

Affordable Housing Advisory Committee
Regular Meeting Minutes
St. Johns County, Florida
May 20, 2026

The Affordable Housing Advisory Committee (AHAC) Sub-Committee 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 3:08 pm by the Chair, Bill Lazar.

Members Present - AHAC:

Polly Crabtree – Citizen Rep/Essential service personnel

Greg Burke - Residential Home Builder

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

Ann Taylor – Vice Chair, Commissioner

Mark Turner - St. Johns County resident

Members Absent - AHAC:

Orville Dothage – St. Johns County resident

Tracie Sax –St. Johns County resident

Judy Spiegel – Citizen actively serving on local planning agency

Michael O'Donnell - HFA Chair/Citizen actively engaged advocate for low-income persons

Guests Present:

Jenny Harvey- Housing & Community Development Manager

Susan Jennesi - St Johns County resident

Laura Lavelle - St Johns County Support Staff

Yadelmi Martinez - Justice Advocate, Betty Griffin Center

Vicky Pepper – St Johns County resident

Melissa Turner - St Johns County resident

Evan Walsnovich – Planner, Growth Management

Notice: Meeting notices 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 – April 2026:** A **motion** was made by Drew Geisel to approve minutes of the April 15, 2026, regular meeting; **motion seconded** by Polly Crabtree. **The motion passed unanimously.**
 - a. **Approval of Sub-Committee Minutes – May 2026:** A **motion** was made by Greg Burke to approve minutes of the May 13, 2026, sub-committee meeting; **motion seconded** by Harry Maxwell. **The motion passed unanimously.**
- 3) **Administrators Report:** Jenny Harvey, Housing & Community Development Manager reported on the new hire for the Housing Inspector has been selected and Housing is pending start date. The Housing Counselor, Rory Evans started May 11th. The Down Payment Assistance Program has closed on twenty-seven homes to date with three pending closings for June, one of them is a Habitat home. Florida Housing has accepted the 2026-2029 LHAP. Florida Housing fiscal year end approaching report and set asides pending July 1st to June 30th. The Alpha Omega Miracle Home, Housing Grant closed on May 14, 2026. The new SHIP and HHRP gross income limits have been distributed, and a copy is in each member's packet. Home Buyer Education Class was this past Saturday, six households certified. Recently Joe Cone and I visited Operation Lifeline's build site in Clay County.
- 4) **AHAC Candidate recommendations approved for Full Term:** Mr. Thomas Turner also known as "Mark" Turner attended today's meeting; he introduced himself to the other members and is happy to be a part of the committee. Mark spoke about his Military career, he has a broad background in Engineering, Infrastructure, logistics and Human Resources. He also has a passion for Attainable or Affordable Housing for people that live and work here in St Johns County.

2026 Incentive review update & Sub-Committee Minutes April 2026: Bill Lazar spoke about the incentives that the sub-committee chose to work on and bring forward to the AHAC. Discussions between members ensued on infrastructure, mixed use properties, smaller conclave of homes that are affordable within a larger development of moderate priced homes. Mr. Burke spoke to the group about the Florida Housing case study on mixed use housing. Mr. Lazar asked Ms. Harvey if the APD Analysis report was completed, and that the committee can review and discuss at the next meeting in June. Ms. Harvey stated she believes that the report is complete and if, in fact, the report is ready, she will share the link to all members to review.

Public Comment: Vicky Pepper, a St. Johns County resident, asked the members about YIGBY, Rivertown, and commented about the Geographic Information System Division (GIS) maps regarding properties or parcels of land on the maps that is very useful data for locating Church & School owned properties.

Adjournment:

Harry Maxwell **moved to adjourn** the meeting; Greg Burke **seconded the motion**. The **motion passed**, and the meeting was adjourned at 4:22 PM.