



**CITY OF ST. AUGUSTINE CITY COMMISSION
SPECIAL MEETING AGENDA**

MONDAY, JANUARY 24, 2022

3:00 P.M.

ALCAZAR ROOM

AGENDA

-
1. **Call to Order.
Roll Call.**
 2. **General Public Comments.**
 3. **City Staff Presentation – Affordable/Workforce Housing, Goals, Options and Strategies (10 Min)**
 4. **Presentation by Shannon Nazworth, President and CEO, Ability Housing (10 Min)**
 5. **Invited Speakers;**
 - **Victor Ramos, CEO, St. Augustine and St. Johns County Board of Realtors (10 Min)**
 - **Bill Lazar, Executive Director, St. Johns Housing Partnership (10min)**
 6. **City Commissioners - General Discussion and Instructions to City Staff**
 7. **Adjourn.**

NOTICES: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007; 1-800-955-8771 (TDB) or 1-800-955-8770(V), via Florida Relay Service. Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

Date: January 24, 2022

RE: Presentation on Affordable/Workforce Housing

Please place this presentation on affordable/workforce housing on the agenda for the January 24, 2020 City Commission Workshop.

After the presentation, there will be a short presentation by Shannon Nazworth with Ability Housing. Following this we have invited Victor Ramos, CEO of the St. Augustine and St. Johns County Board of Realtors and Bill Lazar, Executive Director of the St. Johns Housing Partnership to give their perspectives on the current housing market.

Potential actions to be taken by the City Commission following this presentation are;

1. Direct city staff to engage a consultant to produce a full feasibility study for development of affordable/workforce housing on city owned properties.
2. Give direction to city staff relative to the concept of direct housing and/or transportation assistance to city employees.
3. Direct city staff to begin the process of creating affordable housing density bonuses in the city's comprehensive plan and zoning code.



David Birchim, AICP
Assistant City Manager



Affordable/Workforce Housing Goals, Options and Strategies

David Birchim
Assistant City Manager

January 24, 2022



Goals

- To provide more Affordable/Workforce Housing for City and County residents.
- To provide Affordable/Workforce Housing for city employees in order to improve city employee retention.

For the purposes of this presentation, the terms “Affordable Housing” and “Workforce Housing” are similar in nature.



How Do You Measure Affordable Housing?

Affordable Housing can be measured using 2 metrics

1. No more than **30%** of monthly budget is used for housing; rent or mortgage (including taxes, insurance and maintenance) and basic utilities. or
2. No more than **45%** of monthly budget is used for housing and transportation combined.

Using the Regional Typical Household Statistics (CNT 2020*),

- A family in the Jax/St. Johns County/St. Augustine Region;
- Income - **\$51,998/yr (UF Shimberg Center \$54,468/yr Average Median Income)**
- Household Size – **2.63 persons**
- Commuters in household – **1.13 persons** (potentially)

*CNT – Center for Neighborhood Technology



Using the CNT 2020 data to compare income to costs

The typical family in..

St. Johns County spends;

- **38%** of their budget on Housing (recommended 30% max)
- **26%** of their budget on Transportation
- Combined Housing and Transportation Budget = **64%** (recommended max is 45%)

City of St. Augustine spends;

- **29%** of their budget on Housing (recommended 30% max)
- **24%** of their budget on Transportation
- Combined Housing and Transportation Budget = **53%** (recommended max is 45%)

(UF Shimberg Center – 28 affordable housing units available for every 100 renters in the region)



Options to Address Workforce Housing

- Development of Workforce Housing on City owned property
- Incentivize Development of Workforce Housing on Private Property through residential density bonuses
- Continue to provide CRA grants for Fix-it-Up Program in Lincolnville to income qualified homeowners
- Provide direct **housing assistance** to COSA employees who qualify based on income and who need assistance (problems include personal accountability for direct payments to employees, fairness of program among employees, and long-term financial liability for the city)
- Provide direct **transportation assistance** to COSA employees who qualify based on income and who need assistance (problems include personal accountability for direct payments to employees, fairness of program among employees and long-term financial liability for the city for bussing)

