

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

September 20, 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 3:02 pm by Vice-Chair, Bill Lazar.

Members Present:

Jay Braxton - St. Johns County Resident
Orville Dothage - Banking/Mortgage Banking Industry
Steve Ladrido - Citizen representing employers within St. Johns County
Bill Lazar - Citizen actively engaged as a not-for-profit provider of affordable housing
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
Lindsey Rodea - Essential Service Personnel

Members Absent:

Roy Alaimo - Locally elected official
Greg Burke - Residential Home Building Industry
Alex Mansur - Citizen actively engaged in areas of labor in home building
Elvis Pierre - Citizen actively serving on local planning agency
Karl Vierck - Citizen actively engaged as a Real Estate Developer

Guests Present:

Katessa Archer - Senior Associate Developer, Dominion
Joe Cone- Assistant Director, Health and Human Services
Natalie DeYoung - Support Staff, Dominion
Mary Garcia - Support Staff, Social Services
Jessica Getchius - Resident, St. Johns County
Tom Ingram - Attorney, Sodl & Ingram
Michelle Lawlor - Support Staff, Housing & Community Development
Carolina Morrow - Program Manager, Habitat for Humanity
Yadelmi Martinez - Economic Justice Advocate, Betty Griffin Center
Robin Pfalzgrat - Jacksonville Community Land Trust
Amy Ring - Special Projects Manager, Growth Management
Sarah Taylor- Assistant County Administrator, St. Johns County
Evan Walsnovich - Planner, Growth Management
Kealey West – Senior Assistant County Attorney, St. Johns County
Thomas Williams - Analyst, Dominion

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 August, 2023, meeting; motion seconded by Harry Maxwell. **The motion passed unanimously.**
3. **Administrators' Report:** Joe Cone reported that on September 19th, the Live Local Act was a point of discussion at the Board of County Commissioners (BOCC) meeting. The main objective was how St. Johns County will implement this bill locally to address affordable housing issues. Mr. Cone stated the BOCC voted to approve the Affordable Housing lots inventory list and he said there was also some discussion regarding property tax exception. Mr. Cone said AHAC statutory requirement changes were presented to the BOCC by the Assistant County Attorney and Mr. Cone said more information will be shared with the AHAC when further direction is provided by the Office of the County Attorney. Mr. Cone stated the ribbon cutting for Victoria Crossing multi-family development will be October 27th, and invitations to the event will go out to the Housing Finance Authority and the Affordable Housing Advisory Committee.
4. **Dominium Development Presentation:** Katessa Archer and Tom Ingram gave a PowerPoint presentation on a proposed workforce housing community in St. Johns County, Preserve at Ward's Creek. Ms. Archer went on to explain that Dominium Development started out with rehabilitation programs, such as the Oaks of St. Johns, but their latest proposal is a new construction, single-family development.
5. **Annual Report:** County staff presented a rough draft of the annual report to the Committee for discussion. The Committee suggested adding language to define affordable housing, and further, suggested this definition should appear at the beginning of the report. Staff will submit the final draft of the report to the AHAC at their October meeting. The PowerPoint that will be presented to the BOCC will also be reviewed at the October meeting.

The meeting was adjourned at 4:08 p.m.