

**Affordable Housing Advisory Committee
Regular Meeting Minutes
St. Johns County, Florida
June 17, 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 3:01 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

Drew Geisel – St. Johns County resident

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

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

Ann Taylor – Vice Chair, Commissioner

Tracie Sax –St. Johns County resident

Judy Spiegel – Citizen actively serving on local planning agency

Mark Turner - St. Johns County resident

Members Absent - AHAC:

Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing

Guests Present:

Jenny Harvey- Housing & Community Development Manager

Laura Lavelle - St Johns County Support Staff

Aliyah Meyer - Business Attraction Specialist

Vicky Pepper – St Johns County resident

Tom Torretta - Habitat for Humanity, Fundraising Director

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 – May 2026:**

A **motion** was made by Drew Geisel to approve minutes of the May 20, 2026, regular meeting; **motion seconded** by Greg Burke. **The motion passed unanimously.**

3) **Administrators Report:**

Jenny Harvey, Housing & Community Development Manager reported on the new hire, Matt Tousignant, Housing Inspector has started on June 8, He comes to us with glowing references and a wealth of experience. Matt has hit the job at full speed, working closely with Tiffany as she trains him on Housing's Rehab projects. We're excited to have him on the team and look forward to the contributions he'll bring. The Down Payment Assistance Program has closed on twenty-eight homes to date with two pending closings for June, one of them is a Habitat home. On June 2, 2026 we hosted a Lender's Round table event and we are continuing conversations with Financial Institutions. The Florida Housing audit continues, a total of two to three months is the projected completion timeline. Housing will be participating in a HUD outreach activity on June 26th. Three of our team members will participate at the networking event from 9am to 11am.

4) **APD Housing Needs Assessment Study & Incentive Review:**

Bill Lazar, went over the APD Housing Needs Assessment Study with the members, he stated the data is from 2022, however had a few key points, calling them "daunting numbers" including 18,000 un-occupied residences. Orville Dothage stated, "the Chamber will be updating new data, in the 2025 Workforce Housing in St Johns County, Attainable Housing report. Mr. Lazar encouraged all members to review the APD Housing Needs Assessment and bring their comments about the report and how we can integrate the information and the chosen incentives into the AHAC Annual Report. Conversations ensued amongst the members regarding the incentives that were chosen, property tax discussions, impacts that can reduce revenue for the county.

5) **Public Comment:**

Vicky Pepper, a St. Johns County resident, asked for access to the APD Housing Assessment Study. Ms. Harvey will email Ms. Pepper after the meeting the information she requested.

Adjournment:

Orville Dothage **moved to adjourn** the meeting; Drew Geisel **seconded the motion.** **The motion passed,** and the meeting was adjourned at 4:05 PM.