County Activities

- People work in St. Johns County, live elsewhere
- COFB – Affordable def. is $1,300.00 per month
- SJC –
  - Hired consultant to work with builders, banks and programs
  - SJC HFA – Have pot of money
  - DRI’s – A negotiation
- St. Augustine –
  - Coping with short term rentals
  - AIR bnb
  - Affordable units get renovated and are now luxury-priced out
  - Post 2016 – Build at higher elevations. Community calendar
- Macclenny/Baker –
  - Tremendous need and little money
  - Issue moratorium on all impact fees but school
  - PUD – Affordable housing 30 units
  - Safer Grant for fire fighters
  - Infrastructure in place
  - Only SHIP. Homes with no water or electric
  - Relying on private development
  - 15 new homes in 2014, 40 in 2015
  - New OPPS – USDA
- Nassau/CoFB
  - Waive impact fees for affordable housing
  - Overlay district for affordable housing
  - SHIP dollars
  - Dev. of high-end apartments for 39 units
  - Not everybody wants affordable housing
  - Grant administrated
  - 220 Units: affordable may not equal low income
- Putnam
  - Other county workers live there
  - 8-10 permits per month: ½ mobile homes, ½ of that is used mobile homes
  - Focus on economic development
  - CDBG funds
  - Limited staff for grants
  - Tax credit projects
  - Lack of infrastructure
  - Moratorium on impact fees
Clay
- HSG Finance Authority issues bonds
- Builders rehab foreclosures
- Mercy Network – Rehab apartments for homeless
- Rental program – 100% acquisition comes from CHFA
- SHIP - $1M per year

St. Johns –
- New LHAP
- Less than 2% housing being built is affordable – no rental
- 130 SF homes – County got the land and did infrastructure
- Rehab in Lincolnville
- Weatherization from Feds, United Way and NFPS
- Storm impact – need immediate places to live. Can FEMA help with temporary rental?
- No comprehensive list of need

Flagler
- $600G SHIP (work with) Palm Coast homeless
- Need for rental
- Disaster – Pay insurance deductibles (maybe not payments to contractors)

Palm Coast runs CDBG $450G
- Need for affordable units
- Some built by market at mixed price points
- Need for repair

ABILITY HOUSING works with 4 counties and 3 municipalities
- Land / Home / Construction prices rising

State Areas of Opportunity NIMBY
- Even for elders
- Pilot for chronic homeless may show the economic argument for housing
- LISC working in Duval

St. Augustine –
- Looking at government land for affordable housing
- Cooperated with county on infrastructure for West Augustine

Duval
- SHIP $5.7m
- Home $2.4m
- Serve vets, aging out of foster care, low income, elders
- NW Quad – Deteriorating housing
- Disaster – 1,000 Aps so far
  - Deductibles and repair – many do not have insurance
- City owned land and buildings
- Slow death of CDCS
- Close to the level of damage for Congress to fund
• How to house employees at Amazon

  o HUD –

    o CDBG and HOME come from Congress – takes too long

    o Economic argument: $30g annually for jail vs. $10g for housing