The St. Johns County Affordable Housing Advisory Committee (AHAC) will hold two public hearings to adopt recommendations regarding local housing incentive strategies.

The public hearings will be held:

Wednesday, November 19, 2025

3:00 pm

St. Johns County

Health & Human Services Building

Muscovy Conference Room

200 San Sebastian View, St. Augustine, FL 32084

Tuesday, December 16, 2025

9:00am

County Administration Building

BCC Auditorium

500 San Sebastian View, St. Augustine, FL 32084

Recommendations to consider include the following

1. **FLEXIBLE DENSITIES**

Missing Middle Housing/Density Adjustments- The AHAC has met with staff members from Growth Management, Housing and Community Development, local developers, and the St. Johns County Chamber of Commerce, to continue to advocate for flexible density patterns. The AHAC has participated in several roundtable discussions with the above-listed entities to learn about and support potential Missing Middle Housing solutions. Missing Middle Housing solutions have been presented to the BCC for consideration and are critical as a first step in having a positive impact on the local affordable housing crisis.

2. **IMPACT FEE CREDIT TRANSFER**

Impact Fees- Allow payment of impact fees, and utility connection fees over a period, possibly paid through the property tax process. A longer repayment period is proposed when projects focus on lower-income populations. 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. 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 is for sale or rent. *At the time of this writing, the BCC is reviewing the modification of impact fees to incentivize the development of affordable housing.*

3. **DEFINITIONS**

Definition- Recommend the County clearly differentiate and codify definitions associated with Affordable Housing and Workforce Housing as they are found in various documents such as the County's Land Development Regulations, Comprehensive Plan, grant documents, etc.

Additional AHAC Continuing Recommendations

4. **MODIFICATION OF IMPACT FEE POLICY**

Allow payment of impact fees, and utility connection fees over a period of 5 or 10 years (?) possibly paid through the property tax process. Longer repayment period proposed when projects focus on lower income populations. Consider the utilization of County impact fee investment earnings (from interest) on roads, parks and public buildings to be used for a variety of affordable housing initiatives. 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 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 be 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.

5. **PUBLIC LAND INVENTORY**

Staff should continue the implementation of the distribution of the public lands for affordable housing. Utilize the Housing Finance Authority (HFA) as housing experts to assist in evaluating proposals and financing proformas. Link the HFA directly with the County's Land Management Division to optimize the possibilities of developing the Public Land Inventory into more affordable housing units.

6. **NEGATIVE ECONOMIC IMPACT**

The Housing and Community Development Department has procured a consultant firm to conduct a Housing Need Assessment and Market Study/Plan. This study will provide vital and essential data on the actual housing needs in St. Johns County. In addition, the needs assessment data collected will assist in the preparation of future plans regarding affordable housing in St. Johns County. We are expecting to have a full report by the end of 2025. Consider using private funds, such as DRI contributions or impact fee interest credits, for lower interest rate enticements.

7. CORPORATE INCENTIVES

Have a policy that any large corporations or businesses receiving incentives to relocate and/or build in St. Johns County, pay a specific dollar amount, based on the incentive received, into an Affordable Housing Fund. An example of a way to make this more attractive to the companies receiving the incentives would be to give their qualified employees priority to the affordable housing being built. A policy could also set out that a percentage of the affordable housing being built be set aside or reserved for other qualified residents of St. Johns County. Some type of Affordable Housing impact or linkage fee on larger or commercial developments could also be considered. Research into whether it is possible for firms potentially receiving incentives could also receive incentives that could go towards providing affordable housing for their own employees? This incentive could go towards housing subsidies, rent subsidies, or firms could own and operate their own lodging.

8. EXPEDITED PERMITTING

Continue to use the Income and Rent guideline chart provided by the Florida Housing Finance Corporation when defining affordability, unless specified by a particular fund source. Consider more incentives/subsidy for projects that target lower income populations. Codify or set into policy that all affordable housing developments go to the front of the permitting and planning review queues. Affordability is defined by one of two benchmarks; subsidy or funding provided to the recipient/builder and verified income by family. In their previously referenced report, the Chamber defined the difference between attainable and affordable. Continue to formally designate a "Point of Contact" to assist affordable housing developers in navigating the County development process. This representative should also reach out to market-rate developers to promote all incentives and review other possibilities to endorse the development of affordable housing.

9. LOWER INTEREST RATE ENTICEMENTS

Consider using private funds, such as DRI contributions or impact fee interest credits, for lower interest rate enticements.

10. AFFORDABLE ACCESSORY RESIDENTIAL UNITS

These accessory dwellings must include limited onsite parking, perhaps restricting parking maximums/minimums to one vehicle per dwelling. If possible, perhaps limited on-site parking with a valid parking pass could be used in conjunction with onsite parking or in lieu of onsite parking.

11. FLEXIBLE LOT CONFIGURATIONS

Require 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. Work with the HFA to determine how to utilize the lot inventory. Require builders to construct 20 percent of the affordable/workforce units prior to constructing the market-rate units.

12. RESERVATION OF INFRASTRUCTURE CAPACITY

Both City and County Utility and Road Departments could work more closely with affordable development efforts to reduce infrastructure costs. Consider allowing a developer to utilize existing storm water capacity 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. The AHAC realizes new legislation may make this recommendation difficult to implement. Due to new stormwater rules going into effect Jan 2026 which are no longer capacity based and have an emphasis on nutrient-load design. 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. Staff will invite and encourage attendance by County Utility and Road and Bridge departments at the monthly AHAC meetings.

13. SUPPORT DEVELOPMENT NEAR TRANSPORTATION HUBS

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. This is an important recommendation as it coincides the with the development of future multimodal transportation in the near future.

14. ECONOMIC IMPACT

Consider an ordinance to be presented to the BCC regarding a new zoning category that will have additional development initiatives to better address affordable housing. Initiatives within this new zone may be to allow for flexibility in street requirements to work in conjunction with other site standards to address design, density, and affordability.