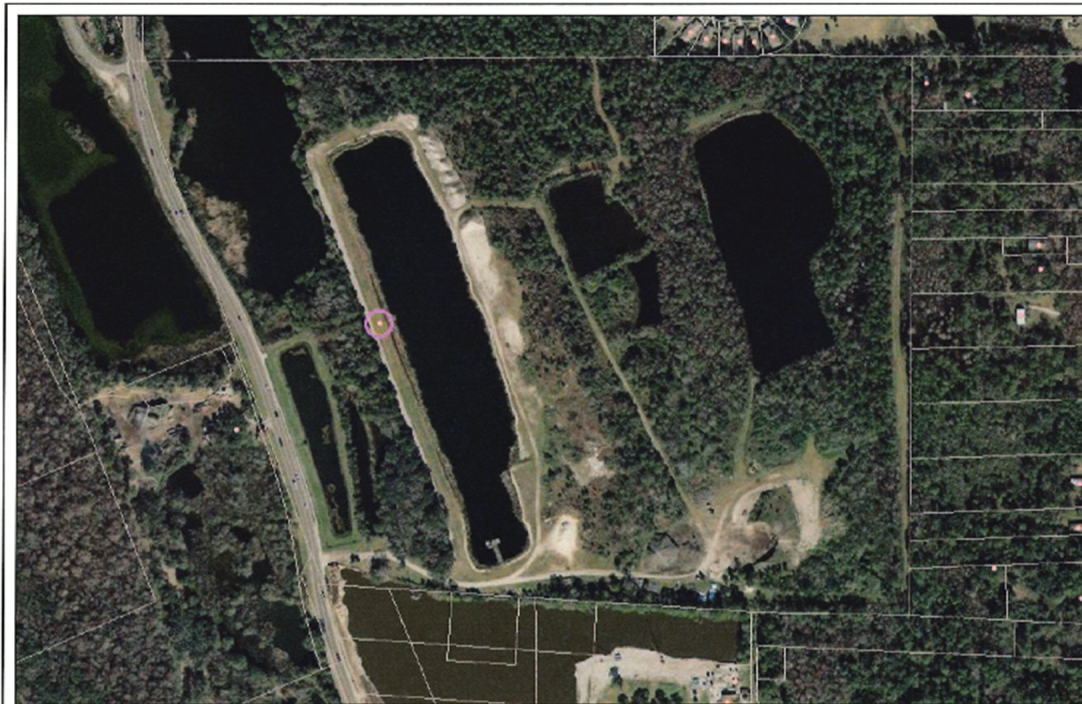


Strategies

- The City owns 3 properties that can be considered for development, 450 N. Holmes Boulevard, 865 Fish Island Road (aka, Wastewater Treatment Plant #2) and 800 Plantation Island Drive South.
- City sells one of these properties and uses the proceeds to build and manage affordable housing another property.
- City builds apartments at any of these properties through traditional financing and the city manages the property as affordable housing (or outsources the property management).
- City transfers, sells or leases one or any of the sites to a private developer who builds and manages the apartments as affordable housing.
- City creates a residential density bonus for affordable housing in the Comprehensive Plan and Zoning Code to allow the private sector more incentive to develop this housing type.



450 N. Holmes Blvd.



Aerial provided with St. Johns County's design.

DISCLAIMER:
This map is for informational purposes only. It is not intended to be used for any other purpose. The City of St. Augustine, Florida, is not responsible for any errors or omissions in this map. The City of St. Augustine, Florida, is not responsible for any damages or losses resulting from the use of this map.

Date Created: 1/17/2018



CITY OF
ST AUGUSTINE
EST. 1565

450 N. Holmes Blvd.

- Property is 82.4 acres in size with 5 man made ponds that total 26 acres. A survey of the property is necessary to determine the exact acreages and extent of any wetlands but there is an estimated 40 acres of uplands available for development.
- Currently being used as a storage site for the city Utilities Department including such things as gravel, sand, fill dirt, water and sewer pipes, etc. for roadway and public utilities infrastructure projects. Sewer service is not currently available.
- The property is in St. Johns County, and it has a Zoning designation of Open Rural (OR) and an underlying Future Land Use designation of Residential- C.



865 Fish Island Road (WWTP #2)



Map created with Esri's ArcView

01/20/2018

The map is intended to provide a general overview of the site and its surroundings. It is not intended to be used for legal or engineering purposes. The map is subject to change without notice.

