

LCRA Focus Group Meeting Notes: **Housing & Community Improvements**

Date: Tuesday, March 21, 2017

Location: Willie Galimore Center, 399 Riberia Street.

Time: 6pm-8pm

Meeting Facilitators: Bill Lazar & Judith Seraphin

- Introduction:
 - St. Johns County determined that \$915 is an affordable rent for a 2 bedroom apartment
 - To cover debt service, its very difficult to rent affordably
 - Affordable housing: decent, safe, and sanitary
 - St. Johns Housing Partnership sets rent based on income
- Discussion
 - Reminder that these meetings are to gather ideas to put into the Lincolnvile Redevelopment Plan. Because if its not in the plan the LCRA cant fund it
 - How would you describe Lincolnvile's housing stock?
 - Wood, block, brick
 - Victorian, Shotgun, Cottage
 - The Lincolnvile National Register Historic District is a designation for a historic area on the national level and identifies "contributing" properties that fit within the character and period of significance for the district. The national register district designation does not provide control over design or materials of alterations or new construction.
 - New construction is too large and too tall – out of scale with historic development
 - Non-conforming lots zoning requirements – an attempt to make small lots more developable
 - The current plan has a recommendations for design guidelines
 - The plan amendment will flesh out the recommendation for an overlay and provide implementation strategies
 - Create a pamphlet with acceptable styles and design standards for architects working in Lincolnvile
 - What was the process for the low-intensity commercial overlay districts in the plan?
 - Survey sent to addresses in the LCRA and public workshop.
 - St. Augustine Planning & Building Director, David Birchim, explained how the overlay would work and took a vote at the workshop, which resulted in a consensus that the overlay was not desired at that point in time.
 - Would we survey what exists in the neighborhood for a new overlay?
 - The National Register nomination document provides a good inventory of historic buildings and an overlay would be based on existing conditions

- People may not support an overlay because its mandatory. Incentives should be provided instead.
- The City Commission respects the LCRA Steering Committee and listens to their recommendations
- Educate residents about St. Augustine and the historic buildings, as well as about overlay districts
- There are currently two bills being reviewed in the state house and senate regarding CRAs
- Can the CRA subsidize housing to make it affordable?
 - Yes, the CRA has tools outlined in the state statute for affordable housing
- How did the LCRA pay for items at Dr. Robert B. Hayling Park?
 - Language in the plan supported the signage and pathway for the park, so the LCRA conducted a budget amendment to move money to that project in the middle of the fiscal year.
- The CRA should not pay for infrastructure which falls under the City's responsibility. The City covers routine repair and maintenance to infrastructure. The CRA could pay for infrastructure items above and beyond what the City normally pays for.
- Parking should only be on one side of the streets
- Parking requirements for new construction so the property can contain all cars
- Implement a resident only street parking system (part of the Mobility Plan)
- Expand tree removal assistance for trees that are causing safety issues
- Talk to churches and businesses on MLK Ave. about limiting parking on-street during busy hours
- Need to evaluate who is speaking and voting at meetings – should only be Lincolnville residents
- Can the LCRA pay for street widening?
- There is at least a 4 week turn around before minutes are posted online – can this be done quicker?