Affordable Housing Advisory Committee
Regular Meeting Minutes
St. Johns County, Florida
October 21, 2026

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 not called to order as quorum was not met.

Members Present - AHAC:

Greg Burke - Residential Home Builder
Drew Geisel – St. Johns County resident provider of affordable housing
Bill Lazar – Citizen actively engaged as a not-for-profit
Michael O'Donnell - HFA Chair/Citizen actively engaged advocate for low-income persons
Ann Taylor – Vice Chair, Commissioner

Members Absent - AHAC:

Polly Crabtree – Citizen Rep/Essential Service Personnel
Orville Dothage – St Johns County resident
Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing
Tracey Sax - St Johns County resident
Judy Spiegel – Citizen actively serving on local planning agency
Mark Turner - St. Johns County resident

Guests Present:

Joseph Cone – Asst. Director of HHS
Beverly Frazier – Asst Director of Growth Management
Jenny Harvey- Housing & Community Development Manager
Laura Lavelle - St Johns County Support Staff
Vicki Pepper - St Johns County resident
Billy Zeits, Executive VP of Corner Lot Development Group

Notice: Meeting notices were sent to all members. No press was in attendance.

Discussion (Informational Only)

Because quorum was not achieved, the gathering proceeded as a discussion session only. No official actions were taken, and no formal business was conducted.

Administrators Report (Informational Only)

Jenny Harvey, Housing and Community Development Manager, reported that the Down Payment Assistance Program has had three closings year-to-date, with three additional closings in the queue. She also noted that CDBG does not yet have a scheduled date for the Hastings Library ribbon-cutting ceremony; once a date is set, she will inform the members. Housing staff is currently participating in a Community Land Trust (CLT) training series and has completed week four of the eight-week program. No action or vote was taken, as Ms. Harvey's report was informational in

nature and intended solely to update AHAC members on recent activities.

Guest Presentation

A guest speaker, Billy Zeits, Executive Vice Pres. Of Corner Lot Development Group, introduced himself and provided an overview of his proposed plan for a multi-family affordable housing apartment complex. His presentation was informational in nature and intended solely to inform AHAC members of his concept. No action or vote was taken regarding the presentation.

Chair's Note

The Chair stated that the committee will reconvene for a special meeting in the next few days in order to vote on the final draft of the AHAC Report, and that an email notification will be sent to all members once the date and time are confirmed. The Chair also noted that a public notice will be submitted to the newspaper in accordance with required procedures.

Adjournment/Conclusion

As the meeting was not officially convened, no formal adjournment was required and the informal discussion concluded at 3:52 pm