Date Created: 12/20/2021



CITY OF
ST. AUGUSTINE
EST. 1565

865 Fish Island Road (WWTP #2)

- Property is approximately 31.4 acres in size, which includes 6.5 acres of wetlands. In addition to this, there are 3 stormwater retention ponds on the property along with a 0.4-acre parcel in the center of the property with a large telecommunications tower and a 3-acre site with a wastewater treatment facility that is no longer in service. A survey of the property is not available but there is an estimated 24 acres of developable uplands.
- Site is a former landfill that will require assessment and mitigation of unacceptable fill material. It will also require the removal of the wastewater treatment plant buildings and infrastructure.
- Site has access to Mizell Road, and it is south of the Antigua community and west of the Anastasia Lakes community and city utilities are available.
- The zoning is Government Use (GU) and the property has an underlying Future Land Use designation of Public Use. Selling the property for private development would require a rezoning and LUPA.



800 Plantation Island Drive South



Map provided by St. Johns County's GIS

© 2014 St. Johns County, Georgia
This map is provided as a reference only. It is not intended to be used for legal purposes. The St. Johns County GIS Department is not responsible for any errors or omissions on this map. The user assumes all liability for any use of this map.

St. Johns County, Georgia



800 Plantation Island Drive South

- Property is approximately 2.3 acres in size and includes a sewer lift station. This site also contains part of a former landfill. A survey of the property is not available.
- Property has direct access to Plantation Island Drive South. It is adjacent to a pharmacy, a bank, The Preserve condominiums, The Allegro senior housing and commercial office buildings.
- Zoning is Government Use (GU) and Commercial Medium two (CM-2) with and underlying Future Land Use designation of Public Use and Commercial Medium Intensity.
- The maximum number of residential units is approximately 36.



Ability Housing

Shannon Nazworth, President and CEO

- Ability Housing is a private non-profit corporation based in Jacksonville. They develop and oversee the management of affordable apartment complexes in Jacksonville, Orlando and Kissimmee.
- Ability Housing has experience with a broad range of housing types which serve both individuals and families.
- Shannon Nazworth has been the CEO of Ability Housing since 2003. She is the former Regional Administrator for Habitat for Humanity International and Chief Financial Officer of Habitat for Humanity Jacksonville.



Invited Speakers

- Victor Ramos, Chief Executive Officer,
St. Augustine and St. Johns County Board of Realtors
- Bill Lazar, Executive Director, St. Johns Housing Partnership



building strong communities
where everyone has a home



ABILITY HOUSING



Mission | Vision

Mission build strong communities where everyone has a home

Vision a society where housing is a right, not a privilege; and all individuals have safe, affordable housing in vibrant communities



Jacksonville-based nonprofit affordable housing developer

One of the only Florida nonprofits capable of developing affordable rental housing

Uniquely positioned to address the need for housing affordability in the communities in which we operate.

Portfolio

Properties in Jacksonville, Orlando and Kissimmee

Projects coming in Gainesville and West Augustine and more

Mission focus to:

- Meet the need – develop housing the market can't or won't create
- Invest for the long-term – own and manage properties for the benefit of the community
- Operate to a triple bottom line:
 - Maintain physical assets
 - Meet financial objectives
 - Improve quality of life of residents and the community



