

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

March 20, 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:

Greg Burke - Residential home builder
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
Lindsey Rodea - Essential service personnel
Karl Vierck - Banking actively engaged as a real estate developer

Members Absent:

Roy Alaimo - Locally elected official
Jay Braxton - St. Johns County resident
Orville Dothage - Banking/ mortgage banking industry

Guests Present:

Ervin Bullock - St. Johns County resident
Joe Cone - Assistant Director, Health and Human Services
Ann-Marie Evans - St. Johns County resident
Jenny Harvey - Manager, Housing and Community Development
Michelle Lawlor - Support Staff, Housing & Community Development
Mary Garcia - Support Staff, Social Services
Yadelmi Martinez - Economic Justice Advocate, Betty Griffin House
Amy Ring - Special Projects Manager, Growth Management
Evan Walsnovich - Planner, Growth Management
Dirk Winston - Support Staff, Housing & Community Development

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 Elvis Pierre to approve minutes of the February, 2024, meeting; motion seconded by Karl Vierck. **The motion passed unanimously.**

3. **Administrators Report:** Jenny Harvey said she and Mr. Cone met with Jay McAnarney and another resident to tour the Vermont Heights neighborhood. Ms. Harvey let the Committee know that a local builder was currently building single family homes that are affordable. Alex Mansur asked a few questions regarding the infrastructure and commented that the current roads are not up to code. Conversation ensued with regard to the number of lots available in the area and how they can be utilized for affordable housing.
4. **Annual Report to the Board of County Commissioners:** Joe Cone let the Committee know that the Board of County Commissioners (BCC) has requested an annual report from all County boards and committees. He explained the report is a brief synopsis of accomplishments and future goals. A copy of the staff-prepared AHAC report was provided to each Committee member and Mr. Cone asked for a vote to approve its submission to the BCC. Mr. Lazar requested the area median income as listed in the report be described by the Florida Statute and said he would provide to staff. A motion was made by Karl Vierck and seconded by Harry Maxwell, to approve the report with this change. **The motion passed unanimously.**
5. **Annual Report:** Alex Mansur suggested this year's report should be briefer. Mr. Mansur asked the Committee to review the 2023 report in order to focus on flexible densities and discuss at length in April.
6. **Missing Middle:** A motion was made by Karl Vierck and seconded by Bill Lazar to request that Greg Burke be added to an upcoming BCC agenda, so that he might present the "Missing Middle" PowerPoint he created. **The motion passed unanimously.** Mr. Burke suggested that he meet with Joy Andrews prior to the presentation, so that administration is aware of the content.
7. **Public Comment:** Bill Lazar asked if anyone had information on the new development coming to CR208. Mr. Lazar asked if a staff member from development services could alert the Committee when a new affordable housing development is being proposed. Amy Ring, Growth Management, said she will funnel this information to the AHAC through Health & Human Services staff.

The meeting was adjourned at 3:43 p.m.