MEMBERS PRESENT: Joe Mullins, Sandra Shank, Thomas Stauffacher, Dorothy Sperber, Tammi Marquis, Rick Belhumeur, Diana Seydlorsky,

MEMBERS ABSENT: Jay Roberts, Denise Santa Maria

EXCUSED ABSENT:

STAFF PRESENT: Ralston Reodica, Devrie Paradowski

MEMBERS OF THE PUBLIC PRESENT: Valerie Clymer, Jennifer Cauldwell

1. **Call to order**, Sandra Shank called the meeting to order at 8:33 am.

2. Review of Minutes from the October 8th regular Meeting.

   A **MOTION** was made by Thomas Stauffacher and **SECONDED** by Rick Belhumeur to approve the minutes of the October 8th, 2019 meeting.

   MOTION carried unanimously.

3. **Follow-up to AHAC Roles and Responsibilities Webinar on November 4th, 2019:**
   a. Jennifer Caldwell, member of the public, attended the webinar as did Sandra Shank.
   b. Sandra let AHAC members know that the Florida Housing Coalition has training available for free on the website, and she encouraged members to register for the emails and webinars.

4. **Update on Housing Forum on October 29th, 2019**
   a. Sandra asked attendees of AHAC meeting if there was any feedback.
   b. Jennifer said she appreciated the presentation and the definition of affordable housing.
   c. Rick Behlumeur appreciated the professional knowledge available at the forum.
   d. Thomas Stauffacher discussed the follow-up comments to media discussing it and the negative stigmas visible in the community regarding affordable housing.
   e. Sandra expressed a need to de-stigmatize and inform the community about the spectrum of housing types and needs within the realm of housing affordability.
   f. Joe explained his observation that some people with the ability to comment online often do not represent a large swath of citizens. He emphasized the importance of demonstrating tenant contributions to the local economy. Sandra added that part of the dialogue should involve highlighting a trajectory from renting to homeownership.
   g. Sandra suggested working on the positive opportunities for diverse housing options and stated that “you cannot empower negative people.” She asked AHAC members to be the change they wish to see.
   h. AHAC members discussed the nature of Flagler County in regard to demographics, and they noted that the community was no longer a retirement community, as public attendee Valerie Clymer observed that the population of the schools strongly indicate families are indeed living in the county.
i. Regarding growth, Valerie said the county appears to prefer to maintain bedroom community status by saying “no” to big development. She suggested that Helga Van Eckert, director of the Flagler County Department of Economic Opportunity, appears to send the message that this is a retirement community not wanting bigger development and growth.

j. Members discussed other counties to which Dorothy Sperber suggested refraining from comparing Flagler County with other counties, particularly out of some fear that our county will receive the developmental projects not wanted in those counties.

k. Rick noted that there will be an impact fee study being commissioned by municipal governments in Flagler County which could prove useful for AHAC to get involved with economic and housing activities.

l. Dorothy asked SHIP staff to get more information on that.

m. Sandra asked Joe as a representative of the county commission, to take the lead in facilitating a local government and housing expert workshop. Joe said he was in a place to get some of these people together. Sandra asked for a date, experts, local officials, planners, for a comprehensive strategic look at housing planning for housing affordability. Commissioner accepted the responsibility to lead this collaborative initiative. Sandra suggested involving the technical insight from the Florida Housing Coalition, and Tammi suggested bringing builders into this housing affordability problem solving retreat.

n. Sandra specified that it should be scheduled by the first quarter of the year, and Joe said the new UNF plan in the city of Palm Coast makes the bargaining chip strong for the beginning of the year, and Sandra then re-routed this new housing project goal toward January. She suggested calling it an affordable housing retreat, to which Tammi suggested calling it “Housing retreat,” and members appeared to agree that “affordable housing” carries with it a stigma not productive in simply developing innovative solutions for housing affordability. They agreed on “housing retreat” versus using any adjective discussing affordability.

o. Sandra suggested a phase two to the retreat to have a plan to put the solutions from the housing retreat into actual action—something involving nonprofit developers and the players in the housing market capable of putting the solutions to work.

A MOTION was made by Diana Seydlorsky and SECONDED by Rick Belhumeur to approve of Commissioner’s Mullins initiation of a housing retreat for January 2020.

MOTION carried unanimously.

p. 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.

5. Legislative Advocacy
   a. Sandra reminded AHAC that there would be a legislative delegation meeting at the Board Chambers on November 21st, 2019.
   b. AHAC mentioned the importance of advocating for full Sadowski funding.
   c. Members discussed going to Tallahassee to meet with Representatives.
   d. Sandra says we need a Flagler County delegation.
   e. Sandra asked for a volunteer to set up delegation meeting.
   f. Ralston mentioned S.B. 306 and H 381 to stop the sweeps.
g. Ralston noted that the fair housing ordinance being reviewed by legal and staff will keep AHAC updated.

6. **Public Comments**
   h. A member of the public commented on Ashon Nesbit of the Florida Housing Coalition’s discussion of Community Land Trusts and asked if there was a mechanism to ensure that they would make housing affordable in the long term. She noted she has a plan for a community.

7. **Disaster Housing Plan**
   a. Interested volunteers should contact the SHIP administrator.
   b. Volunteers to assist with the Disaster Housing Assistance plan do not have to be AHAC Members.
   c. Ralston asked members to please review the disaster housing plan.

8. **Other Business**
   a. Rick commended chair, Sandra Shank for the work she has done to direct AHAC, and to stay on the mission. He said she really goes beyond what the predecessors have done and he noted that she is really committed to what she has done, to which she thanked him for the comment and expressed that it is her honor to serve the committee.

9. **Adjournment**

   **A MOTION was made by Joe Mullins and SECONDED by Thomas Schafer to adjourn the meeting at 9:26 am.**

   **MOTION carried unanimously.**

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