

Affordable Housing Advisory Committee
St. Johns County, Florida
AHAC/HFA Housing Authority Workshop

May 18, 2022
Minutes

The Affordable Housing Advisory Committee (AHAC) of St. Johns County and the Housing Finance Authority (HFA) of St. Johns County met at 3:00 pm at the St. Johns County Administration Building, in the County Commission Auditorium, at 500 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:05 pm by the AHAC Chair, Steve Ladrado

AHAC Members Present:

Gregory Burke - Citizen engaged in residential home building industry
Jay Braxton - St. Johns County resident
Michael O'Donnell - HFA Chair/ Citizen actively engaged as an advocate for low-income persons
Bill Lazar - Citizen actively engaged as a not-for-profit provider of affordable housing
Alex Mansur - Citizen actively engaged in areas of labor in home building
Sarah Arnold - Locally elected official
Dr. William McCormick - Citizen actively serving on Local Planning Agency
Steven Ladrado - Citizen representing employers within St. Johns County
Lindsey Rodea - Essential Services Personnel
Karl Vierck - Citizen actively engaged as a Real Estate Professional

AHAC Members Absent:

Harry Maxwell - Citizen actively engaged as a for-profit provider of affordable housing
Tracy Hayes - Citizen engaged in banking or mortgage banking industry

HFA Members Present:

Michael O'Donnell - Chair
Robert Marshall - Vice-Chair
Andrew Evener - Member
Carolina Morrow - Member
Malinda Peeples - Member
Erick Saks - Member

HFA Members Absent:

Linda DeGrande - Secretary/Treasurer

Presenters:

Daniel Nackerman - Executive Director, Housing Authority of Salt Lake City
Frank Williams - Chairman and Interim President, Community State Bank

- 1) Introduction of Frank Williams and Daniel Nackerman: Roberto Ortiz introduced Mr. Frank Williams who, among his many other career distinctions, is a former six-term member of the Florida House of Representatives, advocate for affordable and fair housing, business owner, and citizen very involved in charity and philanthropy. Mr. Williams thanked Commissioner

Henry Dean for the opportunity to hold this workshop and then he introduced Dan Nackerman, executive director of the Housing Authority of Salt Lake City. Mr. Williams spoke briefly about Mr. Nackerman's leadership experience in affordable housing and their history as colleagues. Mr. Nackerman had prepared a PowerPoint presentation and began by addressing the positive impact a Housing Authority would have on St. Johns County, such as attracting funds and resources on behalf of the region, allowing expedited public funding for faster creation of new housing, and stimulating additional affordable units/homes with public/private partnerships. Mr. Nackerman went on to say there are currently 3,400 Housing Authorities in the United States, and approximately 98 of those are in Florida. Mr. Nackerman gave a brief background on Housing Authorities and their origin, stating the formation of such an agency is surprisingly simple and is guided in each state by similar laws. As he continued, Mr. Nackerman focused on reasons the County should consider a Housing Authority, stating it would bring an addition of funds and resources not currently available to the County and provide a much larger response to growing shortages of affordable housing. Mr. Nackerman also provided particular statistics relating to poverty levels in St. Johns County, stating 7% of households are living below the federal poverty line and 27% are ALICE, or Asset Limited, Income Constrained, Employed, earning just above the poverty level but less than what it costs to make ends meet. Mr. Nackerman went on to say focused housing is becoming a trend and he referred to housing for the workforce, the homeless, seniors, veterans, victims, and the disabled. Mr. Nackerman then shared some of Salt Lake City Housing Authority's success stories and he provided photos and details about its development of a 100-unit Permanent Supportive housing complex, a 22-unit Permanent Supportive housing complex for the Severely and Persistently Mentally Ill, and a 94-unit complex for mixed incomes. Mr. Nackerman concluded the presentation by detailing the framework for forming a Housing Authority and the steps required to begin the process.

- 2) Public Comment: In the interest of time, Joe Cone asked for all public comments to be limited to two minutes.

Michael Hartman, Turnstone Development, voiced his support for the creation of a Housing Authority, suggesting that it will provide new tools to encourage affordable housing and potential solutions to the problem of homelessness in St. Johns County.

Brian Gidley, St. Augustine resident, said he was not convinced that a Housing Authority will help the County, and he referred to what he said is a \$500 million plus budgetary shortfall for infrastructure supporting existing housing.

Irvin Bullock, St. Johns County, spoke in support of the creation of a Housing Authority and he said he believes it will help to address the homelessness problem within the community.

Sally Reed, St. Augustine resident, said she thinks this is a very exciting idea and a great start to addressing the homelessness problem within the County.

Chris Shee, St. Johns County resident. Mr. Shee stated that as a resident and local home builder, he believes a Housing Authority will bring positive change to the County in the form of more affordable or workforce housing.

Carol Pulse, St. Johns County resident, asked if the Board of County Commissioners are the sole authority in determining if St. Johns County would be able to create a Housing Authority. Assistant County Attorney, Kealey West, answered affirmatively.

Steve Ladrado, AHAC Chair, thanked everyone for attending the workshop. Commissioner Henry Dean also thanked the presenters for their time and the work that went into preparing the presentation. Commissioner Dean also let the AHAC and the HFA know that Commissioner Sarah Arnold has been named the Health & Human Services board and committee liaison, and he said she will also be serving on the AHAC in the capacity of locally elected official.

The workshop was adjourned at 4:42p.m.