P3s

Long history of public / private partnerships



Before

After



Renaissance Village

Priority neighborhood revitalization project identified by City of Jacksonville



Village on Wiley

State pilot to assess efficacy of Permanent Supportive Housing



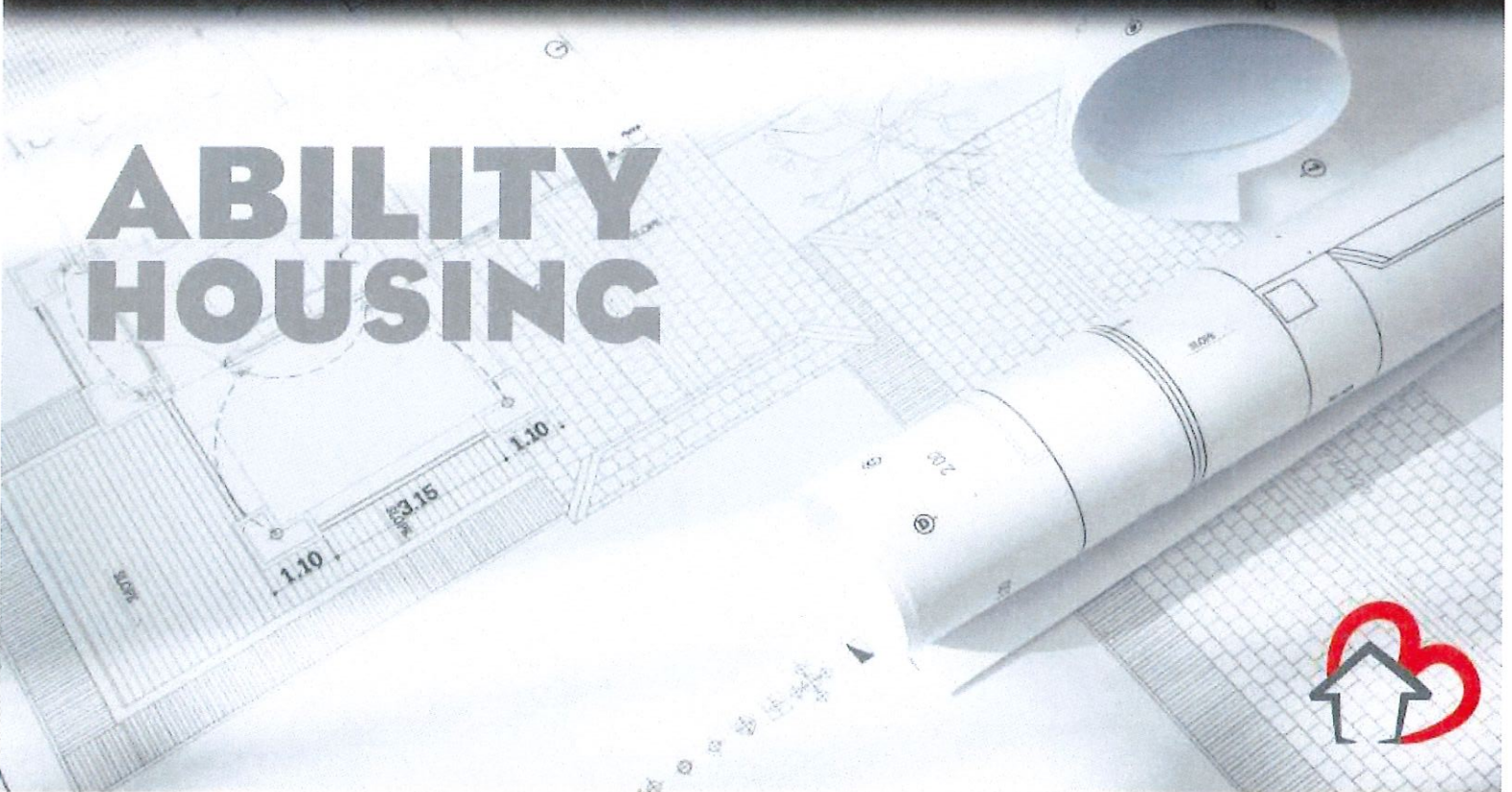
Village on Mercy

Developed in partnership with City of Orlando to fulfill community vision plan

BUILDING STRONG COMMUNITIES



ABILITY HOUSING





COMMUNITY is built on a collection of individuals who rise together to create opportunities for growth, health, and happiness.

At the core of a community is home. But unfortunately, home is out of reach for many. People and communities pay a price when this happens, and the cost spans entire systems. Ability Housing's mission is to **build strong communities where everyone has a home**. We develop and operate apartment communities that are affordable to a range of families and individuals. We partner with other nonprofits to ensure residents have the support they require to maintain their housing and increase self-sufficiency.

This is a time of remarkable potential for Ability Housing. We recently doubled the number of people we serve, and we are poised to do so again. With your partnership, we can help more people attain their dream of a safe, affordable home; improving access to health, education, and employment. We invite you to embrace the challenge and invest with us as we forge new paths toward building strong communities where everyone has a home.



