Minutes of the AHAC Meeting July 9, 2019

Members Present: Sandra Shank, Thomas Stauffacher, Rick Belhumeur, Denise Santa Maria, Tammy Yorke, Tammi Marquis

Members Absent: Commissioner Joe Mullins, Dorothy Sperber, Carmen Bongiovanni, Jay Roberts, Diana Seydlorsky

Staff Present: Ralston Reodica, Devrie Paradowski

Members of the public present: Valerie Clymer, Alicia Magazu, Jeffrey Hussey, Rodney Lucas, Denise Calderwood

1. Call to order: Sandra Shank

2. There are no minutes from the previous meeting to approve. Minutes from today’s meeting will be approved next meeting.

3. Sandra introduced Jeffrey Hussey and Alicia Magazu from Community Legal Services of Mid-Florida to discuss common issues surrounding fair housing ordinances to aid in the committee’s recommendation to the Board of County Commissioners to update the county ordinance regarding housing:

   Jeffrey illustrated most common issues included in local fair housing policies: LBGT, marital status, familial status, domestic violence, veteran status, occupation, citizenship, and criminal record.

   Alicia informed attendees of two important considerations: 1. Local fair housing ordinance does not impact private owners renting out a property. 2. Protective provisions are designed to avoid discrimination by encouraging a holistic, human-centered view of the situation with federal guidance if necessary.

   Sandra reiterated that primary purpose of this task is to preserve access to affordable housing.

4. Sandra opened the floor for discussion about fair housing variables to be addressed in the county ordinance. Denise Santa Maria expressed concerns over narrowly defined margins (source of income, criminal record) which could deter potential property owners from opting to rent in our location, to which Alicia clarified the scope of policy. Tammi Marquis expressed concern over the protection of undocumented non-U.S. citizens, to which Alicia and Jeffrey explained the various instances for which a person may not be a U.S. citizen but may be legally residing in the municipality. Members discussed this issue as well as domestic violence with some trepidation regarding the protection of property owners. Rick Belhumeur expressed that perpetrators of domestic violence could pose risks to property owners as well as to other residents in properties.
The group agreed to strike the provisions of domestic violence and citizenship from the recommendation, and they agreed the recommendation should replace the word “handicap” with “disability.”

5. Rick moved to adopt the recommendation to amend for marital status, source of income, sexual orientation, gender identity, veteran status, and criminal record as well as to amend the word “handicap” to “disabled.” Thomas Stauffacher seconded the motion.

6. Other Business—Affordable Housing Panel Forum and Video Debut: Ralston Reodica discussed the airing of the student created video advocating for affordable housing, and Sandra requested discussion on venue, date, and other logistics. The members noted the following points:
   a. Should have accessible day and time: decision was Thursday September 19th with alternate of October 3rd as Tuesdays and Thursdays work best for working adults, and 5:30 is not to late but accessible time frame
   b. Valerie Clymer and Sandra considered food to be a draw for attendees (pizza or free food). Sandra asked if Valerie could secure a sponsor.
   c. Target audience is elected officials, citizens who espouse “Not in my neighborhood” (NIMBY) sentiments, and people in the industry.
   d. Should be immersive and involve an open conversation—(Thomas suggested Toby Tobin moderate)

7. Denise noted that FHA loans will no longer accept down payment assistance unless from government agencies due to the number foreclosures on these homes (higher monthly payments, etc.).

8. Valerie noted some good changes happening—Palm Coast allowed for some duplexes to be bifurcated properties allowing for affordable homeownership options.

9. Public Comments: Alicia announced that she works in the Affordable Housing unit with Mid Florida Community Legal, and that she can help nonprofits and small business developers navigate legal hurdles in developing affordable housing. Denise Calderwood of Family Matters discussed her nonprofit’s work with the homeless and that her nonprofit has a $750,000 housing project in limbo. She is interested in SHIP funding for rental developers and would like to schedule a presentation for AHAC.

Adjourn: Sandra moved to adjourn and Thomas seconded. Next meeting will be held on Tuesday, August 13, 2019.