

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

March 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 3:01 pm by Vice Chair, Bill Lazar.

Members Present:

Roy Alaimo - Locally elected official
Jay Braxton - St. Johns County Resident
Greg Burke - Residential Home Building Industry
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
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:

Steve Ladrido - Citizen representing employers within St. Johns County
Harry Maxwell - Citizen actively engaged as a for-profit provider of affordable housing

Guests Present:

Beverly Frazier - Assistant Director, Growth Management
Mary Garcia - Support Staff, Social Services
Yadelmi Martinez Hernandez - Economic Justice Advocate, Betty Griffin Center
Michelle Lawlor - Support Staff, Housing & Community Development
Roberto Ortiz - Manager, Housing and Community Development
Sarah Taylor - Assistant County Administrator
Wesley Vierck - 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 Alex Mansur to approve minutes of the February 2023 meeting; motion seconded by Karl Vierck. **The motion passed unanimously.**
3. **Administrators' Report:** Roberto Ortiz started his report with the occupancy levels at San Marcos Heights. At this time, buildings one and two are at their full capacity. The application process will be closing briefly to access the number of individuals on the

waiting list. Building three is expected to be at full capacity within a few months. A conversation ensued, again this month, regarding the income qualification criteria. Several non-profits and realtors in the area are receiving phone calls from applicants who were turned down for rental units. Mr. Ortiz let the Committee know that he will provide them with the list of requirements that is handed out to every potential client before they pay the application fee. Mr. Ortiz discussed Victoria Crossing and the construction process being at 82% complete. New contact information was provided to the Committee, for the Victoria Crossing property manager. At this time, the property manager for Victoria Crossing is being housed at the Casa Del Mar leasing office until the clubhouse is complete. Mr. Ortiz spoke about the Impact Fee program going in front of the Board of County Commissioners in April, for approval. Mr. Ortiz will share with the Committee any new information when he receives it. Mr. Ortiz shared that the County received \$100,000 in Hurricane Housing Recovery Program (HHRP) funds. These funds are allocated to the county to help residents who were affected by either Hurricane Nicole or Hurricane Ian. Mr. Ortiz spoke on the affordable housing project in West Augustine. Approximately 20 lots have been identified as buildable lots. The next step will be a Request for Proposal (RFP) being sent out for developers to bid on. Mr. Ortiz will keep the Committee informed as this project progresses. The Housing Finance Authority (HFA) project at the Oaks of St Johns has slowed down a little bit, as the project is struggling to capture all the funding needed. The Ability Housing project that consists of approximately 90 units being built in the West Augustine area, right now they are waiting on the State Legislature to pass the bill for the funding needed, once that happens Mr. Ortiz will update the Committee. Alpha Omega Miracle Homes have broken ground and started the infrastructure on their new project. This project is funded with Community Development Block Grant (CDBG) monies and City funding. The infrastructure of this project will be a lift station that will be powerful enough to eliminate all septic tanks in this neighborhood. Bill Lazar asked if there will be connection fees. Mr. Ortiz said he is exploring that and will continue to report the progress of this project to the Committee.

4. **AHAC Annual Report:** Beverly Frazier, with the St Johns County Growth Management Department, presented a PowerPoint presentation to the Committee. The presentation was a brief update on Growth Management's collaboration with the Affordable Housing Advisory Committee (AHAC). Impact Fee Deferral program and Workforce Housing were two areas of interest that have made some progress within the last year. A conversation ensued and was followed up with a question-and-answer session. Mrs. Frazier let the Committee know that Amy Ring or Beverly Frazier would be your point of contact with the Growth Management Department. Mr. Lazar reported on the top five incentives that the board has ranked of importance; 1.) Flexible Densities, 2.) Modification of Impact Fees, 3.) Public Land Inventory, 4.) Impact Fee Credit Transfers and 5.) Accessory Residential Units. This was to devote our meetings to areas of importance for the annual AHAC Report.
5. **Public Comment:** Greg Burke spoke on a design workshop that will take place on March 20th at 450 Holmes Blvd. This is an 82-acre area that will be rezoned for affordable housing. The workshop will have approximately 6 teams who will design potential communities for this area. All are invited and welcome to participate.

The meeting was adjourned at 3:54 p.m.