1. Call to order, Sandra Shank called the meeting to order at 8:30 am.


   A MOTION was made by Carmen Bongiovanni and SECONDED by Denise Santa Maria to approve the minutes of the May 14th, June 11th, and the July 9th. MOTION carried unanimously.

3. Community Development Block Grant, Disaster Recovery (CDBG-DR) Voluntary Home Buy-out and Infrastructure program, presented by Jonathan Lord
   a. The Home Buy-Out program became available just sort of one month ago. Applicants (counties or cities) were given about a thirty day window to identify potentially eligible homeowners for this CDBG-DR funding—the period closing August 14th. Flagler County Emergency Operations publically advertised. Three homeowners self-identified with only one applicant remaining with program after all requirements were discussed.
   b. Program gives homeowners whose homes have been severely affected to sell home back to county or city for the property to remain open space in perpetuity (park, storm water retention, natural). This arrangement allows the homeowner to get some value for the property, minus any proceeds from property insurance payout while keeping the property free from future damage. It must remain open, natural space. County will own or may deed back to the city.
   c. There will be a public hearing for the one homeowner at 11:00 am on August 14, 2019 at the Emergency Operations Center, Training Room B.
   d. The program has been extended for two more months.
   e. Property owners must declare any insurance proceeds toward the compensation of the buy-out.
   f. Repetitive loss parcels have been notified—all but the one wants to keep property.
   g. Gina Lemon with Planning noted that there are a number of parcels in an area of need for storm water, and she asked Jonathan to contact Adam Mengel in Planning and Development.
h. Jonathan expressed the strategy of only telling folks that this is available and not to “render any opinions.”

i. Infrastructure program is different than the buy-back, as it is a competitive grant available to local government infrastructure damaged during Irma, or the creation of special facilities (hurricane shelters). The deadline for this grant is very narrow.

j. Emergency Operations has the goal of using the community centers as starting points to harden them and develop shelters to accommodate about 100 citizens with space for pets—referenced citizens in rural areas like Daytona North and how they have to traverse into town to shelter a disaster—not working on Hammock due to the storm risk of that location.

k. Sandra recommended to Jonathan that he update the SHIP administrator to disperse this type of information to AHAC.

4. **Fair Housing Ordinance**
   a. ACAC reviewed updated ordinance with recommendations to add protections for source of income, veteran status, criminal record, and to change the word “handicap” to “disability.”
   b. Dorothy Sperber commented on the enforceability and expressed concern that the ordinance did not address the capability of the Commission to address violations of the ordinance. She offered to work on something to address a procedure to follow through on a forwarded complaint.
   c. Ralston noted that there is no local office to address fair housing, equal opportunity, or human rights complaints and so complaints, the county legal team would handle the complaints.
   d. Dorothy suggests the ordinance might explain who will address the complaints (legal), and Ralston reminded the committee that the ordinance will need to be approved by legal before being brought before the board. Dorothy clarified that she understood that there are appropriate entities to address complaints.
   e. Dorothy commented on Section VIII Item A-time too short for people who are in housing transitions.

   **A MOTION** was made by Dorothy Sperper to amend Section VIII procedure that a complaint be filed within 90 days after the practice occurs and **SECONDED** by Carmen Bongiovanni.

   **MOTION** carried unanimously.

   f. The committee discussed the time line for a response and the responsibility for defining the procedure for responding to complaints and whether it should be contained within the ordinance.
   g. Committee concluded that staff review grievance policies within the county and to determine fair housing agencies locally and to address response in ordinance to “as per procedure.”

   **A MOTION** was made by Dorothy Sperper to amend Section VIII letter “c” that the time frame that the commission or an appointed board has to investigate or provide the written report be changed to 120 days from 60 and **SECONDED** by Thomas Stauffacher.

   **MOTION** carried unanimously.
5. **Housing Advocacy Video and Forum—October 3rd at FCAR**
   a. Advertising—Ralston explained that he reached out to student program with Embry Riddle Aeronautical University for assistance with PR for the housing advocacy campaign
   b. Need to brainstorm potential forum panelist. Sandra members to forward recommendations to Ralston.
   c. Will be at FCAR on October 3rd at 5:30 pm—Will show the housing video produced by H.S. students on local, real people to help combat N.I.M.B.Yism.
   d. No marketing at event, but sponsorship with some sort of recognition board like what FCAR has for business partners-recognition via flyers or event

