



# BOARDS AND COMMITTEES ANNUAL REPORT 2025

**Date:** April 1, 2026

**Committee Name:** Housing Finance Authority of St. Johns County

**Chairman:** Michael O'Donnell

**Report Author:** Priscilla Howard, Executive Director

**Staff Liaison:** Jenny Harvey, Housing & Community Services Manager

**BCC Liaison:** Vice Chair Ann Taylor, District 5

## **Executive Summary:**

In 2025, the Housing Finance Authority of St. Johns County (HFA) advanced a strategic, policy-driven approach to expanding attainable housing opportunities through targeted investment, financing strategies, and program implementation. The Authority aligned its work with County priorities while strengthening its role as both a housing finance resource and policy partner.

The HFA continued to support the County's Housing Department in the implementation of the Down Payment Assistance Program, reinforcing a shared commitment to expanding access to homeownership for workforce families. The Authority also launched the PATH (Providing Access to Housing) Program to support small builders and increase attainable housing supply.

The Authority advanced financing initiatives using Private Activity Bonds (PABs) to support the rehabilitation and preservation of Summer Breeze (132 units), Summerset Village (82 units), and Oyster Creek Apartments (76 units), improving housing quality and long-term sustainability for residents.

Through strong partnerships, participation in workforce housing discussions, and continued Board training, the HFA remains positioned as a key leader in addressing housing needs in St. Johns County.

## **Brief History of Committee:**

The Housing Finance Authority of St. Johns County (HFA) is a public body created pursuant to Chapter 159, Part IV, Florida Statutes. Established in 1980, the HFA supports the development and rehabilitation of housing for low-, moderate-, and middle-income residents through financing tools and partnerships.

## **Mission Statement:**

To alleviate the shortage of attainable housing and provide capital investment opportunities that support safe, quality housing for low-, moderate-, and middle-income families in St. Johns County.

## **Major Achievements, Successes, etc. for 2025:**

- Continued support of the County's Down Payment Assistance Program.
- Launch of the PATH Program to expand attainable single-family housing.
- Preservation and improvement of multifamily housing through PAB financing.
- Strategic sale and repositioning of HFA-owned assets.
- Strengthened partnerships and policy engagement.
- Maintained strong financial oversight and governance.

## **Goals and Objectives for 2026:**

- Expand the PATH Program and secure additional funding.
- Advance homeownership initiatives and financing tools.
- Reinvest HFA assets into housing initiatives.
- Support multifamily housing opportunities.
- Strengthen partnerships and policy impact.

## **Notes:**

The Housing Finance Authority continues to evolve from planning to implementation, focusing on measurable housing outcomes through partnerships and sound financial management.