program was proposed to include 600 affordable units, single and multi-family, and Mr. Cameron suggested impact fees be waived for this program. Mr. Cone went on to say the County Commissioners had some concerns about certain components of the proposal, not the least of which was the legality of waiving impact fees. Mr. Cone said staff has been asked to provide the Commissioners with cost analysis that truly reflects the actual impact of this project

on the County's infrastructure, as a major component of the CoC's proposal revolves around some type of impact fee modification. Joy Andrews asked Mr. Cone if his department has been tasked with providing the cost analysis requested by the County Commissioners and he said no, but he would be meeting with Growth Management in the next several days to discuss the matter. Ms. Andrews asked that Mr. Cone provide her with an update based on discussion at the meeting. Mr. Cone said he has been part of a subcommittee that has been looking into what land use modifications might be made, and what impediments might be removed or changed. Mr. Cone mentioned residential densities and the possibility of adding a zoning classification for workforce housing, which would allow for lower home prices in that zone. Mr. Cone said there was also discussion regarding the expediting of all permitting and development review for developments designated "affordable". Mr. Cone said there has been discussion regarding deferred or partial payment of impact fees on designated affordable units up to five years. Mr. Cone said that time frame may be slightly low and he stated there seemed to be some question as to why a property would be deeded to reflect affordable housing or why lien restrictions would be put in place to ensure properties remain affordable for a certain period of time and he said further conversation may be necessary on this matter. Discussion ensued and Mr. Lazar said developers don't like to deal with restrictions such as this. Mr. Cone said there was also discussion regarding accessory dwelling units and the ability for someone other than a family member to rent one of these units. Mr. Cone said this would require relatively simple code changes and he stated the Commissioners voiced their initial support of this concept. Mr. Cone concluded by stating he feels this has been one a very positive conversation with the County Commissioners regarding affordable housing and he said staff has been provided with very positive direction.

Bill Lazar said none of the incentives from the last Triennial report have really stuck and he said part of the problem is that developers are already getting concessions they are requesting without being asked to do anything for affordable housing. Mr. Lazar said two very good opportunities were missed by the City of St. Augustine and the County, and he referenced The Landing apartments on San Sebastian View and the new apartment complex being built on State Road 207. Mr. Lazar said that allowing homeowners to rent Accessory Dwelling Units to someone other than family would be a boon to workforce housing and he agreed with Mr. Cone that it is something that should be relatively simple to change. Mr. Lazar stated another idea that has been proposed is the idea to buy impact fee credits from developers that have them left over from completed projects. Mr. Lazar suggested, as an alternative to impact fee waiver, developers might be willing to donate those credits or they might be purchased at a reasonable rate, yet to be determined. Discussion ensued with regard to proposed and planned developments and which completed projects might be looked to as an example of what "works". Mr. Lazar suggested the AHAC and the HFA need to assist the County with a definition of "workforce housing".

- 4) Triennial Report: Joe Cone started by saying that when the last Triennial Report was presented to the County Commissioners, the community was still recovering from two hurricanes that heavily impacted the area and that was the County's focus.

Mr. Cone said he reviewed the 2016 Triennial Report and he highlighted the areas that don't need significant change and he also noted those items that are currently being discussed with Growth Management. Mr. Cone said he hopes to have a better of idea of the timeline for when those items might be in place by the next AHAC meeting. Mr. Cone said the items that will be most challenging for the Commissioners will be those that involve code changes and those that concern money. Mr. Lazar said all of the suggestions in the last report were good ones and most have been tried and found to be successful in other communities. Mr. Lazar said that while new incentives can be added, the original incentives should not be removed from the report simply because they were not put into use since the last report submitted three years ago. Mr. Lazar said the recommendations can certainly be fine-tuned and, he said, for certain items, backing them up with math can be very helpful. Mr. Lazar asked Mr. Cone what he would like the Committee to do in preparation for the next AHAC meeting. Mr. Cone said he would like everyone to look over the highlighted material, as those are items that were in previous reports or have been addressed in policy. Mr. Cone said he would like to go through the report at the next AHAC meeting and he will request feedback on each recommendation. Additionally, Mr. Cone said that if there are any brand new incentives that require some research before being added to the report, he would be glad to do that, also. Mr. Kalter wondered why the onus to provide workforce housing falls consistently on developers, without any input or assistance from retailers/business community that create the need for workforce housing. Mr. Lazar said he believes that with the two new large hotels coming to the area, the problem of staffing will soon come to a head. Mr. Lazar said, however, the County and the City simply do not believe it is the role of government to intervene and they believe the free market will address this issue. Mr. Cone said he would look into what other communities are doing with regard to this matter and he will bring that information to the Committee to see about adding it to the report.

- 5) Vacancy – Essential Services Provider: Mr. Lazar stated Brittany Coronado has applied to join the AHAC to fill the Essential Services Provider. Mr. Lazar shared that Ms. Coronado works for Flagler Hospital and is active with the Continuum of Care. **Motion** by Steve Ladrado to recommend Ms. Coronado to the Board of County Commissioners; motion seconded by Karl Vierck. **Motion passed unanimously.**

Joe Cone stated there is still a vacancy for a “Citizen engaged in Residential Home Building” and this will be reposted on the County website.

- 6) Public Comments: None.

The meeting was adjourned at 4:01 pm.

Next Meeting: The next meeting will be held on June 19, 2019. Notices will be sent.