

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

**February 18, 2026,
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 the Chair, Bill Lazar.

Members Present - AHAC:

Greg Burke - Residential home builder

Polly Crabtree – Citizen Rep/Essential service personnel

Orville Dothage – 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

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

Judy Spiegel – Citizen actively serving on local planning agency

Tracie Sax –St. Johns County resident

Ann Taylor – BCC Commissioner

Members Remote via Teams

Drew Geisel – St. Johns County resident – attended remotely via Teams and not counted towards quorum.

Members Absent - AHAC:

Alex Mansur – Citizen actively engaged in areas of labor in home building

Guests Present:

Susan Clulow, SJC resident

Joseph Cone – Asst. Director Health and Human Services

Samantha DeGrasse – SJC resident

Malinda Everson – Executive Director Habitat for Humanity of St Johns County

Marie Guilfoyle – Housing Program Specialist

Jenny Harvey – Housing & Community Development Manager

Susan Jenness - SJC resident

Yadelmi Martinez - Economic Justice Advocate, Betty Griffin Center

Vicky Pepper – SJC resident

Amy Ring – Project Manager, Growth Management Services

Erick Saks - Founder and Executive Director, Operation Lifeline Inc.

Tom Torretta – Fundraising Director – Habitat for Humanity St Johns County

Guests Remote via Teams:

Kelsey Vankirk – Housing Program Specialist

Bridget Wiles – Chief Operations Officer

Priscilla Howard – Executive Director HFA

Ginny - Operation Lifeline

Bonnie Loveday – Housing Inspector

Yvonne Coffma - Housing Counselor

Rich Komando – County Attorney

Santra Pickee – Housing Counselor

Dirk Winston – Housing Program Specialist

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:** A **motion** was made by Greg Burke to approve minutes of the January meeting; **motion seconded** by Polly Crabtree. **The motion passed unanimously.**
3. **Administrators Report:** Jenny Harvey postponed her report to allow time for a presentation from Bridget Wiles, Chief Operations Officer, APD Housing Assessment.
4. **APD Housing Assessment Report Presentation:** Presenter: Bridget Wiles, Chief Operations Officer, APD Urban Planning and Management, Ms. Wiles attended via MS Teams and presented the St. Johns County Housing Needs Assessment and Market Study/Plan Final Report.
 - Key points included:
 - Overview of APD Urban Planning and Management’s expertise in neighborhood analysis and reinvestment strategies.
 - Purpose of the study: to provide a data-informed understanding of housing challenges and guide future development decisions.
 - Review of existing plans: SJC Comprehensive Plan, Chamber of Commerce Report, Housing Trends by UF, Florida Housing Coalition Matters Report, and SJC Strategic Plan (2024–2029).

- Findings: Downward market pressure has created significant cost burdens for residents; SJC has shifted from predominantly blue-collar to more affluent over the past 15–20 years, increasing stress on affordable housing.
 - Community Typologies: County divided into four quadrants using seven typology characteristics (growth patterns, demographics, housing needs, etc.).
 - AHAC priorities highlighted: Missing Middle Housing (flexible densities) and Impact/Utility Fee Credit Transfer.
 - Recommendations: Align policy and incentives with typology-specific needs to close the affordability gap.
 - Discussion: Members asked questions regarding report data, infrastructure planning, and workforce housing percentages in new developments. Ms. Wiles clarified that the report does not include new AHAC recommendations but evaluated existing ones.
5. **Moving Forward – 2026 Goal Setting:** Chair Bill Lazar addressed members regarding the 2025 Boards and Committees Annual Report:
- Members should review the draft and send recommendations or updates to Jenny Harvey by March 10.
 - Final report due April 1, including last year’s activities, mission statement, and projections for 2026.
 - Discussion followed on AHAC’s goals for the upcoming year.
6. **Public Comment:**
- Vicky Pepper (SJC Resident): Discussed BCC involvement in price-appropriate developments.
 - Susan Clulow (SJC Resident): Commented on upcoming SHIP dollars allocated for Down Payment Assistance and other SHIP programs; thanked AHAC and Joseph Cone for media attention on affordable housing.

Adjournment

Orville Dothage **moved to adjourn** the meeting; Harry Maxwell **seconded the motion**. The **motion carried**, and the meeting adjourned at 4:36 PM.