

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

**October 16, 2019
Minutes**

The Affordable Housing Advisory Committee of St. Johns County met at 3:00 pm in the Kingfisher Conference Room at the St. Johns County Health and Human Services Building – Housing Department, 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 3:02 pm by Steve Ladrigo, Vice Chair.

Members Present:

Steve Ladrigo
Tracy Hayes
Jay Kalter
Alex Mansur
Harry Maxwell
Karl Vierck
Jon Woodard

Members Absent:

Bill Lazar

Guests Present:

Shawna Novak, Director, Health & Human Services
Joseph Cone, Housing & Community Services Manager
Michelle Lawlor, Housing Support Staff
Mary Garcia, Social Services Support Staff

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

- 1) Introduction of AHAC Members and SJC Staff: Committee members were acknowledged. Quorum was present. Joe Cone advised the Committee that Bill Lazar, Chair, is in Tallahassee on this date, as he was asked to sit on an affordable housing board. Mr. Cone said he did not believe this would be an appointment that would keep Mr. Lazar from his position with the AHAC.

Mr. Cone spoke about Herbie Wiles and commented how sad he was to hear about his passing. Mr. Cone said Mr. Wiles was a true asset to the AHAC and Mr. Cone said he had some really great talks with Mr. Wiles about the affordable housing issues facing St. Johns County.

- 2) Approval of Minutes: Minutes were not complete and will be approved at the November 20 meeting.
- 3) Triennial Report: Steve Ladrigo commented he was very pleased with the report format and the fact that items that are already being implemented have been noted. Mr. Ladrigo commented some of the member appointment dates appear to be incorrect. Mr. Cone and Ms. Garcia said they would check those dates to the roster from the County Commission Office. Mr. Cone said there was some question as to the Committee's opinion on the first bullet point below "Flexible Densities", which refers to the matter of developers being required

to build affordable housing as part of their development or, alternatively, paying into a DRI or affordable housing trust fund. Mr. Cone asked for clarification as to whether or not the AHAC wished to allow a monetary contribution if the developer was unable to build some affordable units. While the Committee would prefer developers to build, all concurred the option to pay into a fund should not be removed but saved as a last option, after all other avenues are explored. The item will remain in the report as written.

Mr. Kalter asked that the last bullet point, on the last page, under "Economic Impact" be modified. There was some discussion on the matter but, ultimately, all agreed the word "linkage" should be added to that sentence to read "...impact/linkage fee on larger, or commercial developments could also be considered."

Mr. Ladrado asked about the wording of the recommendation under "Public Land Inventory" that reads "Use County Inventory of Land for Affordable Housing for joint venture experiments". Mr. Ladrado questioned the use of the word "experiments". Mr. Cone explained this item was written by Mr. Lazar but he would be happy to reword if the Committee would prefer different language. There was some discussion of the meaning of this recommendation and it was ultimately decided to end the sentence with the words "...for Affordable Housing".

Motion made by Harry Maxwell to accept the AHAC Recommendation Report, once amended with changes discussed on this date; motion seconded by Alex Mansur. Motion passed unanimously.

Mr. Cone advised he will be sending an annotated version of the Recommendations to the St. Augustine Record to be run as a legal ad for approximately two weeks. Mr. Cone went on to say the first public meeting required will be held on November 20, 2019, and the report will go before the Board of County Commissioners on December 17, which will serve as the second public meeting.

- 4) Recommendation Update and Current Vacancy: Mr. Cone advised the three vacancies on the Committee are the St. Johns county citizen, residential builder associated with affordable housing and the essential services provider. Mr. Cone explained the State requires an affidavit that confirms the person occupying this seat cannot have a combined family income greater than a certain figure, based on SHIP income guidelines. Mr. Cone said the State requires at least six people be seated on the AHAC.
- 5) Public Comments: None.

The meeting was adjourned at 3:33 pm.

Next Meeting: The next meeting will be held on December 18, 2019. Notices will be sent. The Recommendation report will go before the Board of County Commissioners at their December 17, 2019 meeting.