

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

**April 15, 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 3:01 pm by the Vice Chair, Drew Geisel.

Members Present - AHAC:

Greg Burke - Residential home builder

Drew Geisel – St. Johns County resident

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:

Polly Crabtree – Citizen Rep/Essential service personnel

Orville Dothage – St Johns County resident Tracie Sax –St. Johns County resident

Bill Lazar – Citizen actively engaged as a not-for-profit provider of affordable housing

Guests Present:

Malinda Everson – Executive Director Habitat for Humanity

Jenny Harvey – Housing & Community Development Manager

Laura Lavelle – SJC Support Staff

Yadelmi Matinez – Economic Justice Advocate, Betty Griffin Center

Vicky Pepper – SJC resident

Tom Torretta – Development Director, Habitat for Humanity

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:** A motion was made by Greg Burke to approve minutes of the March 18, 2026, meeting; **motion seconded** by Judy Spiegel. **The motion passed unanimously.**
3. **Administrators Report:** Jenny Harvey reported the SJC Housing Inspector interviews will take place this week on April 14th & April 18th all applicants for this position are external candidates. The SJC Housing Counselor search is underway, and we have had two internal applicants to date. Down Payment Assistance Program to date from July 01, 2025, has closed on 26 homes. To date Rehabilitation Program has completed 25 home rehabs for homeowners to date. The Florida Housing Desk Audit update: we have submitted all items requested in advance of the due date of April 20th. We are now awaiting specific file requests. Alpha Omega Miracle Home agency (AOMH) is listed on the April 21st Board of County Commissioners (BCC) consent agenda for Affordable Housing Grant purchase opportunity. A Community Redevelopment Agency (CRA) SharePoint page has become a well-received communication tool for CRA members. It provides members with access to St. Johns County program information, as well as resources from other county agencies that support the community. CDBG Technical Assistance mandatory workshops concluded for all Non-Profit Organizations (NPO's) who intend to apply for funding. To date, thirteen applications have been received, and the closing date is April 23rd at 4:00 pm. Housing Finance Authority (HFA) initial bond documents for Oyster Creek went to the BCC in March to finance or refinance (including through reimbursement) the construction, rehabilitation, and development of an approximate 76-unit multifamily rental housing development, known as the Residences at Oyster Creek to preserve affordable housing stock.
4. **AHAC Candidate Applications for review and recommendation:** A motion was made by Alex Mansur to nominate Thomas Turner to fill AHAC's open position and to recommend his appointment to the Board of County Commissioners (BCC) at its May 2026 meeting. **The motion was seconded** by Harry Maxwell **and passed unanimously.**
5. **2026 Goal Setting:** The AHAC members ensued conversations on the Annual report requirements and incentives. Drew Geisel asked Judy Spiegel about the sub-committee meeting and if they selected incentives to focus on. Ms. Spiegel informed the members that the following incentives appeared to work well with each other and recommendations determined by the sub-committee members are as follows:
 1. "The allowance of affordable accessory residential units in residential zoning districts."
 2. "The reduction of parking and setback requirements for affordable housing."
 3. "The allowance of flexibility in densities for affordable housing."

4. “The preparation of a printed inventory of locally owned public lands suitable for affordable housing.”

Conversations amongst members included, allowing densities, Accessory Dwelling Units (ADU’s), YIGBY (Yes, in Gods backyard), and noting measurable outcomes. The members discussed utilizing a map with parcels that are available that includes a grading system or scale. Ms. Spiegel informed the members that she will send out information regarding HB 399 Land Use and Development Regulation, that was recently passed. Ms. Harvey informed the group that she will investigate sharing maps from Growth Management through SharePoint.

6. **Public Comment:** Vicky Pepper, a St. Johns County resident, spoke about the counties Comp Plan, defining the missing middle, density bonuses, attached single family homes, tri plex and four plex spelled out in building codes that must be changed.

Adjournment:

Harry Maxwell **moved to adjourn** the meeting; Alex Mansur **seconded the motion**. The **motion passed**, and the meeting was adjourned at 3:51 PM.