

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

July 20, 2022
Minutes

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 3:00 pm at the Health & Human Services Center, in the Kingfisher Conference room, at 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:01 pm by Chair, Steve Ladrado.

Members Present:

Jay Braxton - St. Johns County Resident
Greg Burke - Citizen engaged in residential home building industry
Tracy Hayes - Citizen engaged in banking or mortgage banking industry
Steve Ladrado- Citizen representing employers within St. Johns County
Bill Lazar- Citizen actively engaged as a not-for-profit provider for affordable housing
Alex Mansur - Citizen actively engaged in areas of labor in home building
Harry Maxwell - Citizen actively engaged as a for-profit provider of affordable housing
Michael O'Donnell - HFA Chair/Citizen actively engaged as an advocate for low-income persons
Lindsey Rodea - Essential Services Personnel
Karl Vierck- Citizen actively engaged as Real Estate Professional

Members Absent:

Sarah Arnold- Locally elected official

Guests Present:

Teresa Bishop - Planning Manager, Growth Management
Lisa Brown – Senior Supervising Planner, Growth Management
Mary Garcia - Support Staff, Social Services
Michelle Lawlor – Support Staff, Housing & Community Development
Joe McAnarney – Resident, St. Johns County
Carolina Morrow- Program Manager, Habitat for Humanity
Shannon Nazworth- President and CEO, Ability Housing
Shawna Novak- Director, Health and Human Services
Roberto Ortiz – Manager, Housing and Community Development
Sarah Taylor – Assistant County Administrator

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

- 1) Introduction of AHAC Members and SJC Staff: Committee members and County staff were acknowledged and quorum was present.
- 2) Approval of Minutes: **Motion** made by Harry Maxwell to approve minutes of June 2022 meeting; motion seconded by Karl Vierck. **Motion passed unanimously.**

- 3) Administrators Report: Roberto Ortiz reported that a handout was added to the packets for today's meeting. The handout was a breakdown of rental costs and units from our two affordable housing developments, San Marcos Heights and Victoria Crossing. The Committee members had expressed interest in this and Mr. Ortiz was happy to answer any questions regarding these numbers. Mr. Ortiz discussed two agenda items that would be present at the Board of County Commissioners (BCC) meeting on August the 2nd, the discussion of a Housing Authority in St. Johns County and the designation of affordable housing lots within the West Augustine Community Redevelopment Agency (CRA). At this time, the agenda has not been set for the presentation of these items. Staff will send the agenda out as soon as it's available. Mr. Ortiz invited and encouraged all members to attend the meeting. Mr. Ortiz let the Committee know that a site visit has been planned for July 26th at San Marcos Heights, the visit will begin at 9:30 a.m. If anyone would like to car pool, they can meet at the Health and Human Services building at 9:00 a.m. Mary Garcia stated that if Committee members were unable to attend, there will be a site visit available for Victoria Crossing, at some point in the future.

- 4) AHAC Annual Report 2022 Review: Teresa Bishop and Lisa Brown, both with the St. Johns County Growth Management department, were present for a question and answer discussion with the AHAC members. Steve Ladrado asked Mr. Ortiz if he could elaborate on the 120 CRA lots. Mr. Ortiz said that out of the 120 lots, it has been determined that 12-15 lots would be suitable to build on. The next step would be seeking approval from the BCC in order for the lots to be turned over to the CRA to build affordable single-family homes. County staff has also begun working with the City of St. Augustine to confirm that these properties will have accessibility to water, sewer, and septic if needed. Teresa Bishop will look into any lot restrictions attached to these properties, as there may be a code change required. Bill Lazar suggested that conversations take place with the Health Department as well, regarding the use of septic tanks on these lots. Mr. Ladrado was pleased to know that this was being done, as the use of Public Land Inventory was a focal point for the AHAC for this year. Mr. Ladrado asked if there was any information on the West Augustine overlay work, and Growth Management staff referred him to the City of St. Augustine for discussion on that project. Lisa Brown and Mr. Ladrado began discussing the need for solutions. Mrs. Brown stated at this time, there were no programs in place to waive the impact fees in St. Johns County. Mrs. Brown said that after the 2023 Impact Study is complete, it will go in front of the BCC. That would be the time for the AHAC to bring up how the impact fees are affecting affordable housing in the County. Mr. Ortiz engaged in the conversation and informed the AHAC that SHIP dollars will be used to offset impact fees for non-profit rental housing developments in St. Johns County. As conversation ensued, Mrs. Brown discussed the modification of impact fees and stated there were developments in progress. Mrs. Brown also stated that she will send requirements to Mr. Lazar for buying or gifting impact fees, as this process is handled by transportation development. Greg Burke offered to speak with the Growth Management department, in regards to pre-approved buildings, which save the developer permitting fees. Mr. Burke had information from the states of Texas and Oklahoma and offered this information for St. Johns County; possibly a different angle for affordable housing and the offset of impact fees.

- 5) Public Housing Authority Discussion: Roberto Ortiz, on behalf of Joe Cone, asked the Committee members if they would agree to invite the City of St. Augustine and St. Augustine Beach to the Public Housing Authority discussion taking place at the BCC meeting on August 2nd. All Committee members thought it was a great idea. Mr. Ortiz said he would send out a formal invitation.

- 6) Member Update: Mary Garcia informed the Committee that Dr. McCormick's term has ended as the representative for the Planning and Zoning Agency (PZA). The PZA has the authority to appoint a new representative, which will take place at their next board meeting. Ms. Garcia let the Committee know that staff will announce the newly appointed Committee member at the following Affordable Housing Advisory Committee meeting (AHAC).

- 7) Public Comment: Resident Joe McAnarney suggested that the Committee change their, "I want to I will". He has heard great ideas, with great energy, but also a lot of frustration surrounding the affordable housing topic. Mr. McAnarney supports the new development in St. Johns County. However, he wants the emphasis to remain on affordability. Conversation ensued surrounding the importance of affordable housing and putting the emphasis on income by family size to keep the development affordable. Shannon Nazworth spoke about Orange County (the City of Orlando,) building affordable housing developments. She spoke on the local government paying the developers back the impact fees once the project was put in place as affordable housing. Mrs. Nazworth suggested that this may be an option for St. Johns County to consider.

The meeting was adjourned at 4:16 p.m.