Village on Mercy

Orlando, FL



DEVELOPMENT COST
\$28 million

SITE

13.1 acres
166 units
Four residential buildings
Community center
Training rooms
Computer lab
On-site laundry



Village on Mercy is a prime example of how Ability Housing transforms areas of blight into community assets. This development is part of Commissioner Regina I. Hill's Mercy Drive Vision Plan and one of City of Orlando's priority projects.

Ability Housing purchased the lakefront site and built a beautiful new community that is affordable for Orlando's working families. Half of the units are reserved for people exiting homelessness.

With on-site case managers, a healthcare clinic, multiple training rooms, an exercise path and a large playground, this community is thriving.

Gannet Pointe

Kissimmee, FL



DEVELOPMENT COST

\$21 million

SITE

11.56 acres

80 units

Two 3-story residential buildings

Community center

Computer lab

In-unit and on-site laundry facilities



Gannet Pointe was developed through a joint venture with Birdsong Housing Partners.

This project was specifically developed to help address the crisis of families in Osceola County living in rundown motels. This development also provides units that are accessible to persons with mobility, hearing, and/or vision impairments.

This community has on-site case managers, a computer lab, an outdoor barbecue area, and a playground.



Wayne Densch

Orlando, FL

DEVELOPMENT COST
\$9 million

SITE
4.1 acres
75 units
Eight residential buildings
On-site laundry

Wayne Densch previously operated as a transitional housing program. In partnership with AdventHealth, Wayne Densch Charities, and Orange County, Ability Housing conducted a thorough rehab and transformed this development into 75 units of affordable and supportive housing.

Orange County's Homeless Services Network of Central Florida and Ability Housing worked together to serve the most vulnerable individuals. Our Permanent Supportive Housing implements evidenced-best practices and have a proven track record of improving self-sufficiency, health, and overall quality of life.

