

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

March 19, 2025
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 3:00 pm by Vice Chair, Bill Lazar.

Members Present - AHAC:

Greg Burke - Residential home builder
Polly Crabtree – Citizen rep/essential service personnel
Orville Dothage – Banking/mortgage banking industry
Drew Geisel – St. Johns County resident
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
Judy Spiegel – Citizen actively serving on local planning agency

Members Absent - AHAC:

Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing
Michael O'Donnell -HFA Chair/citizen actively engaged advocate for low-income persons
Ann Taylor - Commissioner

Guests Present:

Suzanne Clulow – St Johns County Resident
Joseph Cone – Assistant Director
Jenny Harvey - Housing and Community Services Manager
Adam Hunt – St. Johns County Resident
Charlie Hunt – St. Johns County Resident
Susan Jeuness – St. Johns County Resident
Ken McClain Sr – St. Johns County Resident
Michelle Myers– Housing Specialist, St. Johns County
Mike Roberson – Director Growth Management

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

1. **Introduction of AHAC Members and SJC Staff:** Introduction of AHAC Members and SJC Staff: Committee members and County staff were acknowledged, and a quorum was present.

2. **Approval of Minutes:** A **motion** was made by Orville Dothage to approve minutes of the February meeting; motion was seconded by Polly Crabtree. **The motion passed unanimously.**
3. **Administrators Report:** Jenny Harvey reported that interviews are scheduled for the HUD Housing Counselor position. The Down Payment Assistance Program (DPA) has closed on 14 homes since we rolled out in September of 2024. Impact fees strategy for Non-Profit Organization (NPO) are in the final stages and will be sent to Florida Housing this month. The Community Development Block Grant (CDBG) Notice of Funds (NOFO) is posted on Housing & Community Development web page to accept applications in the late Spring. Ms. Harvey spoke about Housing & Community Development to assist Alpha Omega Miracle Home with two one-bedroom units for purchase and rehab. Matt Wyman Director Permanent Affordability with the Florida Housing Coalition was the guest speaker at the HFA board meeting in February, the group discussion and workshop was about Community Land Trusts (CLT). He provided a power point presentation on CLT's, and it is available for the AHAC members if interested. The AHAC members all requested a copy, and Ms. Harvey will provide the power point by email. A discussion between members ensued over CLT's.
4. **Impact Fees Discussion:** Michael Roberson, Director of Growth Management, spoke about the origin and function of Impact Fees. Growth Management manage growth and impact fees were developed. Impact fees are a one-time fee imposed by the county to offset the financial impact of new development places on public infrastructure. The county is going through an impact fee study currently, the study takes place every five to seven years. They are in the middle of the study and have taken it to the Board of County Commissioners (BCC) that has reviewed some of the totals and Growth Management was provided direction to continue the study. When the study is finished, they will approach the BCC again with a range for impact fee charges. Impact fees for residential homes are set in categories and tiers based on residential square footage and at least 7 different tiers. The Impact Fee consultant will investigate 60% Area Median Income (AMI) and affordable housing. A question-and-answer session ensued between members regarding impact fees, nonprofit agencies, and waivers on impact fees structures. Growth Management will provide the options for the BCC, recommendation and approval.
5. **Review and Evaluate Impact Fees:** No discussion
6. **BCC Agenda 03-18-2025 two re-appointments & one new appointment:** AHAC Members, Gregory Burke and Polly Crabtree have been approved for re-appointment by the BCC, and a new AHAC member has been appointed, Tracie Sax on March 18, 2025.
7. **General Comments by Members:** Greg Burke stated in the next couple of months he will be holding a function for stakeholders – introducing the missing middle housing and what it can do for the community with respect to triplex and quadplex units. He then stated he met with Commissioner Krista Joseph about tri-plex's and showed her the floor plans and rendering and discussed their meeting briefly, he said she was encouraged with the design. Alex Mansur asked about the chamber report, Orville said he was out last week, but it should be done. Joseph Cone spoke about bills going through legislation now that some are about affordable housing and Accessory

Dwelling Units (ADU's). Drew Geisel informed members he heard that a bill is up to eliminate Community Redevelopment Agency (CRA's) by 2040, a discussion ensued with Mr. Cone concerning the CRA's.

8. **Public Comment:** Susan Clulow passed around a flyer and discussed rural building and senate bills that have recently passed. Charlie Hunt asked questions regarding the BCC meeting and the Comp Plan and further developments, he asked for clarification if affordable housing is built into the comp plan. Mr. Cone explained comp plans and land development computations. He stated comp plans are very broad and general.

The meeting adjourned at 4:17 p.m.