

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

June 18, 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:**

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  
Tracie Sax – St. Johns County resident  
Judy Spiegel – Citizen actively serving on local planning agency  
Ann Taylor – BCC Commissioner

**Members Absent - AHAC:**

Greg Burke - Residential home builder  
Tracie Sax – St. Johns County resident  
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

**Guests Present:**

Joseph Cone – Asst. Director Health and Human Services  
Susan Clulow – Resident St. Johns County  
Laura Lavelle– Support Staff, St. Johns County Housing  
Bo Lazar – Resident of St. John County  
Amy Ring – Project Manager, Growth Management  
Evan Walsnovich – Planner, Growth Management

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. **Amend Agenda:** Alex Mansur, Board Chair proposed amending the agenda on June 18, 2025, to include recommendations for three vacancies, all AHAC members were provided applications to review for appointments or re-appointments of the upcoming vacancies. A **motion** was made by Judy Spiegel to amend the agenda to include agenda item, Recommendations for Three Vacancies of this June meeting: motion seconded by Orville Dothage. **The motion passed unanimously.**
3. **Approval of Minutes:** A **motion** was made by Polly Crabtree to approve minutes of the May meeting; motion seconded by Orville Dothage. **The motion passed unanimously.**

4. **Administrators Report:** Joeseeph Cone reported the Down Payment Assistance (DPA) program has closed on twenty-four homes thru June 16, 2025. The Rehab Program has completed thirty Rehabs on homes in the county using SHIP dollars since July 2024 thru June 2025. The Home Buyers Education Program has educated one hundred and eleven individuals since late last year to date. A Home Buyers Education class will be taking place on Saturday June 21, 2025, from 8:00am to 5:00pm in the Health & Human Services building. The Community Development Block Grant (CDBG) is continuing with the application process and are moving forward with the next process towards the Board of County Commissioners in late summer. Questions from the committee were answered by Mr. Cone on specific programming and maximum funding for DPA and Rehab programs.
5. **Affordable Housing Revenue Ideas:** Mr. Mansur asked the members if they have come up with any ideas to generate revenue for Affordable Housing in the county and if any member would like to discuss this subject further. A conversation ensued by all members to include a discussion about Grants and that the County mostly dealing with Entitlements, Mr. Cone informed the committee on the Intergovernmental Relations Office that pursues grants for the county and Housing & Community Development department work in conjunction together. A conversation ensued with the members on grants, grant writing, private grants and challenges with funding partners. Mr. Cone spoke about the West Augustine Community Redevelopment Agency (CRA) and working with a Foundation on real estate lots and to obtain funding from the foundation for Affordable Housing. He also informed the members that Florida Housing Coalition has developed a sub stack, on their website new in the development stages to put together a think tank for Affordable Housing efforts in the state and he is hoping for opportunities to arise. Members discussed funding sources, State and Sadowski Act. Mr. Mansur conversed with members regarding additional funding streams and what the funds could go towards as an example of DPA, Increased Density, Community Land Trust and Infrastructure. Judy Spiegel, spoke of Workforce Housing and a two-year deed restriction that is not solving the problem for long term. Homes in Ravenswood HOA are working with Growth Management as homeowners less than two years deed restriction are breaking the ordinance by selling or renting prior to the restriction being lifted. The property is zoned Workforce Housing and ideally consensus from the members was for restriction to be at least five to ten years and should be long term. Mr. Cone stated he will research enforcement mechanisms. Mr. Mansur stated the AHAC members will table this discussion on Housing Revenue for today.
6. **Recommendations – Three Vacancies:** All committee members were in favor of the re-appointment of Bill Lazar, Harry Maxwell and the appointment of Tracie Sax for full terms. A **motion** was made by Judy Spiegel to reappoint members; Bill Lazar and Harry Maxwell and to appoint Tracie Sax of this June 18<sup>th</sup>, 2025, meeting; motion seconded by Polly Crabtree. **The motion passed unanimously.**
7. **Announcement from the Chair, Alex Mansur:** Mr. Mansur addressed the members and informed that he will not be seeking another term as the AHAC Chair due to business commitments. He will remain active in the roll until July 1<sup>st</sup>. Mr. Mansur asked the committee members to nominate and vote for a replacement at the next meeting.
8. **Public Comment:** Susan Clulow, St Johns County resident commented on additional TD & Gas tax and that the state has control on taxes and where the money is spent. She mentioned multifamily financing as well as senior housing issues.

The meeting was adjourned at 4:07 p.m.