



# Affordable Housing Advisory Committee

## 2025 Incentive Review and Recommendation Annual Report



# State Housing Initiative Partnership (SHIP) Statutory Requirement

Established by Statute  
420.9076 Adoption of  
affordable housing incentive  
strategies, committees. The  
**AHAC Report must be  
completed and voted on  
by December** in order for  
the SHIP Annual Plan to be  
submitted in 2025.

## Overview:

- SHIP provides **annual funding** to our county to create and preserve affordable housing
- AHAC reviews incentives and provides **recommendations** annually

## 2025 Annual Report:

- AHAC recommends continuation of the existing strategies
- Provides an Executive Summary highlighting **two key issues** with highest impact:
  - Flexible Densities
  - Impact Fees

## Our Ask of the Commissioners:

- **Review & approve** the 2025 Annual Report
- **A meeting in Q1 '26** setting new directions?

# AHAC Committee

The Affordable Housing Advisory Committee (AHAC) reviews established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan to **recommend specific action or initiatives to encourage or facilitate affordable housing.**

## 2025 Committee Members

Bill Lazar –Chair

Alex Mansur

Andrew Geisel – Vice Chair

Tracie Sax

Gregory Burke

Michael O'Donnell

Polly Crabtree

Harry Maxwell

Judy Spiegel

Orville Dothage

# SJC Chamber Workforce Housing Report 2025

*“There is a projected housing deficit exceeding 13,000 for the workforce of our largest employers.”*

One single solution will not solve the complex housing crisis in St. Johns County: A comprehensive, multi-faceted plan that includes zoning reform, targeted incentives, increased public investment and strategic land use must be urgently crafted to ensure housing is accessible to our workforce before the issue spirals further out of control.

# Housing Affordability

## gross household income by family size

2025	Area Median Income				
	30%	50%	60%	80%	
1	\$21,550	\$35,900	\$ 37,080	\$57,400	
2	\$24,600	\$41,000	\$ 42,420	\$65,600	
3	\$27,700	\$46,150	\$ 47,820	\$73,800	
4	\$32,150	\$51,250	\$ 53,160	\$82,000	
5	\$37,650	\$55,350	\$ 57,480	\$88,600	
6	\$43,150	\$59,450	\$ 61,740	\$95,150	

Florida Housing Finance Corporation

# Current WFH Developer Progress 2025

Most benefited from density bonus incentives

<u>Developers</u>	<u>Homeownership</u>
Habitat for Humanity-Volusia Woods	18
DR Horton- Cordera	21*
DR Horton- Stokes Landing	32*
DR Horton- Ravenswood	40*
St. Johns Housing Partnership	3
<u>2025 Non-Profit Developers</u>	<u>Rental</u>
Home Again St Johns	8- under 60% AMI
Alpha Omega Miracle Home	20- under 60% AMI-In Progress
Ability Housing	92- under 60% AMI-In Progress
St. Johns Housing Partnership	4- under 60% AMI- 4 under 80% AMI

\*- These #'s reported by developers according to LDC section  
5.11.04.b.1.e on 6/30/2025

# Impact Fee Relief in 2026

- 50% waiver of non-school impact fees for development or construction that is affordable (F.S. 420.9071) when provided to households earning 50%-80% AMI
- 100% waiver of non-school impact fees for development or construction that is affordable (F.S. 420.9071) when provided to households earning <50% AMI
- A 30-year deed restriction is required to maintain long-term affordability

# Home Again St Johns- SR 16 Campus



Alpha Omega Miracle Home



# Ability Housing

## Villages of New Augustine



# Habitat for Humanity Volusia Woods



# St. Johns Housing Partnership



# Leveraging Funding

Leveraged Funding	<u>Fl Legislature</u>	<u>Tax Credits</u>	<u>ARPA</u>	<u>CDBG</u>	<u>SHIP DPA</u>	<u>Major Community Support</u>	<u>Impact Fee Relief</u>
Ability Housing		X				X	X
Alpha Omega Miracle Home	X			X		X	
Emergency Services and Homeless Coalition						X	
Habitat for Humanity			X	X	X		
Home Again St Johns	X		X			X	
St. Johns Housing Partnership						X	
Major support for Acquisition and Infrastructure funding to allow for lower income households being served							

## "Pay Less Now... ...or More Later

- We need to be **BOLD** and **COMMIT** a reasonable amount of both public and private sector resources.
- **Progress** relies on all parties: Government, Builders, Developers, Lenders, and the Public.
- Develop new opportunities for **BOTH** home ownership and rental development.
- **Multi-Pronged** approach.“

-As cited in 2023 Annual AHAC report

# Questions

