

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

October 16, 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 3:02pm by Chair, Alex Mansur.

Members Present - AHAC:

Greg Burke - residential home builder
Drew Geisel – St. Johns County resident
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
Mike O’Donnell - HFA Chair/citizen actively engaged as an advocate for low-income persons
Judy Spiegel – citizen actively serving on local planning agency
Karl Vierck – citizen actively engaged as a real estate developer

Members Absent - AHAC:

Roy Alaimo - locally elected official
Orville Dothage – banking/mortgage banking industry

Guests Present:

Suzanne Clulow – St. Johns County Resident
Jenny Harvey - Manager, Housing and Community Development
Charlie Hunt – St. Johns County Resident
Laura Lavelle– Support Staff, St. Johns County Housing
Michelle Myers – Support Staff, St. Johns County Housing
Vicki Pepper – St. Johns County Resident
Amy Ring – Special Projects Manager, Growth Management
Evan Walsnovich – Planner, Growth Management
Bridgette Wiles – APD Urban Planning & Management, LLC

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 Greg Burke to approve minutes of the September meeting; motion seconded by Karl Vierck. **The motion passed unanimously.**
3. **Administrators Report:** Jennifer Harvey reported to the committee that the first DPA (Down Payment Assistance) recipients are encumbered and will be moving towards a purchase within 60 to 90 days. Ms. Harvey welcomed the new support staff, Laura Lavelle, Administrative Coordinator. Ms. Harvey also reported that she included a copy of a letter in the committee packets, this letter is AHAC support for program application. Alex Mansur signed the letter of support and Ms. Harvey submitted the application and letter on October 15, 2024. Ms. Harvey also reported that she received information from the BCC (Board of County Commissioners) liaison that Polly Crabtree's recommendation was received and voted on last month. Ms. Harvey stated a new member packet will go out in today's mail, and it must be received back to BCC prior to her first meeting. Ms. Harvey received a new roster with Ms. Crabtree included. Ms. Harvey then introduced Bridget Wiles, COO (Chief Operations Officer) of APD Urban Planning & Management, LLC and she will give a presentation at today's meeting. Mr. Mansur asked Ms. Harvey about the Pro Housing grant, if it was a 7-million-dollar grant, she stated it is up to a 7 million dollar grant that could be applied to help underprivileged communities, specifically the West Augustine area. Grants & Legislative Department of St. Johns County will move forward with an application. A discussion ensued amongst the committee members regarding the Parks & Recreation, asking for support from the Commission and receiving a \$150,000 grant and support.
4. **Annual Report:** Mr. Mansur informed the members that today is the last day for final additions or deletions in the Annual Report. Mr. Mansur is recommending that this is the final draft and the actual vote for approval will be the November meeting, which would also be a public meeting. Karl Vierck asked for clarification on the single-family home value listed on the table on page 3 of the draft annual report. Mr. Mansur will contact Orville Dothage for clarification on the table. Mike O'Donnell suggested using a smaller font, size 10. Recommendations, additions and deletions will be made by Mr. Mansur, and he will submit the final report to county staff for media submission no later than November 6, 2024. Mr. Mansur thanked everyone for coming, prepared with additions and deletions for the final draft report and putting all the time and effort into this year's report.
5. **Housing Study Committee:** Ms. Bridget Wiles, member and COO of APD Urban Planning Management, LLC discussed an update of what they have done to date with the Affordable Housing Study and facilitated an interactive housing vision exercise for the members of HFA (Housing Finance Authority) and AHAC. Ms. Wiles stated she will return in January with the final report.
6. **Public Comment:** Susan Clulow spoke on affordable housing; she attended a BCC meeting approximately 3 weeks ago and spoke about PUD's (Planned Unit Development) at the meeting. She expressed to the commissioners that the community needs affordable housing added in PUD's, and not have them segregated. Ms. Clulow stated to the committee that we need affordable housing added to PUDs. Ms. Clulow stated the county provided her with all the clauses and the list of DRIs (Downtown Revitalization

Initiatives) so she may go through all PUD's that have been approved and outstanding unbuilt units and see if the BCC would review. Charlie Hunt stated affordable housing is needed. Vicki Pepper reiterated the same regarding the need for affordable housing. Mr. Vierck thanked the residents for attending and for their comments.

The meeting was adjourned at 4:02 p.m.