

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

July 19, 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 Chair, Steve Ladrado

**Members Present:**

Roy Alaimo – Locally elected official  
Jay Braxton - St. Johns County Resident  
Orville Dothage – Banking/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  
Karl Vierck – Citizen actively engaged as a Real Estate Professional

**Members Absent:**

Greg Burke – Residential Home Building Industry  
Elvis Pierre – Citizen actively serving on local planning agency  
Lindsey Rodea – Essential Service Personnel

**Guests Present:**

Barbara Alford – Citizen  
Ervin Bullock – Citizen  
Wayne Durant – Citizen  
Kelly Franklin – Citizen  
Reuben Franklin – City of St. Augustine Assistant Manager  
Anita Daniel - Continuum of Care Lead  
Mary Garcia - Support Staff, Social Services  
Michelle Lawlor - Support Staff, Housing & Community Development  
Yadelmi Martinez – Economic Justice Advocate, Betty Griffin Center  
Ken McClain – Citizen  
Carolina Morrow- Program Manager, Habitat for Humanity  
Roberto Ortiz - Manager, Housing & Community Development  
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 Jay Braxton to approve minutes of the June 2023 meeting; motion seconded by Roy Alaimo. **The motion passed unanimously.**
3. **Administrators' Report:** Roberto Ortiz reported that Victoria Crossing was 90% complete and the property manager was expected to receive the Certificate of Occupancy on July 21<sup>st</sup> for the completed buildings and the clubhouse. Buildings three and four are expected to be completed shortly. Mr. Ortiz also discussed San Marcos Heights, they have been at 100% occupancy, for quite a while and have had their first vacancy, due to a pest infestation, that has been resolved. Unfortunately, San Marcos Heights is now experiencing a roof water leak issue in one of the buildings that is currently being evaluated. Commissioner Whitehurst took a tour of the West Augustine lots, in May. There are potentially 30 lots available for affordable housing. Mr. Ortiz stated that the Ability Housing project, in West Augustine, is expected to begin in June of 2024. The grant funding for this project was expected to be approved in June. In other news, the infrastructure project for Alpha Omega Home has begun. A half million dollars (CDBG Funding) has already been spent starting with the water pipe/lines and the lift station. A \$3.5 million-dollar grant, from the State, is expected to fill in the gap for funding this project. Mr. Ortiz informed the Committee that the St. Johns County Housing Department received \$100,000 to assist citizens with homes in need of repair, affected by Hurricanes Ian and Nicole. The program will be advertised for 30 days and then staff will begin accepting applications.
4. **Reuben Frankilin:** Mr. Franklin attended the meeting to engage in a question and answer session with the Committee, primarily to discuss the Affordable Housing Initiatives within the City of St. Augustine. Mr. Franklin handed out a copy of the City of St. Augustine's Housing Element Adopted Goals, Objectives, and Policies. Within this document were City policies associated with the Housing Demands of the City and goals, objectives, and policies related to the Historic Preservation of the City. A conversation ensued between the Committee and Mr. Franklin.
5. **Annual Report/Senate Bill 102:** Steve Ladrado encouraged the Committee to look over the policies presented by Reuben Franklin, that the City was following and looking to implement. Mr. Ladrado thought these would be good starting points to add to the annual report. Bill Lazar suggested that the draft of this year's annual report was already prepared, but suggested moving the incentives around to the order of importance voted on by the Committee. As conversation ensued the Committee agreed that the annual report needs to add clarity to the definition of Affordable Housing. Mr. Ortiz told the board he Committee he will reach out to Amy Ring for language about affordable housing. Bill Lazar also stated he would provide staff with the Development Review Manual; The Land Development code was something that Bill wanted the Committee to review. Mr. Ladrado suggested that the August meeting would be a great time to begin putting the annual report draft together.
6. **Officer Election/Chair:** Steve Ladrado has resigned as the Chair of the AHAC. A **motion** was made by Karl Vierck to nominate Alex Mansur as the new Chair. The motion was seconded by Harry Maxwell. **The motion passed unanimously.**

7. **Public Comment:** Ken McClain asked multiple questions about the SHIP program. It was discussed that the County does have a Down Payment Assistance strategy within its Local Housing Action Plan (LHAP). Also discussed were the counseling services that the County offers for potential new home buyers.

The meeting was adjourned at 4:06 p.m.