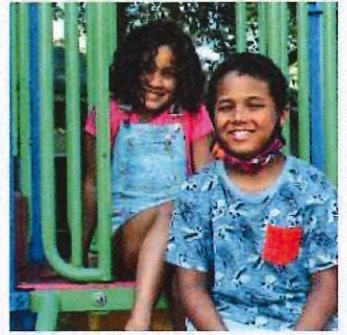
Village at Hyde Park

Jacksonville, FL



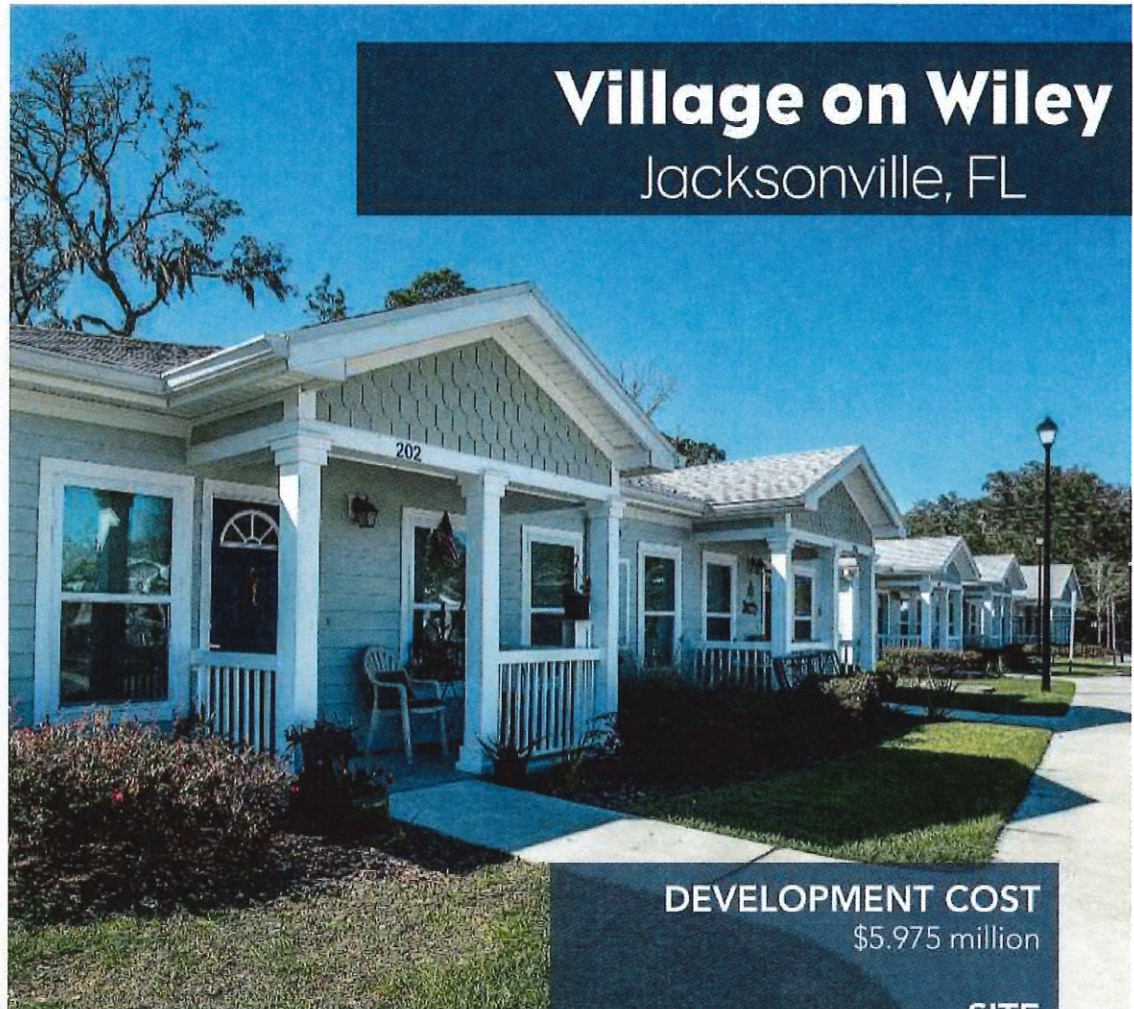
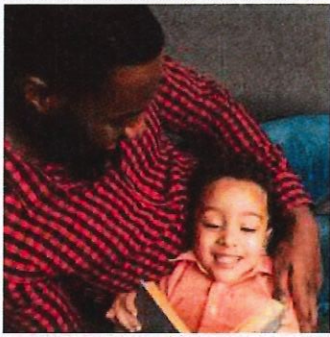
DEVELOPMENT COST
\$18.7 million

SITE
5.17 acres
80 units
3-story residential buildings
On-site laundry
Community center
Computer lab



This three-story, garden-style apartment provides affordable housing to low-income individuals and families, residents have access to on-site supportive services. Case managers and certified peer support specialists work on-site helping residents achieve their goals.

Village at Hyde Park also provides units that are accessible to persons with mobility, hearing, and/or vision impairments. Outdoor amenities include a playground, seating areas, and open recreational space for all residents to enjoy. It also has a community center as well as a training room and computer room.



Village on Wiley

Jacksonville, FL

DEVELOPMENT COST
\$5.975 million

SITE
4.3 acres
43 units
Eleven residential buildings
On-site laundry
Clubhouse
Computer lab

Village on Wiley opened in August 2015 to serve Jacksonville's most vulnerable citizens. Its residents were identified as the community's highest utilizers of crisis services; more than 80% experienced chronic homelessness.

Like all Ability Housing communities, Village on Wiley provides voluntary, individualized support services to compliment its affordable housing units. It was part of "The Solution That Saves," a Florida pilot program which identified the improved outcomes and Florida-specific cost savings of providing Permanent Supportive Housing to high utilizers of crisis services.

