

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

May 15, 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 3:02 pm by Chair, Alex Mansur.

**Members Present:**

Jay Braxton – St. Johns County resident  
Greg Burke - Residential home builder  
Orville Dothage – Banking/mortgage banking industry  
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  
Lindsey Rodea - Essential service personnel  
Judy Spiegel – Citizen actively serving on local planning agency

**Members Absent:**

Roy Alaimo - Locally elected official  
Bill Lazar – Citizen actively engaged as a not-for-profit provider of affordable housing  
Karl Vierck – Banking actively engaged as a real estate developer

**Guests Present:**

Lisa Brown – Development Review Manager, Growth Management  
Ervin Bullock – St. Johns County Resident  
Joe Cone - Assistant Director, Health and Human Services  
Mary Garcia – Support Staff, Social Services  
Jenny Harvey - Manager, Housing and Community Development  
Angelique Milton – Real Estate Consultant, First Coast Realty  
Shannon Nazworth – President and CEO, Ability Housing  
Vicki Pepper – St. Johns County Resident  
Amy Ring - Special Projects Manager, Growth Management  
Kelly Schley – Application Review Supervisor, Growth Management  
Evan Walsnovich - Planner, Growth Management  
Sharon Whitcraft – UF Health St. Johns  
Frank Williams – 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 Orville Dothage to approve minutes of the April, 2024, meeting, with a change to attendance by adding Jay Braxton as present to the April meeting; motion seconded by Harry Maxwell. **The motion passed unanimously.**
3. **Administrators Report:** Jenny Harvey reported to the Committee that the Board of County Commissioners (BCC) approved the Down Payment Assistance program and the Impact Fee program on Tuesday, May 7<sup>th</sup>. Mary Garcia advised that two vacancies have been posted as Lindsey Rodea has resigned, and Jay Braxton's term ends in July. Ms. Garcia said that applications are being accepted for both positions through May 20<sup>th</sup>, and once received, they will be sent to the Committee for review. Ms. Garcia went on to say that the Committee will make recommendations at the June meeting and those recommendations will go to the BCC for consideration on July 16<sup>th</sup>. Ms. Harvey reminded the Committee that Mr. Burke will be presenting at the next BCC meeting on Missing Middle Housing. Joe Cone let the Committee know that the agenda is very short and Mr. Burke's presentation is listed as number four so it is likely to occur in the morning. Mr. Cone said that when the agenda has been finalized he will send it out to the Committee. Ms. Harvey introduced Judy Spiegel as the new Planning and Zoning Agency (PZA) representative to serve on the AHAC.
4. **Tiny Houses on Navaho:** Shannon Nazworth introduced herself and gave a brief background of her history with Ability Housing. Mrs. Nazworth provided packets to the committee, displaying in great detail all the projects that Ability Housing has been involved with over the years. Ms. Nazworth's presentation focused on The Tiny Homes on Navaho, stating it is a community of fifty homes, financed by a \$5.5 million gift from Delores Barr Weaver, built by Habijax, and operated by Ability Housing. A question and answer session ensued after the presentation was complete.
5. **Annual Report:** Alex Mansur said he would like to work toward drafting a shorter version of the annual report and he said he will send out an email asking that Committee members work on this individually and send their drafts to Mary Garcia or Michelle Lawlor to be distributed for review at the next meeting. There was discussion with regard to continued subcommittee meetings but no date was set to meet prior to the June meeting. Orville Dothage spoke about the available airport property west of US1, stating Commissioner Whitehurst shared that there are no zoning restrictions on it. Mr. Dothage suggested that this news be shared with developers wanting to build affordable housing. Joe Cone let the Committee know that he will see what information he can gather about this particular piece of property, and will bring the information back to the Committee.
6. **Public Comment:** Shannon Nazworth commented on the airport property, suggesting that this would be a great collaboration between the airport and the County. Greg Burke stated that he would be interested in looking into this property for possible development. Joe Cone let the Committee know that the BCC was going through the budget process for the upcoming year and he said the Housing Department will be requesting three new full-time positions - an additional inspector, to help with the rehab work in the SHIP

program, a budget analyst, and an additional housing counselor. Comments from the public were made supporting the funding of a public housing authority.

The meeting was adjourned at 4:04 p.m.