6. **Public Comments**
   a. Valerie Clymer wanted to emphasize that the western shelter project via the CDBG-DR Infrastructure program should take into consideration the fact that people in the west side have more than just dogs and cats—that people often do not evacuate due to needing to Care for large animals such as horses or other livestock.
   b. Denise Calderwood with Family Matters of Flagler commented on the county plan to send “$200,000” to First Step Shelter in Volusia County. She says the focus should remain on Flagler County, and she expressed concern that people experiencing homelessness should not be expected to the county. She noted that people cannot afford rent, leaving them homeless. She commented on low wages and housing affordability. She expressed concern that the First Step Shelter program is limited from 30 to 60 days with no place to go at the end of the program.
   1. Thomas Stauffacher responded by mentioning NIMBYism—sheltering would be difficult to achieve with it. Have to have NIMBY conversation. Denise mentioned Bunnell—can’t be there. She pleaded with Commissioner Mullins to have a plan going forward as the plan did not involve Flagler County, shelter only has 45 beds.
   2. Commissioner Mullins mentioned that there was nothing in place for mental health but that the county is addressing addiction and mental health with procedures. He says shelter puts a process in place with access to comprehensive services such as job-training, therapy and other services. He said policy and legislation will address the campers and the face of homelessness. He also mentioned affordable housing is necessary to provide some transition from sheltering to housing. Says there are a couple of affordable housing developments in progress. Could give exact locations. He says county is working on affordable housing incentives and investigating best practices to encourage affordable housing: waive impact fees? He stressed that multi-family development would be most ideal to provide more housing. He said that the county is providing tax breaks to developers who agree to a term of affordable housing.
   c. Denise reminded the commissioner that her nonprofit has a $750,000 grant approval and would be considered a development poised to take advantage of the development incentive, and Sandra explained the need for Denise’s nonprofit to partner with an experienced developer, to which Denise commented that she has been looking for partners. Commissioner Mullins explained that developers typically do not want to partner with public entities because they want sole control of their development.
   d. Sandra asked the commissioner to press into importance to the county that the “affordable housing” numbers must be transparent to the public. She suggested AHAC should be a part of the county’s conversations on affordable housing. Commissioner asked AHAC to define affordable housing, but members Tammi and Thomas noted that HUD had defined affordable housing already and the members stressed that there is an affordability
standard. Sandra reminded the Commissioner that the value of AHAC is the knowledge of affordable housing standards. She said AHAC is “Watchdogs for Flagler County for affordable housing.” Commissioner asked for a range of affordable housing—to task AHAC with that, to which members claimed an entire study has already been completed on this topic, and that locally, $500-$700 would be affordable for our citizens.

Commissioner Mullins mentioned the need for structure with affordable housing which prompted a discussion on the definition of affordable housing, the people who need affordable housing etc. Mullins multi-family units have different structures and rules than do single family housing, and they need it. Some conversation ensued among the group regarding the connotation of such, though Thomas Stauffacher offered that, from a development perspective, such verbiage makes sense, alluding to a different context than what the some attendees may have perceived. To this, Sandra reiterated the importance of how advocates frame the conversation on affordable housing.

e. Commissioner Mullins noted that developments happen without consultation of AHAC.

f. Pastor Sims Jones commented that low-income housing residents are everyone and that all community members need to look at all of these citizens. He reiterated the observation that without affordable housing, there is a lack of workforce, to which Mullins noted Palm Coast is a “bedroom community” to St. Johns and Volusia County, and most members commented “that's not going to work.” Thomas Stauffacher added that we are seeing citizens commute to Jacksonville and Orlando, and that we need to not only have the workforce but the industry to support the wages. Mullins noted industry does not come here due to lack of affordable housing. He says the county has a reputation for being heavily regulated, and that the county must be developer-welcoming.

g. Denise asks why the county does not start with a nonprofit developer to demonstrate to private developers the ability to develop in the county. She said the $750,000 grant they were approved for was to educate potential developers. She said to “grow your own people first,” then to attract developers afterward. When Commissioner Mullins asked Denise the impediment to her nonprofit’s development initiate, she said that the county did not have any mechanisms in place to facilitate progress. She says this AHAC allowed a new policy which facilitates development. She claimed the AHACE “is the mechanism” that fosters the change she is hoping to see. She said the mechanism is the Human Services Allocation Committee, Public Safety Committee, and she claimed the information needs to get “out there.”

h. Commissioner Mullins responded that he’s been doing his best to get the information out.

i. As the meeting came to a close, Valerie asked if the county reached out to the home builders and developers in the county to promote housing development. A lot of side chatter ensued toward the last few minutes, and Sandra wrapped up the meeting.

7. **Other Business**

   It is anticipated to have the attorney’s recommendation for ordinance the next meeting, which will be held at the Flagler County Emergency Operation’s Center.

8. **Adjourn**

   A **MOTION** was made by Sandra and **SECONDED** by Carmen Bongiovanni to adjourn the meeting at 9:24 am.