

AGENDA

HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY

February 22, 2025

St. Johns County Health & Human Services

200 San Sebastian View

Kingfisher Conference Room St. Augustine, FL 32084

3:00 pm

MEETING AGENDA

****PLEASE SILENCE CELLPHONES & OTHER ELECTRONIC DEVICES****

Call Meeting to Order

Pledge of Allegiance

Members, County Staff and Guest Introductions

I. Approval of Agenda

II. Public Comment

III. Approval of Minutes (see Tab 1)

Draft Meeting Minutes – January 25, 2024

IV Financial Report (see Tab 2)

1. Financial Reports

V. County's Update – Health and Human Services Staff

VI. New Business: -

a. Presentation from Community Advocates for Racial Equity (CARE)*- requesting support for a Public Housing Authority in St. Johns County

b. Financial Advisor's Application Review for Summerset Village & Summer Breeze - 200 & 305 Summer Breeze Way, St. Augustine, FL, built in 2006, 216 total units (132 Senior units at Summer Breeze and 82 Family units at Summerset Village) , 100% of units at 60% AMI rent restrictions. Developers are Lincoln Avenue Communities and Summerset Village Preservation, LTD.

The developer is requesting \$33,000,000 Bond Allocation. Their plans are to complete a roughly \$50,000 per unit substantial rehabilitation of the property to preserve its long-term condition and provide a high quality of life for existing and future residents.

If approved they are targeting an October 2024 closing and expect to complete the rehabilitation of the project in October 2025.

- Approve Inducement Resolution
- Approve Intent resolution delegating to the Executive Director the ability to host the TEFRA hearing (via teleconference) so we secure St Johns County Board of County Commission approval that is required prior to filing the allocation request.

c. Goals and Objectives for 2024 discussion

VII. Old Business:

1. Florida Association of Local Housing Finance Authorities – Conference July 10-13, 2024 – Casa Monica Hotel- St. Augustine Florida.

VIII. Other Information:

1. Legislative Update

IX. Board Members Comments

Next Meeting Date March 28, 2024

Adjourn