

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

November 20, 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 3:04 pm by Chair, Alex Mansur.

**Members Present - AHAC:**

Greg Burke - residential home builder  
Polly Crabtree – citizen rep/essential service personnel  
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  
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 advocate for low-income persons  
Judy Spiegel – citizen actively serving on local planning agency

**Members Absent - AHAC:**

Roy Alaimo – County Commissioner  
Karl Vierck – citizen actively engaged as a real estate developer

**Guests Present:**

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  
Amy Ring – Special Projects Manager, Growth Management

Notices regarding the meeting were sent to all members. No press was in attendance.

1. **Introduction of AHAC Members and SJC Staff:** Alex Mansur introduced and welcomed Polly Crabtree, she is a new AHAC member and is presently working at the University of St Augustine Health Sciences. 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 October meeting; motion seconded by Bill Lazar. **The motion passed unanimously.**
3. **Administrators Report:** Jennifer Harvey reported that she met Polly Crabtree at the Housing office on October 30th to welcome, share information and answered some of her questions regarding the AHAC meetings. Ms. Harvey then reported the housing department has two closing in early December for DPA (Down Payment Assistance) program. A requirement for individuals applying for the DPA program must attend a Home Buyer Education certification class, a class is scheduled for Saturday November 23<sup>rd</sup> and has a total of twelve individuals enrolled. Tentatively we have another class scheduled for December with different offering days and times for individuals unable to attend Saturday classes. The SHIP annual report was approved yesterday by the BCC (Board of County Commissioners) and Ms. Harvey stated she printed the redacted version without residential names, it is placed on the St Johns County- Housing- SHIP website. Ms. Harvey informed the committee, we are presently waiting for the BCC signed copy to send to the Florida Housing for 2021 to 2022 close out year, the end of the funding cycles is July 01 to June 30<sup>th</sup> every year. The housing department will be attending Hastings Library Community Center groundbreaking this Friday, November 22nd CDBG (Community Development Block Grant) will be funding the project. The library will be off Main St. in Hastings.
4. **Annual Report:** Alex Mansur stated the committee will vote on the finished annual report, today is the public meeting to offer any changes if needed and it will be presented to the BCC on December 17, 2024, at the BCC meeting. Mr. Mansur suggested support staff email a link to the AHAC committee members when the annual report is published on the website.  
Mr. Mansur stated there are no revisions to the annual report. A **motion** was made by Harry Maxwell to approve the Annual Report; the motion was seconded by Bill Lazar. **The motion passed unanimously.**
5. **Public Comment:** Charlie Hunt stated he is concerned about comp plans and has questions regarding terms as per Res. D and Res C, how many homes can go on a property and the number of homes on a site that are not affordable housing. Judy Speigel conversed with Mr. Hunt. Discussions ensued over Community meetings, property insurance, higher density, green space, Comp plans, multifamily design, with committee members. Greg Burke spoke about building density bonuses and concerns in the county, he said it all takes future planning and studies. Ms. Speigel spoke about the next PZA meeting, tomorrow at 1:30pm, and if anyone has any questions, Ms. Speigel suggested emailing any questions the committee member may have, and she will address them at the meeting. Michelle Myers, Support Staff, mentioned the BCC agenda for December 17<sup>th</sup> is not available right now and we will email it as soon as it becomes available and try to get an approximate time. Michael O'Donnell spoke about the HFA Holiday Party on December 4<sup>th</sup>. It will be held at Victoria Crossing; members will be receiving invitations. Mike O'Donnell spoke regarding the Somerset Project is on hold that the developer withdrew. Mr. O'Donnell stated, the HFA has a lot of ideas and is thinking outside of the box for

projects in the future. Orville Dothage mentioned he has met with county commissioners and discussed affordable housing. Mr. Lazar spoke about Impact fees, and he asked Ms. Harvey if she could get clarification on the time frame to pay on impact fees and to have the information prior to the BCC meeting on December 17<sup>th</sup>. Ms. Harvey stated she would provide that information for him.

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