

## Affordable Housing Task Force Meeting – 11/3/16

### 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 Lincolville
  - 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**
- **HUD –**
  - **CDBG and HOME come from Congress – takes too long**
  - **Economic argument: \$30g annually for jail vs. \$10g for housing**