

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Meeting Minutes
February 13, 2018

MEMBERS PRESENT: *Sandra Shank, Dorothy Sperber, Charles Ericksen Jr, Rich Belhumeur, David Alfin, Sharon Demers, Joe Kowalsky Thomas Stauffacher and Carmen Bongiovanni*

MEMBERS ABSENT: *Denise Santa Maria*
EXCUSED ABSENT:

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

MEMBERS OF THE PUBLIC PRESENT: *Dr. Douglas Courtney, Ida Meehan, Lindsay Elliot, Donnie Wines and Selena Randolph*

1. Call to order; David Alfin called the meeting to order at 8:30 am.
2. Review of Minutes from the January 16, 2017 Regular Meeting.

A **MOTION** was made by Charlie Ericksen Jr and **SECONDED** by Sandra Shank to approve the minutes of the January 16, 2017 meeting.

MOTION carried unanimously.

3. Guests:

Charlie Faulkner with Faulkner & Associates and Jeff Douglas with Douglas Property & Development, Inc.

Jeff Douglas conversed with the group regarding his background. He is from Orlando and became familiar with Flagler County in the ITT days. He was out by 2002 and back in 2012. Small assists. 77 building permits pulled in 2011. He has holdings south of sea ray.

Charlie met Jeff in '96. 13,000 acres from ITT. Left PC Holdings to go on his own as a private consultant.

David asked about overcoming the affordable housing hurdles in Flagler County.

In 1970 ITT did a great job laying out the city. But in 1985 the environmental aspect was brought to light. In 2000 rezoning became an issue with the multi-family and commercial building. Biggest hurdle we need to overcome is re-zoning, land development codes, and NIMBYism. Town center is an ideal location. Wetlands became an issue in Flagler. 45ft lots vs 50 ft lots. Need to have qualified opinions. Density a huge issue. 12 units per acre

vs Orange County where high density is 50. Great product available but tight rules. Need to increase density in order to get affordable housing moving in Flagler County. Elected officials needs to understand the pushback is due to lack of education.

Need qualified opinions and younger generation advocating for affordable housing. Go off and get a great education, but do not come back to Flagler County because cannot afford to live. Dorothy mentioned talking to Young Professionals Group.

4. LHAP Amendments:

Add new construction strategy/ \$25,000. This will help with impact fees and getting projects off the ground. Huge help to habitat for humanity homes.
Ensure verbiage is there for Flagler Housing Partnership.
Green Energy- need to define for homeowners.
#7 on Page 11 needs to be more generic.

A **MOTION** was made by Sandra Shank and **SECONDED** by Tom Stauffacher to approve the LHAP Amendment changes and send to County Commissioners for approval.

MOTION carried unanimously.

5. Other Business: none
Chair Comments: none
Future Guest Speakers: Ralston will coordinate

6. Public Comments

None

7. Adjourn

A **MOTION** was made by David Alfin and **SECONDED** by Tom Stauffacher adjourn the meeting at 9:47am.