

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
PUBLIC HEARING Minutes
January 23, 2024

MEMBERS PRESENT: Commissioner Rick Belhumeur, Commissioner Andy Dance (AHAC Elected Official), Kim Carney, Valerie Clymer (Vice Chair), Trish Giaccone (Chair), Sandra Shank, Angela Smith, Nicole Graves

MEMBERS ABSENT: Council Member Cathy Heighter (AHAC Elected Official)

EXCUSED ABSENT:

MEMBERS OF THE PUBLIC PRESENT: Michele Lee-Wayne, Lydia Gregg

STAFF PRESENT:

- Jaqueline Gonzalez (Site Development Coordinator – City of Palm Coast)
- Adam Mengel (Growth Management – Director – Flagler County)
- *Devrie Paradowski (Housing Program Manager—Flagler County)*
- *Eduardo Diaz Cordero (Housing Program Coordinator, AHAC Liaison—Flagler County)*
- *Crystal Eubank (HHS Administrative Assistant)*

1 **1. Call to order, Roll Call and Pledge of Allegiance:**

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3 Sandra Shank called the meeting to order at 3:06 pm. Sandra Shank led the pledge of
4 allegiance. Roll call was completed.

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7 **2. Corrections or Additions to Agenda:** The Pledge of Allegiance will need to be added
8 to the agenda. Commissioner Andy Dance (AHAC Elected Official) motioned to approve
9 agenda with corrections. Valerie Clymer seconded. The motion carried unanimously.

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12 **3. Approval of Previous Meeting Minutes:** Commissioner Rick Belhumeur motioned to
13 approve the November, 2023 meeting minutes and the motion was seconded by Valerie
14 Clymer. The motion carried unanimously.

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17 Trish Giaccone came online. Introductions hence forward.

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20 **4a. Election of Chair and Vice Chair:**

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22 Commissioner Rick Belhumeur nominated Trish Giaccone for Chair. The motion
23 was seconded by Valerie Clymer. The motion carried unanimously.

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25 Commissioner Rick Belhumeur nominated Valerie Clymer for Vice Chair. The
26 motion was seconded by Commissioner Andy Dance (AHAC Elected Official).
27 The motion carried unanimously.

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4b. Planning for the upcoming 2024 year:

(Chair) Trish Giaccone opened up the topic for discussion. (Vice Chair) Valerie Clymer suggested that the committee get feedback on proposed recommendations to address considerations earlier in the year. Getting feedback from staff would allow the committee to adjust specifics or wording to make it more actionable.

Commissioner Andy Dance (AHAC Elected Official) noted that the County Commissioners did not pull any of the AHAC recommendations and (Vice Chair) Valerie Clymer mentioned that the recommendations go to both the county and the Palm Coast City Council.

Commissioner Andy Dance (AHAC Elected Official) reminded the Committee that the former chair, Nealon Joseph established both action items and requested a follow-up on the items to happen within a specified timeline.

Sandra Shank asked Devrie Paradowski if she would present the after-action items in the February meeting. Devrie Paradowski said that the timeline addressed by the former AHAC chair was simply that there be action items at each meeting and that there would be staff follow-up for the AHAC report would happen within the first quarter, preferably in the February meeting. She noted that Growth Management Director, Adam Mengel would be attending the next meeting as the County Administrator's designee but was unsure who would be attending from the City of Palm Coast. She asked Jackie Gonzalez, the Site Coordinator from the City of Palm Coast, who represents the City of Palm Coast at the meetings, and Jackie said she would have to get back to the committee.

Kim Carney reiterated the committee's focus on staff accountability for the recommendations that the committee makes which are adopted by the respective governing boards. She said that involving staff with the process and follow-up will enable action. She asked about a timeline to which Devrie Paradowski summarized her understanding that there would be a follow-up in the first quarter of the year, followed by action-items in each of the agendas (items to follow-up on and items to watch going forward).

