

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

May 21, 2025
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 3:00 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
Ann Taylor – BCC Commissioner

Members Absent - AHAC:

Tracie Sax –St Johns County resident

Guests Present:

Joseph Cone – Asst. Director Health and Human Services
Susan Clulow – Resident St Johns County
Robin Pfalzgraf – HFA Board Member
Jenny Harvey – Housing & Community Services Manager
Priscilla Howard – Exec. Director of HFA
Charlie Hunt – Resident St Johns County
Laura Lavelle– Support Staff, St. Johns County Housing
Joe McAnarney – Resident St Johns County
Aliya Meyer – Economic Development Coordinator, SJC Chamber
Robert Marshall – Resident St Johns County
Yadelmi Martinez – Economic Justice Advocate, Betty Griffin Center
Vicki Pepper – Resident St Johns County

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

1. **Introduction of AHAC Members and SJC Staff:** 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 April meeting; motion seconded by Harry Marshall. **The motion passed unanimously.**
3. **Administrators Report:** Jenny Harvey reported the Down Payment Assistance (DPA) program has closed to date on nineteen homes since late last year. The Community Development Block

Grant (CDBG) has received applications, they have been scored and are moving forward with the next process towards the Board of County Commissioners in late summer. The application and other processes are now digital. Spotlight on Rehab with Public Affairs, a press release will be posted on social media to emphasize the Rehab work currently executed by Housing & Community Development and will feature a client's home and all rehab work that is currently in progress and in conjunction with SJC Housing SHIP and CDBG Program. The client is also featured as the honoree "Hometown Hero" he is a lifelong St. Johns County resident and a decorated US Marine Sergeant. The SHIP annual report is being prepared now, for the June due date. Joseph Cone spoke about the RFP for eleven lots to be developed that it is presently in a "Black Out" period so he cannot talk much about that and it will go before developers and the HFA and are hopeful we will get good responses back. Our Housing Counselor scheduled a Home Buyers Education class (HBE) this past Saturday, and the next one is June 21st.

4. **SJC Chamber of Commerce – "Attainable Housing Report" presented by Aliya Meyer, Economic Development Coordinator with the Chamber:** Intentions for the report is to educate the public for the need of attainable housing and the impact of attainable housing and the outlook for attainable housing in St Johns County. The report is an update from the initial report three years ago in 2023, utilizing U.S. data available from the county and the report will be available for all after June 1st on the Chamber website. It will go before the BCC in June. Attainable and workforce housing is a critical issue in St Johns County. Essential workers are the backbone of our economy and quality of life. However, many of them are unable to afford to live in the very county they serve due to lack of housing within a workforce-attainable price range. A demand for housing options is rapidly outpacing supply. Key factors impacting attainable housing are rapid population growth and high-income migration. Land scarcity and zoning restrictions and escalating construction costs along with insufficient government investment. If individuals are spending over thirty percent of their income on housing, they are considered cost burden. None of the essential workers in St Johns County can attain housing in St Johns County at the median price even combined with another essential worker. Prioritized actions would include utilizing density bonuses and implementing form-based codes. Establish a Land Trust and optimize the use of county owned land. Enhance SHIP Program Administration. Expand public transportation, streamline permitting processes and leverage opportunity Zones. Conversations, questions and comments ensued by AHAC members and HFA guests regarding the informative and data driven report from the ST Johns County Chamber.
5. **Public Comment:** Joe McAnarney, resident of SJC had questions regarding the chamber considering 30 to 60% AMI, additional questions and discussion ensued. Susan Clulow, resident of St Johns County praised the Chamber for the report from 2023 and discussion ensued over the updated report for 2025, essential workers, service workers and medical support staff remaining and residing in St Johns County that will benefit residents. Vicki Pepper, resident of SJC, commented on increasing density and the request for viable solutions to the on-going issues of attainable housing.

The meeting was adjourned at 4:09 p.m.