STABLE HOUSING is an INVESTMENT in the COMMUNITY



Healthcare

- Improves health outcomes
- Reduces hospitalizations
- Reduces healthcare costs



Economic Development

- Provides workforce housing
- Supports recruiting new employers
- Facilitates workforce/employee base



Education

- Improves education performance
- Reduces truancy and absenteeism
- Reduces behavioral challenges



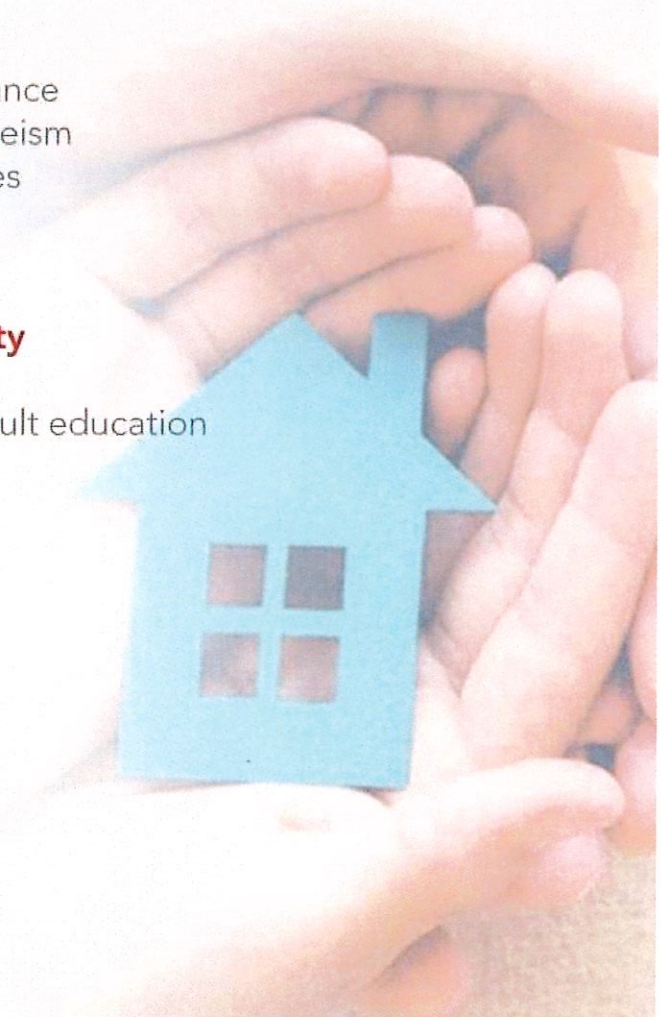
Resiliency & Economic Mobility

- Supports stable employment
- Increases ability to further adult education
- Enables savings



Placed Based Strategies

- Advances equity
- Improves neighborhoods
- Reduces crime and blight



INVEST



Florida has an affordable housing crisis. A minimum-wage worker cannot afford fair market rent for a one-bedroom apartment anywhere in the state. Many of the "essential workers", in our economy and society - such as police officers, firefighters, healthcare employees, retail associates, and hospitality professionals, cannot afford to live in the communities in which they work.

The crisis is increasing as Florida's population growth outpaces the production of new housing. Worst yet, most working families cannot afford the housing that is being created by for-profit developers. A tight housing market has the most dire impacts on the lowest income families.

By investing in the creation of housing that is affordable to low- and moderate-income families, you will improve the physical and economic health of the community and provide the hope of opportunity.

Ability Housing provides rents affordable to those the market does not serve, while creating properties that are an asset for the community and the people who live there. Our properties enhance and improve the neighborhood in which it is located, uphold high quality standards, and maintain mission-focus to serve the community.

INVEST in **ABILITY HOUSING**

As a respected nonprofit affordable housing developer, Ability Housing has the capacity to handle every facet of developing multifamily communities.

Ways to Invest

- Donations
- Grants from corporations and foundations
- Social investments and patient capital, either project-specific or enterprise level
- In-kind contributions
- Endowments
- Donation of land/buildings
- Utilize real estate holdings to support creation of affordable housing, including mixed-use developments

Mayfair Village

Jacksonville, FL



DEVELOPMENT COST

\$13.9 million

SITE

6.92 acres

83 units

Twelve residential buildings

On-site laundry

Clubhouse

Computer lab

Mayfair Village is Ability Housing's first multifamily development. This was an extremely distressed property that suffered from high crime rates. It serves low-income and formerly homeless individuals and families, and provides voluntary resources to all residents.

Ability Housing invested in this development, which underwent significant rehabilitation. Today it is an asset to the residents and the merchants in the area; an inclusive community where individuals and families grow together.

