



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 16, 2022

3:00pm

St. Johns County

Health & Human Services Building

Muscovy Conference Room

200 San Sebastian View, St. Augustine, FL 32084

Tuesday, December 20, 2022

9:00am

County Administration Building

BCC Auditorium

500 San Sebastian View, St. Augustine, FL 32084

Recommendations to consider include the following:

1. MODIFICATION OF IMPACT FEES

- a. Allow payment of impact fees, and utility connection fees over a period, 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.

2. 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.

3. FLEXIBLE DENSITIES

- a. The AHAC will continue to meet with staff members from Growth Management, Housing and Community Development, and local developers, in order to continue flexible density roundtable discussions, and come up with viable solutions to recommend to the Board of County Commissioner.

4. NEGATIVE 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 contribution, for lower interest rate enticements.
- 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 received, into an Affordable Housing Fund. A way to make it more attractive to the companies receiving the incentives would be to give qualified employees priority to that affordable housing. The policy could also set out a percentage of the affordable housing and reserve it for other qualified residents of St. Johns County. Some type of Affordable Housing impact or linkage fee on larger or commercial developments may also be considered.

5. CORPORATE INCENTIVES

- a. 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 received, into an Affordable Housing Fund. A way to make it more attractive to the companies receiving the incentives would be to give qualified employees priority to that affordable housing. The policy could also set out a percentage of the affordable housing and reserve it for other qualified residents of St. Johns County. Some type of Affordable Housing impact or linkage fee on larger or commercial developments may also be considered.

6. IMPACT FEE CREDIT TRANSFER

- a. Allow holders of impact fee credits to transfer or sell, at a discount, impact 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% per year), or (b) is for sale or 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.

7. 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.

8. LOWER INTEREST RATE INTICEMENTS

- a. Consider using private funds, such as DRI contributions, for lower interest rate enticements.

9. 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.

10. FLEXIBLE LOT CONFIGURATIONS

- a. 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.

11. 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 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 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.

12. 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.

The St. Johns County Affordable Housing Advisory Committee recommendations regarding local housing incentive strategies are available for review beginning November 7, 2022, 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.sjcfl.us/Housing>

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) 209-0650, 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) 209-0650, or the Florida Relay Service: (800) 955-8770

