Call to order, Sandra Shank called the meeting to order at 8:32 am.

Review of minutes from November 12, 2019; December 10, 2019; and January 14, 2020.

A MOTION was made by Thomas Stauffacher and SECONDED by Trish Giaccone to approve the minutes from the most recent November 12th, December 10th, and January 14th meetings.

MOTION carried unanimously.

Introduction of new members to AHAC
a. Sandra introduced Trish Giaccone, the Executive Director of the Family Life Center, to represent the nonprofit provider of affordable housing.
b. Sandra introduced Nealon Joseph, Flagler County Emergency Management Planner, to represent Essential Services on AHAC.

SHIP Staff Update
a. Devrie introduced her role as Housing Program Coordinator and as staff liaison
b. Devrie informed AHAC that staff transition with a new director and with a Housing Services Program Manager not being on board, the housing retreat will be delayed until the full SHIP staff is available to assist
c. She updated AHAC on CDBG and HLMP—explained some administrative delays due to the transition.
d. Thomas recommended staff call Holly McClain with Clay County to get program guidance as they have a structured and tried system for their SHIP programs. He noted that he had done inspections for them for years. He referenced Saint Johns Housing Partnership regarding the counseling program. He also suggested speaking with Paula Long with the City of Daytona Beach as she was new but has done a great job. He noted that the consultant for CDBG is really helpful.
e. Devrie noted that the Rehabs have not yet be accomplished in the past two years and that the local operational process could be the impediment to this. Thomas
recommended finding inspectors who know SHIP well as they have solid understanding of work requirements and priorities as they pertain to SHIP. He noted that the CDBG consultant is really good with that, and he noted that it can be easier than it seems once the office gets it started. He summarized the inspection, work write-up, bid process, the work between client and contractor, and the overseeing process.

f. Thomas noted that AHAC used to review the bid process.

g. Sandra asked about the update on the SHIP administrator, and Devrie mentioned that there have been some interviews.

h. Dorothy commented on the housing partnership, and said that her organization is still working on their progress in being a housing partnership and hopes to partner with Flagler County.

i. Sandra asked for an update at the next meeting on the status of rehabilitations in Flagler County.

5. **Chair Nomination**
   a. Thomas nominated Sandra to remain as Chair and she accepted the nomination.

   Thomas Stauffacher **MOTIONED to NOMINATE** Sandra Shank as chair of AHAC, Sandra Shank **ACCEPTED the nomination and it was SECONDED by Dorothy Sperber.**

   **MOTION carried unanimously, and Sandra Shank remains Chair of AHAC.**

6. **Vice Chair Nomination**
   a. Thomas announced that he was resigning from his position as vice-chair and will likely need to resign the board due to medical reasons.

   Dorothy Sperber **MOTIONED to NOMINATE** herself for position of Vice Chair and the nomination was **SECONDED by Sandra Shank.**

   **MOTION carried unanimously, and Dorothy Sperber assumes position as Vice Chair of AHAC.**

7. **Legislative Update**
   b. Dorothy addressed the committee on her legislative meeting. She says that Senator Hudson introduced a new bill for affordable housing which appears to build a partnership between the state and local government to stratify the mission. She says that the legislative message appears to be find local solutions and not to rely too heavily on the Sadowski Housing Trust fund.

   c. Denise said she attended the conference calls and that she learned that Florida is one of the top states in the country for housing funding. Thomas explained the document stamp tax and how it efficiently directed funding for the housing trust fund, however, the funding is often directed to general funds. Dorothy noted that the legislature is beholden to balance the budget. She added that all of Florida’s trust funds are affected.

   d. Sandra commented that Representative Renner was looking forward to the Housing Retreat. She said they are looking at how local and state governments develop partnerships to incentivize affordable housing creatively. She reiterated the legislative message that housing affordability is important; however, local governments must not rely fully on SHIP funds to spur housing affordability. She expressed the positive momentum in all levels regardless of the lack of assurance in full funding of the Sadowski funds.
e. Commissioner Joe Mullins said that the Northeast Florida Regional Council has asked him to do a summit with them. He said that they want to approach housing regionally since housing affordability and growth in one county or area has an impact on neighboring counties or areas. He says that someone from the AHAC should come with him to discuss a housing summit. He wants to have the regional summit in Flagler County. He says the apartment associations want to be involved. He suggests that the solution lies in working directly with the private sector, and says the private sector has been shown to be the sector stepping up to address gaps.

f. Sandra noted that Representative Renner wants local governments to look at how they incentivize developers, and she mentioned impact fees. Joe said that the county doesn’t really have impact fees. Gina Lemon, county staff in the planning department noted that the only impact fee in the county for residential units was for parks and recreation which was $268 per unit.

8. Public Comment
   a. Valerie Clymer noted that she’s been pursuing the housing counseling certification and she agreed that the counseling is needed in Flagler County. She says that she attends the classes in Volusia County with about 24 students, and she says that about half of the students there are coming from Flagler County. She asked how the area can get federal funds as they might be available. She commented on NIMBYISM and said the committee needs to work to reduce the stigma. Joe responded by reiterating that apartment dwellers are screened.
   b. Devrie added that she appreciated the phrase “balanced housing” in the conversation on housing affordability. Dorothy noted the choice affects people of all incomes, whether they want to downsize or find different units.
   c. Pastor Daisy Henry asked if nonprofits have come forth with a willingness to build on donated land. Sandra noted that many of the apartment developments have been taking advantage of the Low Income Housing Tax Credits (LIHTC) through the Florida Housing Finance Corporation, and that the funding cycles to take advantage of that do not always line up with land availability.
   d. Pastor Henry asked if the Rehab applicants will be asked again to update their applications. She was worried that the funding would end before the work. Sandra asked for an update on this for the next meeting. Devrie explained that the worst case is that the county would have to correct the expenditures and the new funding would be delayed. Thomas Stauffacher offered to work with the county to help get started.
   e. Mary Valsilevsky came back to Flagler County after working in different locations globally. Her area of professional expertise is sustainable development and land trusts. She is really interested in working in these areas and for that reason is interested in participating in AHAC. The nonprofit she works with is hoping to acquire land to works specifically to house veterans experiencing homelessness. She also wondered about the new rental developments are affordable and how we maintain affordability when attracting people with higher salaries who draw up the median income. She wondered who the developers were. She wondered if developers needed to meet some criteria to develop in the area.
   f. Sandra announced that the Housing Fair would be at FCAR the last Saturday in April and that the Northeast Florida Community Action Agency is accepting applications for Low Income Home Energy Assistance.

   g. Adjournment
AHAC adjourned at 9:47 am.

Next meeting will be March 10th at 8:30 am at the Emergency Operations Center.