

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

August 21, 2024
Minutes

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 9:00 am 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 3:01pm by Vice-Chair, Bill Lazar.

Members Present - AHAC:

Greg Burke - residential home builder
Orville Dothage – banking/mortgage banking industry
Drew Geisel – St/ Johns County resident
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
Mike O’Donnell - HFA Chair/citizen actively engaged as an advocate for low-income persons
Judy Spiegel – citizen actively serving on local planning agency

Members Absent - AHAC:

Roy Alaimo - locally elected official
Alex Mansur – citizen actively engaged in areas of labor in home building
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
Joe McAnarney- St. Johns County Resident
Yadelmi Martinez – Economic Justice Advocate, Betty Griffin Center
Michelle Myers – Housing Specialist, St. Johns County Housing
Vicki Pepper – St Johns County Resident
Amy Ring – Special Projects Manager, Growth Management
Evan Walsnovich – Planner, Growth Management
Sharon Whitcraft – Credit Counselor, St Johns County Housing

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:** A motion was made by Judy Spiegel to approve minutes of the May meeting with one change under the public comments section; motion seconded by Greg Burke. **The motion passed unanimously.**

3. **Administrators Report** Jennifer Harvey introduced Andrew Geisel (Drew) as our newest committee member. Drew took a moment to introduce himself and give a brief background of himself and why he was interested in serving on the Affordable Housing Advisory Committee (AHAC). Ms. Harvey also introduced Sharon Whitcraft as the new Housing Counselor with the St Johns County Housing Department. Ms. Harvey updated the Committee on the progress of the Housing Needs Assessment, and informed the committee that APD Urban Planning & Management would like to speak to the AHAC, via zoom, at the September meeting. Housing staff will arrange for this on the upcoming agenda. Ms. Harvey concluded her report by adding that the Down Payment Assistance program will be accepting applications on September 1, 2024. The program is outlined on the Housing website and the staff is finalizing the remaining documents.

4. **Annual Report:** A timeline of the annual report was given to all committee members as the final submission date approaches. There was a lengthy discussion by the committee on how to handle the annual report this year. A **motion** was made by Judy Spiegel to hold a sub-committee meeting on September 11th., to discuss the annual report; motion seconded by Orville Dothage. **The motion passed unanimously.** Staff will publish a notice and send out the agenda for the upcoming sub-committee meeting. As discussion ensued it was suggested that for this year's report, to focus on completing the draft and keeping the focus to the top three incentives, as selected by the committee. Committee members were asked to review last year's report and bring their recommendations to the subcommittee meeting.

5. **Vacancy Recommendation:** Applications will close on August 29th, for the vacant position. Staff will send out a copy of the applicants for the committee to review. A recommendation will take place at the September 18th meeting and will be presented to the BCC (Board of County Commissioners) on October 15, 2024.

6. **Public Comment:** Joe McAnarney informed the committee that the vision planning was happening, changes to the Comprehensive Plan, regarding Affordable Housing, was taking place on September 30th. Judy Spiegel asked for a history of the PHA (Public Housing Authority), Joe Cone told her he would send that information out to her.

The meeting was adjourned at 3: 52 p.m.