

Affordable Housing Advisory Committee  
St. Johns County, Florida  
Regular Meeting

October 20, 2021  
Minutes

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 3:00 pm at the Health & Human Services Center, in the Kingfisher Conference room, at 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:07 pm by Chair, Bill Lazar

Members Present:

Jay Braxton- St. Johns County Resident  
Henry Dean- Locally elected official  
Steven Ladrado- Citizen representing employers within St. Johns County  
Bill Lazar- Citizen actively engaged as a not-for-profit provider of affordable housing  
Alex Mansur- Citizen actively engaged in areas of labor in home building  
Harry Maxwell- Citizen actively engaged as a for-profit provider of affordable housing  
Dr. William McCormick- Citizen actively serving on Local Planning Agency  
Michael O'Donnell- HFA Chair/ Citizen actively engaged as an advocate for low-income persons

Members Absent:

Tracy Hayes- Citizen engaged in banking or mortgage banking industry  
Karl Vierck- Citizen actively engaged as a Real Estate Professional

Guests Present:

Joe Cone, Assistant Director, Health and Human Services  
Roberto Ortiz, Manager, Housing & Community Development  
Michelle Lawlor, Housing & Community Development Support Staff  
Mary Garcia, Social Services Support Staff

Notices regarding the meeting were sent to all members. No press attended.

- 1) Introduction of AHAC Members and SJC Staff: Committee members and County staff were acknowledged and quorum was present.
- 2) Approval of Minutes: **Motion** made by Alex Mansur to approve minutes of September, 2021 meeting; motion seconded by Harry Maxwell. **Motion passed unanimously.**
- 3) Administrators Report: Roberto Ortiz spoke about the affordable housing project, Victoria Crossing. Mr. Ortiz stated Victoria Crossing has a scheduled closing date of October 21, 2021 and developer, Turnstone Development, will be taking ownership after the closing. Mr. Ortiz promised to let AHAC members know when the ground breaking ceremony for this project will be held. Mr. Ortiz went on to say that according to the project schedule, construction is set to begin in February, 2022, with a completion date of February, 2023. Mr. Ortiz said the completed project will consist of five buildings, including a community center, and there will be a total of 96 affordable rental units. Mr. Ortiz stated 15 units will be set aside for

individuals or households with income at 30% or lower of the area median income (AMI), and the remaining 81 units will be available for those at 60% or lower AMI. Mr. Ortiz said that as each building is complete the project management team will begin the leasing process.

- 4) AHAC Annual Report 2021-Draft review: Bill Lazar addressed the remainder of the timeline for completion of the AHAC Annual Report. Michelle Lawlor stated the public notice will be submitted to the local newspaper for publication in November. Ms. Lawlor explained the public notice will contain information regarding two public hearings and it will synopsise the incentives listed in the report. Ms. Lawlor stated the first public hearing will take place on November 17<sup>th</sup>, at the regularly scheduled AHAC meeting, and the second will be at the December 21<sup>st</sup> Board of County Commissioners (BOCC) meeting. Mr. Lazar said he will make a brief presentation at the BOCC meeting and he proposed that he and Mr. Ortiz work on a rough draft of that presentation so that it may be reviewed at the November 17<sup>th</sup> AHAC meeting. Joe Cone explained there would be no December AHAC meeting so that members might instead attend the BOCC meeting for the report presentation. A **motion** was made by Harry Maxwell to accept the draft of the 2021 annual report; motion seconded by Steve Ladrado. **Motion passed unanimously.**
  
- 5) Current Vacancies and Recommendations: Mary Garcia announced that Brittany Coronado left her position at Flagler Hospital and could no longer represent “essential service providers” on the AHAC. Ms. Garcia said this vacancy will be posted and it will remain open for 30 days. Ms. Garcia announced there was one application received that would fit the vacancy for a “citizen engaged in the residential home building industry” and she said that the application had been provided to all AHAC members prior to today’s meeting. After some discussion, a **motion** was made by Steve Ladrado to nominate Gregory Burke, for this position; motion seconded by Harry Maxwell. **Motion passed unanimously.**
  
- 6) Public Comment: None.

Joe Cone emphasized that the November meeting will be a public hearing and he asked all members to be present to ensure quorum.

Henry Dean spoke about an affordable housing project proposed by DR Horton in the Stokes Landing area. Mr. Dean said this project was initially denied by the BOCC due to concerns regarding traffic. Mr. Dean said the BOCC recently reconsidered this project when they were informed that the Department of Transportation is now involved and may have a solution to the traffic issues. Mr. Dean said the developer of this project is scheduled to attend next month’s BOCC meeting to further discuss this matter and to request approval to move forward with the project. Henry Dean could not confirm the price for the units but said it will be within affordable housing guidelines.

The meeting was adjourned at 3:55p.m.