Minutes of the AHAC Meeting June 11, 2019

Members Present: Sandra Shank, Rick Belhumeur, Dorothy Sperber, Diana Seydlorsky
Members Absent: Commissioner Joe Mullins, Thomas Stauffacher, Denise Santa Maria, Carmen Bongiovanni, Tammy Yorke, Jay Roberts, Tammi Marquis.

1. Call to order: Sandra Shank

2. Approval of the minutes of the last meeting was put on hold due to lack of members present; no quorum.

3. Flagler County Fair Housing Ordinance Discussion

For your reference, see attached ordinance.

Review of the ordinance to assure that Flagler County is protecting the housing rights of the citizens, and to update as needed.

Areas of Concern:

The Flagler ordinance was adopted in 1990. The ordinance covers the elimination of possibilities that may exist in housing discrimination. Sandra referenced the Broward County Revised Ordinances, dated December 6, 2017. A discussion was had as to expand the protection of certain individuals. For example, whether to be more specific to include veterans, victims of domestic violence or stalking, etc. Concerning domestic violence, the panel discussed whether we should adapt this particular item to the Flagler ordinance. The concern is someone who is in this situation or fleeing from domestic violence, could the partner of that person be a threat to others in the building or area?

Sandra reviewed the definitions, see attached. She stated section (d) and (e) states that not only a person or individuals can own or rent, rather other entities, such as, corporation, partnerships, trustees, etc. has the same rights.

A suggestion was made to change the word handicapped to disabled.

Section III, Exemptions:

As noted, if an owner has more than three properties at one time, they have to abide by this ordinance.
Sandra read the document to those present. Per Sandra, this document is very comprehensive and progressive when written. Further discussion was had by members and guest present as to the awareness of this ordinance. Generally the public is not aware of this document, however, in the future this doc will be available in future housing meetings. An individual whom is renting may feel discriminated against but does not know where to seek assistance. For future seminars in Flagler County, for example, renter’s and landlord’s rights and responsibilities seminar, this document will be present. It was stated, people who do feel discriminated against have contacted the NAACP and stated their concern. However, most people may not know where to turn for assistance and there is a need to get this information out to the public.

This document should be designed to protect those that may be discriminated concerning source of income. For example, those on Social Security, Disability, Child Support, Alimony, etc, may be discriminated against. For example, a landlord who may discriminate against someone on a fixed income may state the income needs to substantially exceed the monthly rent. This is not allowed. Per Sandra, the ordinance should be reviewed by the realtors as well as tenants and landlords. This document is designed to protect against all forms of discrimination.

Further discussion was concerning victims of domestic violence. This needs to be carefully reviewed, again the question becomes: are other tenants in the building and the landlord him or herself in danger of violence from the violent partner? Also, there may be tenants who have rented and has not disclosed they are victims of domestic violence. Perhaps there should be a revision on the application asking certain question concerning this subject. Also, we cannot discriminate against age or the disabled. Not mentioned are those that are in the category of LGBTQ, this should be add to the verbiage of the document. Sandra encouraged those present to review the ordinance and revise as needed. The ordinances will be discussed in future meetings.

Sandra ended the meeting and thanked everyone for their attendance.