

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

January 17, 2024
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 3:01 pm by Chair, Alex Mansur.

Members Present:

Jay Braxton - St. Johns County Resident
Greg Burke - Residential Home Builder
Orville Dothage - Banking/Mortgage Banking Industry
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
Mike O'Donnell - HFA Chair/Citizen actively engaged as an advocate for low-income persons
Elvis Pierre - Citizen actively serving on local planning agency

Members Absent:

Roy Alaimo - Locally elected official
Lindsey Rodea - Essential Service Personnel
Karl Vierck - Citizen actively engaged as a Real Estate Developer

Guests Present:

Joe Cone - Assistant Director, Health and Human Services
Mary Garcia - Support Staff, Social Services
Jenny Harvey - Manager, Housing and Community Development
Michelle Lawlor - Support Staff, Housing & Community Development
Yadelmi Martinez - Economic Justice Advocate, Betty Griffin Center
Joe McAnarney - St. Johns County Resident
Vicki Pepper - St. Johns County Resident

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 Greg Burke to approve minutes of the November, 2023, meeting (no December meeting); motion seconded by Harry Maxwell. **The motion passed unanimously.**

3. **Administrators Report:** Joe Cone thanked staff and Committee members for their hard work on the annual report. Mr. Cone introduced the new Housing and Community Development Manager, Jenny Harvey, stating she comes to the County from the United Way where she played a key role in distribution of the American Rescue Plan Act funds, and he said she brings a wealth of knowledge to the Housing Department.
4. **Annual Report:** Staff provided the Committee with a copy of the proposed 2024 AHAC annual report timeline for their review. Alex Mansur thanked the members that were able to attend the Board of County Commissioners (BCC) meeting in December to support the submission of the annual report. Mr. Mansur suggested that moving forward into the new year the Committee should focus on one attainable incentive and how to put it in to action.
5. **Moving Forward:** Greg Burke suggested that great focus should be put on modification of impact fees and zoning. Mr. Burke stated that with the new Comprehensive Plan in the offing, the Committee should take every opportunity to provide input by attending all workshops and public engagement meetings. Mr. Burke asked staff to provide dates and times for these sessions and suggested that at least one member of the Affordable Housing Advisory Committee (AHAC) should attend each one. Orville Dothage suggested that the AHAC should focus on affordable housing density. Elvis Pierre stated that there must be deed restrictions on affordable housing that extend the period of affordability past a few years. As the conversation ensued, it was agreed that the Committee will prioritize three to four strategies and endeavor to tackle one each quarter. Joe Cone advised that a down payment assistance program will be instituted in the near future and he stated that this strategy will be added back into the Local Housing Assistance Plan (LHAP), with approval by the BCC. Discussion continued and Jay Braxton asked what would be necessary for the AHAC to meet more frequently in order to accomplish their goals this year. Mr. Cone advised he would speak to the Office of the County Attorney to confirm. Greg Burke volunteered to speak to the Committee in February with regard to the “missing middle”, an innovate concept that provides more housing choices in sustainable, walkable places.
6. **Public Comment:** Joe McAnarney shared a PowerPoint presentation he had previously shared at the BOCC meeting early this month titled “Attainable Workforce Housing in St. Johns County”. A copy of the presentation is available in the file.

The meeting was adjourned at 4:12 p.m.