

**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 Ladrado 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 Ladrado said he is extremely proud of this report because the AHAC played such a large role in developing these proposals. Both Mr. Ladrado 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. Ladrado 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.