

**Affordable Housing Advisory Committee
Regular Meeting Minutes
St. Johns County, Florida
July 15, 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 3:03 pm by the Chair, Bill Lazar.

Members Present - AHAC:

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
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 Present via Teams- AHAC:

Orville Dothage – St Johns County Resident

Members Absent - AHAC:

Polly Crabtree – Citizen Rep/Essential Service Personnel
Michael O'Donnell - HFA Chair/Citizen actively engaged advocate for low-income persons
Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing

Guests Present:

Susan Clulow – St Johns County Resident
Jenny Harvey- Housing & Community Development Manager
Laura Lavelle - St Johns County Support Staff
Yadelmi Martinez – Justice Advocate, Betty Griffin Center
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 – June 2026:**

A **motion** was made by Greg Burke to approve minutes of the June 17, 2026 regular meeting; **motion seconded** by Drew Geisel. **The motion passed unanimously.**

3) **Administrators Report:**

Jenny Harvey, Housing & Community Development Manager reported that the Down Payment Assistance Program has closed on twenty-nine homes to date with three pending closings for July, two of them are Habitat homes. On June 2, 2026, we hosted a Lender's Round table event, and we have eleven selected lenders in total and have updated the Down Payment Assistance website with the preferred lenders list. The Florida Housing audit continues, a total of two to three months is the projected completion timeline. Housing participated in a HUD outreach activity on June 26th and the event was successful. The next Home Buyer Education class will be on Saturday, July 18th, we have nine participants attending and that is a total of eight households. Ms. Harvey provided a slide deck for presentation and a handout for the AHAC members. The slide deck was a presentation that Wade Schroeder, Management Budget Director from Office of Management & Budget, presented to the BCC. The slide deck was a budget overview and an update on proposed property tax reform. The members ensued a discussion of the numbers provided in the slide deck, expanded homestead exemption, assessments caps on no-homesteaded properties, restrictions on Ad Valorem Revenue use and the State Trust fund.

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

Bill Lazar spoke about the APD Housing Needs Assessment Study with the AHAC members, he asked if anyone had any comments or questions regarding the report. A conversation ensued over the data found in the report, Greg Burke commented that the data is four years old, Ms. Harvey mentioned the report noted that residents are underutilizing homestead exemptions, and that it would be a benefit to educate the residents. Judy Spiegel stated, there is some good things in the report that could be useful. Conversations ensued by members on possibility of planning new utility plants, public transportation, housing options and Northeast Florida Regional Airport expansion, SR 16 expansion cost. Conversations ensued over the Florida law on manufactured homes that can go into any zone that allows site-built housing providing they meet code and compatibility requirements. HB399 removes the barrier of construction method as a reason for denial. Orville Dothage commented via Teams, he spoke about the Workforce Housing in St Johns County, Attainable Housing report. The report is due for updating and the chamber is starting up with Chamber groups, he offered if anyone on AHAC would like to join in on a group and provide input for the Chamber report update. Mr. Lazar mentioned to the members that he found in the APD report to be valuable, was the breaking up the county into four quadrants and what “development” would be appropriate in the different areas. Ms. Harvey spoke about the listing of properties owned by the county that will be updated this year.

5) **Public Comment:**

Susan Clulow, St. Johns County resident, stated that she read the APD Housing Assessment Study, she spoke about the report being part of a required analysis as part of the Comp Plan and the data is old and it may not be useful. She would like to see the State come up with “other homestead exemptions” like a multi-generational family exemption all living in one home. She would like to see more lower, lower income rentals for seniors.

Adjournment:

Judy Spiegel **moved to adjourn** the meeting; Drew Geisel **seconded the motion. The motion passed**, and the meeting was adjourned at 4:10 PM.