

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

November 16, 2022  
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:**

Jay Braxton - St. Johns County Resident  
Tracy Hayes – Citizen engaged in the banking or mortgage banking industry  
Steve Ladrado - 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  
Harry Maxwell - Citizen actively engaged as a for-profit provider of affordable housing  
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

**Members Absent:**

Sarah Arnold - Locally elected official  
Karl Vierck – Citizen actively engaged as Real Estate Professional

**Guests Present:**

Greg Burke – Citizen, St. Johns County  
Joe Cone – Assistant Director, Health and Human Services  
Mary Garcia - Support Staff, Social Services  
Yadelmi Martinez Hernandez – Economic Justice Advocate, Betty Griffin Center  
Kirk Herman – Citizen, St. Johns County  
Melissa Herman – Citizen, St. Johns County  
Michelle Lawlor - Support Staff, Housing & Community Development  
Dana Micallef - Co-founder and CEO, Echo Developments  
Shawna Novak – Director, Health and Human Services  
Roberto Ortiz - Manager, Housing and Community Development  
Sarah Taylor, Assistant County Administrator  
Frank Williams – Citizen, St. Johns County

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 October 2022 meeting; motion seconded by Harry Maxwell. **The motion passed unanimously.**

- 3) **Administrators Report:** Roberto Ortiz shared with the Committee that a Workforce Housing Resolution going in front of the Board of County Commissioners (BCC) soon, as more information comes available Mr. Ortiz will share it with the Committee. Bill Lazar mentioned that it would be very beneficial to the AHAC if Growth Management could share any newsworthy events about affordable housing with the AHAC, Mr. Ortiz agreed and stated he would share an email with the Committee once he had more information. Mr. Ortiz also reported on the CDBG project year 2022/23. Funding for this year was awarded at \$1,022,000.00. This funding will go in front of the BCC on December 6<sup>th</sup> for approval and then we will be implementing and awarding the funds. Victoria Crossing has been pushed back a month and a half, primarily due to Florida Power and Light delays. According to the developer, construction is at 65% completion and the qualifying of potential residents will begin in December. The waiting list still stands at 491 individuals, Victoria Crossing will have 96 units available. San Marcos Heights will have the ribbon-cutting ceremony on December 7<sup>th</sup>. All Committee members are encouraged to attend, more details about the event will be emailed as soon as they become available. Bill Lazar asked if San Marcos Heights could share the professions of the residents, Mr. Ortiz will find that out and let the Committee know. Mr. Ortiz spoke on the Affordable Housing Impact Fee Deferral ordinance that passed on November 15<sup>th</sup>. The Public Zoning and Appeals Board (PZA) voted 6-0 to pass this ordinance, which deferrals impact fees for 15 years. Mr. Ortiz informed the Committee that the Impact Fee Grant has been cleared by the legal department and is set to go in front of the BCC at the end of January. Roberto will bring the details of that grant to the Committee in the coming months. The Oaks of St. Johns will be rehabilitating over 100 units for affordable housing, the Housing Finance Authority (HFA) will be signing the papers and this will be going in front of the BCC on December 6<sup>th</sup>. When this is passed all funding will be disbursed and the rehabilitation of these units will begin. The HFA will be interviewing for an Executive Director. Interviews will take place on December 12<sup>th</sup>, this position was a great need and the HFA is looking forward to adding support staff to their board.
- 4) **AHAC Annual Report 2022 Review:** A **motion** was made by Bill Lazar to vote on 2022 AHAC Annual Report and seconded by Harry Maxwell. **The motion passed unanimously.** The report will be presented to the BCC at the December 20<sup>th</sup> meeting and a power point will be provided as well. As the agenda gets set for this meeting, staff will inform the Committee.
- 6) **Officer Elections:** Mary Garcia let the Committee know that we currently have two positions available; Citizen engaged in the banking or mortgage banking industry and Citizen engaged in the residential Home building industry. The Committee suggested moving Jay Braxton into the Citizen engaged in banking or mortgage banking industry and that would open up Mr. Braxton's current position held as a St. Johns County Resident, which is generally easier to fill. Ms. Garcia will ask if this move in positions can be done, the Committee chose to make a motion to move Jay Braxton into the Citizen engaged in the banking or mortgage industry, as a preliminary motion while this decision is being made by the BCC. **The motion** was made by Bill Lazar and seconded by Harry Maxwell. **The motion passed unanimously.** Ms. Garcia will bring back all information related to this preliminary motion at the January meeting and will discuss all open positions at that time. Instead of the final decision made by the BCC, Steve Ladrido suggested that the Committee revisit this discussion in January with the possibility that there will be additional candidates to choose from. A **motion** was made by Harry Maxwell to table this discussion to January and seconded by Alex Mansur. **The motion passed unanimously.**

- 7) **Public Comment:** Bill Lazar commented on the past two hurricanes; Ian and Nicole. In St. Johns County there have been 4500 claims submitted to FEMA. 177 residents have reported less than 18 inches of water, but FEMA is reluctant to share the list of names, they will only report the damage without any personal information. Mr. Lazar said that his employees were receiving calls daily and they were generating a list in hopes that a disaster program would come. Steve Ladrado asked if there was any information on the Public Housing Authority, Joe Cone said he was hoping that the Housing Department will be taking something in front of the BCC no later than the end of January.

The meeting was adjourned at 3:45 p.m.