Oakland Terrace

Jacksonville, FL



DEVELOPMENT COST
\$10.7 million

SITE

2.02 acres
60 units
Six residential buildings
On-site laundry
Community room
Computer lab

This historically significant site is crucial to the community. Ability Housing launched a major renovation of the 42-year-old structure. We worked with the Continuum of Care to incorporate project-based vouchers to address family homelessness and protect the existing HUD contract.

Now, the high quality and affordable apartments are providing safe, stable homes to low-income individuals and families. With a brand-new playground, provided by KaBOOM! and Humana, children can learn and grow at Oakland Terrace.

Renaissance Village

Jacksonville, FL



DEVELOPMENT COST

6.4 million

SITE

2.27 acres

52 units

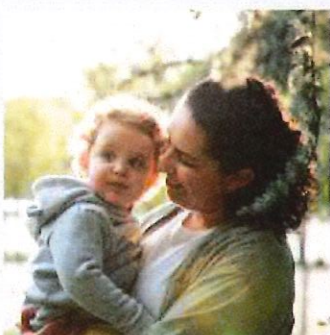
Two residential buildings

On-site laundry

Clubhouse

Renaissance Village lives up to its name. Once a boarded and abandoned place known as Brandywine Court Apartments, this affordable housing development is now a thriving community asset where individuals and families that experienced or were at risk of homelessness can peacefully live their lives.

Voluntary, individualized support services are available to all residents to help them regain and maintain their ability to positively contribute to the community they call home.



Dozier Apartments

Jacksonville, FL

DEVELOPMENT COST
\$13.9 million

SITE
6.92 acres
14 units
1 residential building
On-site laundry
Community room
Computer lab

We collaborated with another leading nonprofit organization for our first straight acquisition, Dozier Apartments.

This development features fully equipped kitchens, energy efficient appliances, with built in washers and dryers - plus a convenient location near downtown that provides low-income individuals and families with easy access to the heart of the city.



Ability Housing serves communities that have been disproportionately impacted by society's inequities: low-income households, persons trying to exit homelessness, and adults with disabilities. On average, 75% of those we serve identify as Black, Indigenous, or a Person of Color; 28% report having a disability; 100% are low-income, with 65% having an extremely low-income; and 49% were homeless prior to entering our housing. These figures demonstrate how decades of discriminatory systems and policies have resulted in unequal access to housing.

Ability Housing operates its housing for the benefit of the residents and community. We partner with our residents so they may use our housing as a platform to advance their family's stability and growth. In 2020, we began developing an initiative to create a new model for operating affordable housing that will eliminate intergenerational poverty amongst our residents. The first step in this initiative is to have our residents define success and inform what actions are undertaken.

This will be an ongoing and evolving effort; led by the experience of our residents and informed with data and research. How it is implemented will evolve as lessons are learned and our residents define success. The creation of this new model will change how affordable housing is developed and operated; transforming an integral component of inequity into one that actively promotes equity and healing at the community level.

VILLAGES PROGRAM goes beyond bricks and mortar with an integrated, person-focused approach:

- Builds community by providing an on-site community center that is available for use by neighborhood organizations
- Provides access to primary and behavioral healthcare
- Links every individual and family with a dedicated on-site case manager to provide individual supports
- Provides employment training through established partners

CASA, Ability Housing's first housing program, consists of 22 single-family rental homes scattered throughout the community; providing quality affordable housing for adults with disabilities

HOUSINGLINK enables persons with disabilities who have experienced long-term or repetitive homelessness to access community housing via rental assistance and supportive services. This program enables Ability Housing to expand the housing options it offers and help more people exit homelessness - forever



Ability Housing is uniquely positioned to address the need for housing affordability in our community



- **MEET THE NEED** - we develop housing the market can't or won't create
- **LONG-TERM INVESTMENT** - our objective is to own and manage for the benefit of the community
- **TRIPLE BOTTOM LINE:**
 - Maintain physical assets
 - Meet financial objectives
 - Improve quality of life for residents and community



**ABILITY
HOUSING**

MISSION DRIVEN

building • strong • communities

abilityhousing.org



[@facebook.com/AbilityHousing](https://facebook.com/AbilityHousing)



[@AbilityHousing](https://twitter.com/AbilityHousing)



[@ability-housing](https://linkedin.com/company/ability-housing)