

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

February 21, 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 3:01 pm by Chair, Alex Mansur.

Members Present:

Greg Burke - residential home builder
Orville Dothage - banking/mortgage banking industry
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
Mike O'Donnell - HFA Chair/citizen actively engaged as an advocate for low-income persons
Elvis Pierre - citizen actively serving on local planning agency
Lindsey Rodea - essential service personnel

Members Absent:

Roy Alaimo - locally elected official
Jay Braxton - St. Johns County resident
Harry Maxwell - citizen actively engaged as a for-profit provider of affordable housing
Karl Vierck - citizen actively engaged as a real estate developer

Guests Present:

Joe Cone - Assistant Director, Health and Human Services
Jenny Harvey - Manager, Housing and Community Development
Michelle Lawlor - support Staff, Housing & Community Development
Mary Garcia - support Staff, Social Services
Joe McAnarney - St. Johns County resident
Judy Spiegel - St. Johns County resident
Evan Walsh - Planner, Growth Management
Dirk Winston - support Staff, Housing & Community Development

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 Elvis Pierre to approve minutes of the January, 2024, meeting; motion seconded by Orville Dothage. **The motion passed unanimously.**

3. **Administrators Report:** Jenny Harvey reviewed communications that have been shared with the Committee since the January meeting, such as a list of the 2023 affordable housing land inventory. Staff also replied to the Committee's questions regarding subcommittee or work group meetings as per the details and requirements of the Sunshine Law. Staff provided meeting dates and times for workshops regarding the Comprehensive and Strategic Plans, and staff shared a copy of the Workforce Housing Ordinance.
4. **Policies, Incentives, and Programs for Affordable housing:** Joe Cone provided a detailed list to the Committee of all the affordable housing programs and services being offered in St. Johns County. Mr. Cone encouraged the Committee to look over the list and said he would be happy to go into more detail on any of these items in the future. Bill Lazar asked Mr. Cone if there will be a new Local Housing Advisory Plan (LHAP) coming that will incorporate all of these services, and Mr. Cone advised that anything added will be an amendment to the current LHAP. Dirk Winston was introduced as the Housing Department staff member hired to implement the new down payment assistance program. Alex Mansur thanked Mr. Cone for putting the list together for the benefit of the AHAC.
5. **Subcommittee discussion:** Mary Garcia let the Committee know that noticing subcommittee meetings every Wednesday may pose an issue with advertising, as the Committee will most likely not meet weekly, requiring frequent cancellation notices. Ms. Garcia suggested the Committee give County staff at least seven days before they plan to meet so that the date and time can be advertised on the County website. Joe Cone suggested that at least one County staff member be present for these subcommittee meetings. Alex Mansur said he would bring back some suggested dates when the AHAC meets in March.
6. **Annual Report- Missing Middle:** Greg Burke gave a PowerPoint presentation to the Committee. In-depth discussions ensued throughout the 45-minute presentation and at the conclusion it was suggested that Mr. Burke should request he be allowed to present to the Board of County Commissioners (BCC). This will be discussed further at the March meeting.
7. **Public Comment:** Joe McAnarney suggested the public should be better educated with regard to workforce housing and he expressed his belief that developers often use the need for housing for teachers, firefighters, etc. as a crutch in order to get projects approved. Mr. McAnarney also said he would like to see new zoning language that includes missing middle housing and he suggested looking to other communities that have already implemented such language.

The meeting was adjourned at 4:05 p.m.