Devrie Paradowski re-introduced Jackie Gonzalez as the best contact during the meetings for City of Palm Coast questions, and she noted that there is a staff of three total planners with the County, including the director, Adam Mengel. She said Gina Lemon, would be training new staff, Simone Kenny on the County's side, and that Devrie Paradowski would get information back and forth between the committee and Simone Kenny as needed, if Simone was unable to attend the committee meetings. Adam Mengel added that he is always there to help the committee. He confirmed that he would be at the February meeting.

Kim Carney suggested that the committee continue to plan to review the incentives each month rather than waiting for the month of September to begin discussing the incentives.

(Chair) Trish Giaccone agreed with Kim's suggested, and she added that she would like someone to also attend a meeting in the future that can educate the AHAC more on the

79 Live Local Act. Kim Carney stated she liked that as a goal. Sandra Shank recommended
80 inviting Kody Glazer, the Attorney for Florida Housing. Devrie Paradowski added that
81 legislative updates for the Live Local Act are available online through Florida Housing
82 Coalition and the website is flhousing.org. (Chair) Trish Giaccone asked if the meetings
83 are recorded and can they be viewed later. Devrie Paradowski said they were.

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85 (Chair) Trish Giaccone asked if there were any other items for open discussion. Sandra
86 Shank mentioned planning for the Housing Fair. (Vice Chair) Valerie Clymer stated she
87 would reach out to Lydia Gregg with Mid Florida Housing Partnership as she plans these
88 each year. Someone mentioned that it might be better if the Housing Fair were located
89 at the Palm Coast Community Center. Lydia Gregg then came online. She asked if there
90 was a specific date and if there was a venue change. She recommended a Saturday and
91 not April, 27th because the Daytona Housing Fair was on that day. (Vice Chair) Valerie
92 Clymer mentioned the Community Center for a venue. Jaqueline Gonzalez said if she
93 was given some dates she would check with the Palm Coast Community Center. (Vice
94 Chair) Valerie Clymer asked if she could check the 13th or 20th. (Chair) Trish Giaccone
95 asked if she could check the Belle Terre Community Center as well. Nicole Graves
96 mentioned that high schools have prom during mid-April and might deter some
97 participants on a family level.

98 Sandra Shank asked if there were vendor sponsorship agreements. (Vice Chair) Valerie
99 Clymer stated that Lydia Gregg has them.

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101 Devrie Paradowski added that there would also be a follow-up Housing Policy Forum this
102 year. Sandra Shank and (Vice Chair) Valerie Clymer thought doing so was a good idea.
103 Jaqueline Gonzalez asked if it was going to be held at the Community Center as well.
104 Devrie Paradowski replied that if the Palm Coast Community Center was available, that
105 would be a good venue. Sandra Shank stated a Friday seemed to work the best for
106 professionals. (Chair) Trish Giaccone reiterated that Jaqueline Gonzalez was going to
107 look into the 12th-13th and the 19th-20th of April for dates at the community center. Nicole
108 Graves mentioned AHAC should start to plan for next years starting in October.

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110 Devrie Paradowski talked about an update in February for a revision on the LHAP for
111 purchase assistance which allows SHIP to provide an increased amount to help home
112 buyers and a separate rehab component will be added to it.

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114 Sandra Shank stated she would like to see more professionals like contractors and
115 home builders to attend the AHAC. (Chair) Trish Giaccone stated she likes the thought
116 of the education piece but didn't think the AHAC meetings were the right place for it.
117 Devrie Paradowski mentioned the AHAC is actively trying to fill a spot on the board that
118 is an active laborer in the residential building industry and the other is someone
119 representing, somebody that works in construction management. Jaqueline Gonzalez
120 recommended attending their meetings and bringing our information to them.

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123 **4c. Action Items:**

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125 Get designees from the County and City for February's meeting.

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127 Have a follow-up for action items on the agenda.

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129 Add the pledge to the agenda.

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Public Comments: None

Adjournment:

Commissioner Rick Belhumeur made a motion to adjourn the meeting. Commissioner Andy Dance (AHAC Elected Official) seconded. The motion carried unanimously. The meeting adjourned at 3:56 pm.