

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

**February 19, 2020
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 Alex Mansur, as neither Chair nor Vice Chair had arrived by 3pm.

Members Present:

Brittany Coronado
Jerry Folckemer
Tracy Hayes
Steve Ladrado (tardy)
Bill Lazar (tardy)
Alex Mansur
Harry Maxwell
Meaghan Perkins
Karl Vierck

Members Absent:

None

Guests Present:

Lynn Rowland
Shawna Novak, Director, Health & Human Services
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. New member Meaghan Perkins was introduced and gave a bit of background about herself and her interest in AHAC. Ms. Perkins said she is on the PZA and the Workforce Housing Land Use Amendment will go before them tomorrow. Mr. Cone said he would send a copy of the PZA meeting agenda to all AHAC members.
- 2) Approval of Minutes: **Motion** made by Harry Maxwell to approve minutes of November, 2019 (no December, 2019 meeting) and January, 2020 meeting; motion seconded by Karl Vierck. **Motion passed unanimously**
- 3) Recommendation for Vacancy: All applications forwarded by the County Commission Office were distributed to AHAC members for their consideration in advance of this meeting. There was some discussion regarding applicants and their experience and work history. While not necessary, AHAC members expressed their desire for a written ballot. Mary Garcia prepared a ballot and it was distributed. Nizam Emamdjie was chosen with the majority of the votes.

- 4) Disaster Relief/Affordable Housing – Joe Giammanco: Mr. Giammanco stated the CDBG-DR program is grant funded specifically for hurricane Matthew. Mr. Giammanco explained HUD allocated approximately 80% of the funding for this storm to St. Johns County and he said this translates to nearly \$90 million. Mr. Giammanco explained these funds were broken up evenly into essentially three categories; housing, infrastructure and affordable housing. Mr. Giammanco explained the County's initial idea was to build affordable housing but were advised HUD does not follow this model and this path would put too much risk and liability on the County. Mr. Giammanco explained the County was advised to work with development partners on affordable housing instead and an RFP was put out for two sites; one in the Wildwood/SR 207 area and one in the old footprint of the Town of Hastings. Mr. Giammanco said the RFP did not limit the proposals to these areas but did require a minimum of 80 units with a service center on site, forty years of affordability and 51% of units required to be for low to moderate income households. Mr. Giammanco said three proposals were received for site "A" or the Wildwood/SR 207 site. He also said that while they are currently in the black out period, he could share that a Florida company has been chosen and they have committed to meet the timeline of having all units occupied by the end of 2022, as well as all other stipulations presented in the RFP. Further, Mr. Giammanco stated, this company has committed to 132 units and 100% of those will be affordable (60% of the AMI), though he did qualify this by stating the contract has not yet been signed. Mr. Giammanco said this company currently operates more than 200 sites and they will operate and maintain these units for the next forty years and Health & Human Services will be responsible for monitoring. Mr. Giammanco stated there was only one response received for site "B" or the old Town of Hastings site, so it will be put back out for bid. Jay Kalter inquired about income tax credits and Mr. Giammanco said the County is putting nearly \$15 million on each site so this would be discouraged.

Mr. Giammanco spoke about the process for selecting infrastructure projects and said there was a short window of time for this and projects had to be shovel ready. Based on the unmet needs assessment, the areas most impacted, that included the highest LMI population were selected. Mr. Giammanco also spoke about \$615 million in CDBG-MIT (mitigation) funds that the County will be competing for and said those funds can also be used for infrastructure. He explained St. Johns County is within the group of communities where 50% of these funds must be spent. Mr. Giammanco said this funding would allow for planning, staff and administrative funds, while CDBG-DR funds do not. Bill Lazar inquired about the need for septic work in West Augustine and Mr. Giammanco explained the \$18 million this project requires was too great for the disaster relief funds but the mitigation funds might be used for a larger project such as this. Discussion ensued regarding infrastructure and its impact on affordable housing.

Joe Cone said he has invited Mike Roberson from Growth Management to address the AHAC meeting in March, in order to see what AHAC recommendations might be put into practice, such as expedited permitting and zoning flexibility. Bill Lazar reviewed some of the recommendations such as accessory dwelling units and asked Committee members to take a look at the Triennial report again before the next meeting.

Jerry Folckemer said he has had nearly 400 inquiries since the news report on Old City Homes by First Coast News. Mr. Folckemer said he plans to focus primarily on affordable housing and he hopes to have 80 new homes built under \$175,000 by the end of 2020. Bill Lazar asked that Mr. Folckemer attempt to keep track of where callers work or at least what field they are working in, for possible further discussion with the Chamber of Commerce and local businesses.

- 5) Public Comments: None.

The meeting was adjourned at 3:59 p.m.

Next Meeting: The next meeting will be held on March 18, 2020. Notices will be sent.