

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

July 16, 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 3:04 pm by Former Chair, Alex Mansur.

Members Present - AHAC:

Greg Burke - Residential home builder
Polly Crabtree – Citizen rep/Essential service personnel
Orville Dothage – St Johns County Resident
Alex Mansur – Citizen actively engaged in areas of labor in home building
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:

Drew Geisel – St. Johns County resident
Bill Lazar – Citizen actively engaged as a not-for-profit provider of affordable housing
Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing
Tracie Sax –St. Johns County resident

Guests Present:

Joseph Cone – Asst. Director Health and Human Services
Susan Clulow – Resident St. Johns County
Jenny Harvey – Housing & Community Development Manager
Laura Lavelle– Support Staff, St. Johns County Housing
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. **Approval of Minutes:** A **motion** was made by Orville Dothage to approve minutes of the June meeting; motion seconded by Judy Spiegel. **The motion passed unanimously.**
3. **Administrators Report:** Jenny Harvey reported the SHIP Annual report is in draft pending BCC agenda for August 05, 2025. Down Payment Assistance (DPA) program has closed on

twenty-five homes thru June 30, 2025. The survey results are favorable, with 100% reporting that a home purchased could not have happened without the program assistance. Ms. Harvey reported she attended the Florida Association of Local Housing Finance Authorities (ALHFA) Conference in Clearwater last week. She reported that we are currently exploring new ways to promote SHIP Rehab with using the Tax Collector/Motor Vehicle ads. The 2025 – 2026 SHIP allocation came in at \$2,313,011.00 and 2024 – 2025 is \$2,389,031.00

a. Impact Fee Discussion, Joseph Cone, Assistant HHS Director, reported to the members that he drafted an Impact Fee letter to bring awareness to the BCC and consider the development and preservation of affordable housing as it relates to impact fees. Mr. Cone stated he had already presented the letter to Alex Mansur former chair and Michael O'Donnell, chair of HFA for review and sign. He plans to present the letter to the BCC in August. **Motion** was made by Greg Burke for Mr. Mansur to move and accept signature for the Impact Fee Letter for the BCC, motion seconded by Orville Dothage, motion carries to sign. Mr. Cone also informed the committee members that he has received questions regarding how effective our workforce housing ordinance is working, and he has presented the ordinance for review to the attorney for the FL Housing Coalition. The attorney will compare St Johns County ordinance with what other counties have done. He will offer analysis and his thoughts regarding the ordinance. Mr. Cone hopes to have the attorney's comments by September.

4. **Annual Report Review:** Mr. Mansur asked the members to review the 2024 AHAC Annual Report and to provide input on updating the incentives. Members reached a consensus that they would like to leave the report the same as it is for 2025. Orville Dothage stated we should leave the report the same as we still have not had things change with the incentives. Discussions ensued regarding impact fees and having a speaker attend an AHAC meeting with evidence that Impact Fees being reduced for affordable housing. Mr. Mansur suggested the members review the executive summary and make any additions to update. A discussion ensued over tax incentives; property taxes being placed on a ballot. Judy Spiegel and Mr. Dothage spoke about adding new data into the report. Discussion ensued about Land Trusts, Community Land Trusts (CLT), non-profits handling Land Trusts as a property management aspect, moving forward with AHAC's Annual Report recommendations and focusing on getting the word out in the county churches regarding Land Trusts. The members will have another discussion at the next AHAC meeting regarding updates and further review for the 2025 Annual Report.
5. **Officer Nomination & Election/Chair:** All committee members were in favor of nominating for a new Chair at the next meeting in August with hopes that more members would be present.
6. **Public Comment:** Susan Clulow, St Johns County resident commented on Habitat and Housing Partnership doing a great job this year increasing their numbers of new homes built for affordable housing. She spoke about not being in favor of the Comp Plan, that it does not work, and she is in favor of increasing the amount to ten years for deed restrictions on workforce housing.

The meeting was adjourned at 4:11p.m.