

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Meeting Minutes
November 10, 2020

MEMBERS PRESENT: *Sandra Shank, Rick Belhumeur, Denise Santa Maria, Nealon Joseph, Diana Seydlorsky, Trish Giaccone*

MEMBERS ABSENT: *Commissioner Erickson*

EXCUSED ABSENT: *Dorothy Sperber*
STAFF PRESENT: *Heidi Petito, Devrie Paradowski*

MEMBERS OF THE PUBLIC PRESENT: *Valerie Clymer, Pastor Daisy Henry*

1 1. **Call to order.** Sandra Shank called the meeting to order at 8:30 am.

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3 2. **Pledge of Allegiance**

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5 3. **Additions and Corrections to Agenda:** Trish noticed that the agenda called for the
6 approval of minutes for October 10th, when the correct date should be October 13th,
7 2020. No other additions or corrections noted.

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9 4. **Approval of Minutes:**

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11 Trish observed that line 33 of the October 13 minutes was not a complete sentence.
12 Devrie acknowledged the error and noted she would revise the minutes to complete the
13 sentence as originally observed and intended. Trish also noted line 58, in item 7D had a
14 contained the misspelling of the minutes.

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16 A Motion was made by Rick Belhumeur to approve the October 13, 2020 Minutes as
17 amended with corrections and seconded by Trish Giaccone. Motion carried
18 unanimously.

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20 5. **SHIP Staff Report**

21 a. Devrie deferred to Heidi for an update on the bylaws. Heidi explained that the bylaws
22 would be on the agenda for the December 7th meeting, requiring a public notice due to
23 the revision of the ordinance, with both under review in the legal department.

24 b. Devrie noted that Flagler Cares is still working to spend the housing money for the
25 Cares Act, and they had received over 130 applications within a few days of opening up
26 for applications for the housing assistance through the Florida Housing Coalition. She
27 explained that Florida Housing Finance Corporation is hoping to see big numbers to
28 advocate for funding the Trust Fund. She explained that many jurisdictions had a bid
29 delay in getting agreements signed but the need is absolutely there, and the advocacy
30 continues to get SHIP funding released so as not to have legislatures consider the
31 cares act a replacement for Sadowski Funds.

32 c. Sandra asked about the number of evictions and expressed concern that the funding
33 is going where it should be going to preserve funding, citing recent research finding that
34 addictions spiked. Trish noted that, even with direct payments to landlords, there may
35 be an indirect impact on substance abuse. Devrie mentioned that she called the Clerk's

36 office for eviction reports and said Carrie Baird of Flagler Cares had already begun
37 research into this. Devrie mentioned EvictionLab can get numbers. Flagler Cares would
38 likely bet the best organization to get eviction data.
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40 6. **Legislative Update**

- 41 a. Devrie reiterated the reality that the need is really big for COVID-19 rental assistance;
42 however, in using it as a tool to advocate for funding the Sadowski Housing Trust
43 Fund, it could be initially deceiving as some of the initial bureaucracy delayed the
44 reporting for many jurisdictions.
- 45 b. Trish asked Heidi if AHAC would see the draft of the bylaws going before the
46 B.O.C.C. Heidi explained that she had understood that AHAC had already discussed
47 it. Rick understood that they had approved a draft and that it had changed before
48 they saw again and that there were new changes that they had not had the chance
49 to review. He said there were changes to it. Sandra said she thought they had
50 reviewed the bylaws and that it was to go back through legal. Heidi said she would
51 email it to Devrie to send out.
- 52 c. Sandra noted that AHAC had not seen the Fair Housing ordinance that they had
53 discussed. Heidi said that the housing work group would be reviewing it. Devrie said
54 she understood that the Fair Housing Ordinance was tabled in lieu of the affordable
55 housing ordinance. Sandra explained that AHAC had been working on it for a while
56 and that the current fair housing ordinance was noted to be relatively progressive;
57 however, there were some recommendations by AHAC. She explained that AHAC
58 had considered a number of protected classes; however, they decided not to add in
59 the domestic violence provisions, but that AHAC was surprised to learn that the
60 domestic violence protection had been added outside of their recommendations
61 without any discourse. Heidi mentioned that she understands that the position of the
62 administration is to be leery of adding too many provisions, and that the position is to
63 defer to HUD regulations. AHAC noted that they had begun the workup on the
64 ordinance well over a year ago, and Sandra said that she thinks the domestic
65 violence issue was what seemed to deter the progress on the ordinance. Rick said
66 they were not in favor, as a committee, of adding that provision. Denise mentioned
67 that the members were in considerable conversation originally on how enforcement
68 would be treated for violations of this ordinance. Trish commented that the proper
69 protocol had not been followed with an alteration of the ordinance.
- 70 d. Heidi commented that there needs to be communication between SHIP staff and
71 AHAC. And Sandra said that the situation happened right when Ralston was leaving,
72 so the miscommunication could not really be resolved.
- 73 e. Sandra asked that the Fair Housing Ordinance stay on the AHAC agenda.
- 74 f. Trish asked Heidi if there was a way to get housing ordinances that go before the
75 board to AHAC since there seems to be confusing, and Heidi says the only housing
76 ordinance she is aware of is the one regarding AHAC. Heidi noted that she did not
77 know the history of the fair housing ordinance.
- 78 g. Heidi explained the Housing Work Group as a measure to set a progressive
79 approach to facilitate housing affordability for developers of different housing types,
80 not just rental development.
- 81 h. Devrie interjected that it was her understanding that the bylaws had been voted on
82 and so she submitted them to be reviewed by legal without bringing them back. She
83 also noted that there is an interlocal agreement with Palm Coast to alternate
84 appointments and that she's getting clarification on the alternating appointments.
85 She noted that the planning agency has been filled by the county's commissioner
86 but that the city's planning agency is the Planning and Land Development Review

87 Board which is filled by citizens. And she explained she is hoping to ensure the
88 positions are filled correctly. Sandra asked if a position can be changed on AHAC if
89 a member fills that position and members agreed that it has been done before.
90 Devrie said she had seen some emails where the positions could be changed but it
91 has to go before the board. Rick noted that it had been done before. Sandra
92 reiterated that the county is growing and it is important to do the work according to
93 statute.

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95 **7. Housing Work Group**

96 a. Sandra moved on to this section to which Rick noted that the members already
97 discussed this.

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99 **8. Public Comments**

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101 b. Valerie Clymer mentioned that the Flagler Housing Partnership (FHP) is on task to
102 be HUD Certified by the summer. The nonprofit is currently offering financial and
103 credit classes. Valerie is an FDIC financial trainer. The FHP has been getting a good
104 turnout in students and they will need demonstrate history before receiving the HUD
105 certification status. If no other agency in Flagler County reaches this designation
106 before they do, they will be the first HUD certified housing counseling agency in the
107 county.

108 c. Pastor Daisy Henry stated that she observed that Ralston's position had still not yet
109 been filled, and she suggested filling another position to work with Devrie. She said
110 that there was funding that will be idle without help, and she said that it seems as
111 though this is a lot of work for one person. She said she thought Devrie was doing a
112 good job and her hands are full. She said "If you have a stable head, then the body
113 is about to fall in line," as she expressed concern that the work needs to be done to
114 benefit the citizens. Sandra expressed a public recommendation for Devrie to fill the
115 position.

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117 Denise Santa Maria motioned to adjourn and Rick Belhumeur seconded the motion. The
118 motion carried unanimously.

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120 AHAC adjourned at 9:19 am.

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122 Next meeting will be December 8, 2020
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