

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

February 15, 2023
Minutes

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

The meeting was called to order at 3:05 pm by Vice Chair, Bill Lazar.

Members Present:

Roy Alaimo - Locally elected official
Jay Braxton – St. Johns County Resident
Steve Ladrido - 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
Michael O’Donnell - HFA Chair/Citizen actively engaged as an advocate for low-income persons
Elvis Pierre - Citizen actively serving on the Local Planning Agency
Lindsey Rodea - Essential Services Personnel
Karl Vierck – Citizen actively engaged as a Real Estate Professional

Members Absent:

Tracy Hayes - Citizen engaged in the banking or mortgage banking industry
Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing

Guests Present:

Greg Burke - Citizen, St. Johns County
Orville Dothage – Citizen, St. Johns County
Malinda Everson, Executive Director, Habitat for Humanity
Mary Garcia - Support Staff, Social Services
Yadelmi Martinez Hernandez - Economic Justice Advocate, Betty Griffin Center
Priscilla Howard, Executive Director, St. Johns County HFA
Michelle Lawlor - Support Staff, Housing & Community Development
Carolina Morrow, Program Manager, Habitat for Humanity
Roberto Ortiz - Manager, Housing and Community Development
Amy Ring, Special Projects Manager, Growth Management

Notices regarding the meeting were sent to all members. No press was in attendance.

1. **Introduction of AHAC Members and SJC Staff:** Committee members and County staff were acknowledged and a quorum was present.
2. **Approval of Minutes:** **Motion** made by Bill Lazar to approve minutes of the January 2023 meeting; motion seconded by Karl Vierck. **The motion passed unanimously.**

3. **Administrators Report:** Roberto Ortiz opened his report with the introduction of Amy Ring, Special Projects Manager, St. Johns County Growth Management Department. Ms. Ring spoke briefly about her role at Growth Management and assured the committee that she will work with Mr. Ortiz to have the best representative available for the AHAC. Mr. Ortiz went on to formally introduce Ms. Priscilla Howard, the new Executive Director for the Housing Finance Authority (HFA). Mr. Ortiz spoke briefly about what an exciting time it is for the HFA to include Ms. Howard to their team and what a valuable asset she will be to the HFA. Mr. Ortiz included a breakdown of the Victoria Crossing project, in the handouts. The breakdown consisted of completion dates, the number of applicants, and the expectation of moving in residents beginning in May 2023. Mr. Ortiz also told the committee that he will be meeting with the owner and doing a walk thru of the property with the inspector, in the coming week. Mr. Ortiz also spoke of the San Marcos Heights complex, Mr. Ortiz assured the committee that he was personally involved with the application process and any complaints or concerns associated with the income-qualifying process. A discussion ensued amongst the committee members and Mr. Ortiz will share the documents used in the applicant review and approval process. Mr. Ortiz gave an update to the rehabilitation of the units at the Oaks of St. Johns. Currently, this HFA project is experiencing some economic gaps. The HFA is looking to close this project in the month of April 2023. The Housing department will continue to update the committee as things progress. Also, the Ability Housing project, the 90 units in West Augustine, is in the last phase of planning. The ground-breaking ceremony will be taking place very shortly and the Committee will be notified of the date and time so they can be present for that event if they choose. Lastly, the West Augustine CRA, was gifted 120 lots, by the County, for development of affordable housing. Discussions are starting with developers, at least 30% of these units are buildable lots, as is.
4. **AHAC Annual Report:** Steve Ladrado started the discussion regarding the annual AHAC report. Mr. Ladrado has asked the Committee to rank their top five incentives, in order of importance, so that the Committee can put their main focus on these items throughout the year. St Johns County staff will send out the list of incentives, and receive input back before the March meeting. In addition, a representative from the Growth Management department will be in attendance for the March meeting, to start our focus for the annual report.
5. **Ashon Nesbitt-CEO Florida Housing:** Mr. Nesbitt joined the AHAC meeting, via zoom, for a presentation on Affordable Housing and Community Land Trusts. After Mr. Nesbitt's presentation concluded he opened the forum for a brief question and answer session. Mr. Nesbitt will share his presentation with staff to forward along to the Committee.
6. **Public Comment:** None.

The meeting was adjourned at 4:04 p.m.