

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

**October 15, 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 3:01 pm by Chair, Bill Lazar.

Members Present - AHAC:

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
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
Polly Crabtree – Citizen Rep/Essential service personnel
Orville Dothage – St Johns County resident
Drew Geisel – St. Johns County resident

Guests Present:

Susan Clulow, SJC resident
Joseph Cone – Asst. Director Health and Human Services
Lisa Franklin, Founder/CEO, Alpha Omega Miracle Home
Beverly Frazier – Growth Management Assistant Director
Jenny Harvey – Housing & Community Development Manager
Nadine Hughey - SJC resident
Charlie Hunt - SJC resident
Laura Lavelle - Support Staff, St. Johns County Housing
Yadelmi Martinez - Economic Justice Advocate, Betty Griffin Center
Aliyah Meyer - Economic Development Coordinator, Chamber of Commerce

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 Harry Maxwell to approve minutes of the September meeting; **motion seconded** by Tracie Sax. **The motion passed unanimously.**
3. **Annual Report - Approval of Accepting Final Draft:** A motion was made by Harry Maxwell to accept and approve the Final Draft of the Annual Report; **motion seconded** by Judy Spiegel. **The motion passed unanimously**
4. **Administrators Report:** Jenny Harvey reported that Joseph Cone and herself along with the Housing and Counseling Team, and a Housing Inspector attended an outreach activity on October 6th at the West Augustine Community Redevelopment Agency (CRA) Steering Committee meeting. The meeting was lengthy and informative for the residents in the community. The Down Payment Assistance (DPA) is now working from waitlist clients, the program has met there set asides and as of today have closed on forty homes and expended 3.8 million dollars. The Community Development Block Grant (CDBG) Library project is on target for completion in Spring 2026. The Citizens 101 will be at the Health and Human Services (HHS) building tomorrow at 11:30am. A Request for proposal (RFP) is out to Procurement department for new contractors to be included in the SHIP Rehab program.
5. **Florida Housing Coalition Presentation on Density Bonuses and Permanent Affordability:** The Florida Housing Coalition team that is dedicated to this effort presented using Teams meeting to AHAC members and guests. Kody Glazier, Chief Legal & Policy Officer spoke on the “Density Bonus Best Practices.” Matthew Wyman, Director, Permanent Affordability presented “Incorporating Permanent Affordability Provisions and Best Practices”. The presentation prompted questions and lively discussions between the presenters and both members and guests. Additional team members from Florida Coalition included Ali Ankudwich, Director, Land Use Innovation and Dayna Lazarus, Technical Advisor.
6. **Public Comment:** Susan Clulow asked AHAC members about a recent RFP for West Augustine CRA, Bill Lazar, Chair stated that the RFP was cancelled and will be up for proposal again at another time, he did not comment on a date.

The meeting adjourned at 4:13 p.m.