

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

August 16, 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 3:00 pm by Chair, Alex Mansur.

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
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 local planning agency

Members Absent:

Steve Ladrado – Citizen representing employers within St. Johns County
Bill Lazar – Citizen actively engaged as a not-for-profit provider of affordable housing
Lindsey Rodea – Essential Service Personnel
Karl Vierck – Citizen actively engaged as a Real Estate Developer

Guests Present:

Mary Garcia - Support Staff, Social Services
Michelle Lawlor - Support Staff, Housing & Community Development
Yadelmi Martinez – Economic Justice Advocate, Betty Griffin Center
Kelly Franklin – Executive Director, Betty Griffin Center
Lisa Franklin – CEO/Founder, Alpha Omega Miracle Home
Amy Ring – Special Projects Manager, Growth Management
Evan Walsnovich – Planner, Growth Management
Joe Cone- Assistant Director, Health and Human Services
Sarah Taylor – Assistant County Administrator

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 Roy Alaimo to approve minutes of the July, 2023, meeting; motion seconded by Harry Maxwell. **The motion passed unanimously.**

3. **Administrators' Report:** Joe Cone reported that Victoria Crossing was open for leasing and St. Johns County was pleased to announce that there will be an office occupied by a Social Services staff member within the leasing office on property. As reported last month, there were some complaints by residents at San Marcos Heights but as of now, all issues have been resolved and everything is going well. Mr. Cone announced that there will be two guest speakers at the September meeting, Billy Zeits, Corner Lot Development, and Tom Ingram, Esq., SODL & Ingram PLLC. Both speakers will be discussing affordable housing developments. Michael O'Donnell asked if there will be a ribbon cutting ceremony at Victoria Crossing. Mr. Cone confirmed that one is planned and he stated that all Committee members will be notified when a date and time is set.

4. **Annual Report/Senate Bill 102:** Harry Maxwell started the discussion about the annual report and stated that in his view, the annual report only requires a few changes. Alex Mansur suggested that there be language added to define affordable housing and Amy Ring stated she would work with other County staff members, as well as the Committee, to determine the best definition, which will then be added to the beginning of the annual report. The Committee agreed to list the incentives in order of importance, identifying the actionable items within each. It was determined that the top three incentives are flexible densities, modification of impact fees, and public land inventory. Alex Mansur asked that staff send out a copy of last year's report, and he then requested Committee members review and bring any changes, additions, or deletions to next month's meeting.

5. **Public Comment:** Lisa Franklin, Alpha Omega Miracle Home, asked if any consideration had been given to reducing or eliminating impact fees for non-profits. Ms. Franklin suggested a waiver and Mr. Cone stated he would look into the matter. Mr. Maxwell asked that he also be provided any information Mr. Cone shares with Ms. Franklin with regard to impact fees.

The meeting was adjourned at 3:50 p.m.