MEMBERS PRESENT: Joe Mullins, Sandra Shank, Thomas Stauffacher, Rick Belhumeur, Denise Santa Maria

MEMBERS ABSENT: Dorothy Sperber, Jay Roberts, Diana Seydlorsky, Tammi Marquis

EXCUSED ABSENT:

STAFF PRESENT: Ralston Reodica, Devrie Paradowski, Joyce Bishop, Gina Lemon

MEMBERS OF THE PUBLIC PRESENT: Sam Royer, Denise Calderwood, Pastor Daisy M. Henry, Valerie Clymer, Mary Vasilevsky

1. Call to order, Sandra Shank called the meeting to order at 8:42 am after awaiting a quorum.

2. Review and acceptance of the minutes from the November 12th meeting did not happen as there was no quorum at the December 10th meeting.

3. Without a quorum, AHAC did not vote on the Chair and Vice Chair for AHAC.

4. Update on the Housing Retreat
   a. Joe Mullins expressed starting a dialogue with the city of Palm Coast, and he discussed variables affecting affordable housing in the area. He also referenced meeting with the Regional Apartment Association regarding the housing ordinance.
   b. Rick Belhumeur asked specifically if there were a venue selected to which Sandra said that the Emergency Operations Center would be an ideal venue, especially with an invitation for local government and building department, focusing on how to advocate for affordable housing.
   c. Sandra re-confirmed that the direction of this retreat is to develop a model at the local level which could serve as a template at the national level for local governments, with a draft of code that encourages housing affordability.
   d. Sandra reminded group of the Florida Housing Coalition’s inclusionary zoning training and that members of AHAC as advocates for affordable housing learn to navigate the language and misconceptions involving housing and to learn the opportunities which do exist which have been successful.
   e. She reminded AHAC that they have already voted in the November meeting on the design of the housing retreat and to continue to align with that goal. She encouraged AHAC members to encourage private developers to attend the AHAC meetings but that they, specifically, were not the target audience for the housing retreat, which has been planned as an avenue for local leaders, planners, and affordable housing experts to design and subsequently implement innovative strategies for expanding housing affordability and housing options in Flagler County across all spectrums of housing for all people.
   f. Thomas Stauffacher expressed the need for messaging cohesion among advocates for housing affordability, using the same language with city leaders.
g. Rick agreed that the same language helps advocacy.
h. Denise Santa Maria expressed her desire to hear from private developers; however, she seconded the purpose of the housing retreat and reiterated that it was not the appropriate forum for them.
i. Considering Joe’s previous offering to initiate this housing retreat, Rick asked about his appointment on AHAC as Commissioner Erickson has been listed as the new member with Joe as the alternate; however, Joe said he would not walk away from this responsibility.
j. Sandra concluded with not having solid dates or venues for housing retreat but that they will be in effect for January meeting.

5. Fair Housing Ordinance Update
a. Rick asked if wording was changed on the ordinance, and Sandra responded that the original verbiage remained since the meeting in which the domestic violence vote there was no quorum, to which Rick said there was a successive vote on the entire ordinance. Sandra noted that it had changed and she expressed a similar concern. Thomas asked where the changes came from. Rick expressed a concern about the process, that AHAC had been working on updating this ordinance and that they serve a viable purpose and should have a process in place for updates for these changes. Sandra read the article in which the changes were printed and so she immediately reached out to Ralston Reodica.
b. Sandra asked Joyce, Bishop, Health and Human Services Director, to pull the ordinance from legal to bring back to the next meeting. She reiterated the lengthy discussion among AHAC members prior to their vote and emphasized the time that they put into the effort in advising on such matters. She agreed with Rick that, as an advisory committee, they are open to revisiting necessary changes with new perspective, but to be given the opportunity to consider changes serves to uphold the integrity of their duty and purpose.
c. Sandra noted that there are some recommendations from legal staff with the Florida Housing Coalition, specifically on language on discrimination; fair housing actions; time frames on complaint filings; commission procedures for hearings; and language regarding private cause of actions.
d. Joe mentioned housing initiatives with the county administrator and suggested the SHIP administrator continue involvement, especially since AHAC can have a voice through SHIP staff.

6. Public Comments
a. Ordinance: Sam Royer asked about the ordinance verbiage protecting felons, relaying a terrifying personal account. He explained that as owners of three homes, he and his spouse are not exempt from the provisions of the ordinance and asked why they could not exclude people with criminal histories. He said the verbiage of the ordinance was very broad and expressed concern that it prohibits homeowners from excluding violent criminals.
Sandra responded to Sam by reiterating the fact that the ordinance only prohibits blanket discrimination against all home seekers with a criminal history, implying that landlords were not prohibited from making more specific and nuanced requirements regarding the nature of their criminal history. She reminded Sam that there are already federal protections for people with criminal histories. Sandra reviewed the definition of criminal history in its broadest sense. She reiterated that the ordinance only asks homeowners not to use a blanket policy for criminal history, and that it allows home owners to discern specific issues which present as concerning. Sam used the example
of someone having killed a law enforcement officer and suggested that the ordinance could position a homeowner for litigation should the criminal background check show this specific history; however, Sandra said that the landlord can use specific criteria such as “violent felons” or more specific. She reiterated that it cannot be a blanket policy preventing all “felons” from entrance, but specific offenses are not prohibited from housing criteria.

b. Mary Vasilevsky attended the meeting and mentioned that she has a masters in planning and has a history of working with tenants experiencing extremes. She’s working to help veterans. She expressed interested in housing and variables affecting housing and how they reduce crime rates and reduce inmate recidivism.

c. Sandra noted that the local focus should emphasize the positive and that doing so pushes for positive change.

d. Daisy Henry mentioned that the western side of the county is not part of Palm Coast and that she was glad to hear that these areas including the city of Bunnell are all part of the overall conversation. She observed that the city of Bunnell had little development which encourages new industries.

7. Adjournment

Denise made a motion to adjourn; however, there was no quorum. Meeting adjourned at 9:52 am.

Next Meeting will be 8:30 am, December 10th, 2019 at the Emergency Operations Center, Training Room A.