

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Meeting Minutes
August 8, 2017

MEMBERS PRESENT: *Thomas Stauffacher and Denise Santa Maria, Rich Belhumeur, David Alfin, Sharon Demers, Karen Spear Joe Kowalski and Charles Ericksen, Jr*

MEMBERS ABSENT: *Cynthia Basset, Carmen Bongiovanni and Dorothy Sperber,*

EXCUSED ABSENT:

STAFF PRESENT: *Ralston Reodica, SHIP Administrator, Lacy Page, Administrative Assistant.*

MEMBERS OF THE PUBLIC PRESENT: *Dr. Douglas Courtney*

1. Call to order; Rich Belhumeur called the meeting to order at 8:30 am.
2. Review of Minutes from the July 11, 2017 Regular Meeting.

A **MOTION** was made by Charlie Erickson Jr. and **SECONDED** by David Alfin to approve the minutes of the June 13, 2017 meeting.

MOTION carried unanimously.

3. Guest Speaker: Janet Nickels, Flagler County Human Services Program Manager

Janet discussed the 3 divisions Social Services has to offer of Flagler County. She is the Human Services Manager and wants to emphasize the efforts of SS and SHIP working together for affordable housing. She discussed the vetting process and the income guidelines. Social Services (SS) has a thorough process where they analyze 3 months prior of the applicants checking account to ensure frivolous spending. Rapid Rehousing grant is hard to find applicants that meet the criteria. So working with SHIP should help. SS receives a lot of help from donors in the community but their funds come from property taxes. Since these are tax payer dollars the vetting process is critical. They provide several educational course and preparation for their future financially. Rent is generally too high in Flagler County causing a delay in helping families find help.

Much discussion ensued with the members of AHAC and Janet regarding ways to help. Ralston suggested a landlord tenants group and David Alfin suggested that the market is too tight and rent is too high. SS always tries to negotiate rent. But, trying to find new tenants in the area. David suggested the property managers as they have a more intimate relationship with the landlord/owners.

AHAC and SS has a clear understanding on how to work together to better the community for assisting with affordable housing. The purpose of introducing SS to AHAC is to educate the public as much as we can to benefit Flagler County.

4. Affordable Housing Discussion

Ralston wanted to inform the committee that is not necessary for the board to hear and approve each and every individual who is receiving down payment assistance or emergency funds. The purpose of the board is to review the bylaws. The committee has been given a copy of the current by laws and is tasked with researching and making changes that they sit fit for Flagler County for the bylaws. The board had a clear understanding that whether or not they approve or deny a member that is has no bearing on if the applicant still receives assistance from SHIP. This process with help approve applicants much quicker, as they will not have to wait for the monthly meeting to be 'approved'. Ralston also advised members that they can reach out to their local state representatives to discuss Flagler County's budget being cut by 30%. Many members said they would do so.

5. Bylaws and Ordinance Update

See above minutes.

6. Public Comments

Dr. Douglas Courtney joined the meeting as a member of the public. He expressed his interest in helping the community with affordable housing. He mentioned having a few guys who meet for coffee who are interested in getting something started to produce affordable housing in Flagler County. He stated his reasoning for joining the meeting was to see what was out there and to see if it already exists. It was discussed among the board that a survey has already been done for affordable housing in Flagler County and to check with Jose with the City of Palm Coast.

7. Adjourn

A **MOTION** was made by Denise Santa Maria and **SECONDED** by Karen Spears to adjourn the meeting at 9:41 am.