

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Regular Meeting Minutes
May 28, 2024

MEMBERS PRESENT: Trish Giaccone (Chair), Valerie Clymer (Vice Chair), Sandra Shank,
Council Member, Angela Smith, Commissioner Rick Belhumeur, Kim
Carney, Nicole Graves

MEMBERS PRESENT VIRTUALLY: NONE

MEMBERS ABSENT:

EXCUSED ABSENT: Commissioner Andy Dance (AHAC Elected Official), Cathy Heigher
(AHAC Elected Official).

STAFF PRESENT (All staff of Flagler County BOCC and Palm Coast City Council):

- *Jacqueline Gonzalez (Site Development Coordinator -- City of Palm Coast)*
- *Michael Hanson (Planning—City of Palm Coast)*
- *Devrie Paradowski (Housing Program Manager—Flagler County)*
- *Sheryl Simmons (Administrative Assistant-Flagler County)*
- *Kim Bennett (Human Services Program Manager)*
- *Joe Hegedus (Health and Human Services Director)*

MEMBERS OF THE PUBLIC: Terrie Baker, Michele Wayne, Lydia Gregg

1. Call to order, Roll Call, and Pledge to the Flag: Trish Giaccone (Chair) called the meeting to order at 3:04 pm. She led the pledge of allegiance and conducted roll call.

2. Approval of Agenda: Valerie Clymer (Vice Chair) motioned to approve agenda. Angela Smith seconded the motion. The motion carried unanimously.

3. Approval of Previous Meeting Minutes: Valerie Clymer (Vice Chair) motioned to move the approval of the March and April 2024 meeting minutes to the June meeting due to insufficient time to review the previous meetings. Angela Smith seconded the motion. The motion carried unanimously.

4. Agenda Items:

4a) Presentations: None

4b) Staff Updates and Action Item Follow-up:

1. **Jackie Gonzalez** (Site Development Coordinator—City of Palm Coast) Shared information she learned from her recent attendance at the Florida Community Development Associations 48th Annual Training and Conference. She said that the committee needs to discuss three (3) things that are important for AHAC.

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- Welcoming more members - to represent the stakeholders in the community. She went on to say that there are five (5) major employers in Flagler County but there are no major employers on the AHAC. She mentioned that Florida Hospital is the largest employer in Palm Coast, and they receive \$10 million in grants for affordable housing units for their staff. Jackie encouraged the committee to reach out to the other major employers.

55 Kim Carney noted that the member categories are prescribed by policy, to which Jackie Gonzalez
56 noted that there are some available vacancies on the Committee which would fit the need.

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- Jackie said that she learned a lot about the development of Community Land Banks and where funding may be available for them. Jackie mentioned that the City of Palm Coast's grant writer, Maeven Rogers, has agreed to help with this initiative should the Committee provide recommendations to that aim. Jackie said that the grant writer for Palm Coast has had people approach her regarding donating land for affordable housing. Jackie explained that if land were donated to the City of Palm Coast, the land would not be required to be used for affordable housing; however, if it were donated to a Community Land Bank, then doing so would ensure the land would be designated for affordable housing. Jackie reiterated that these initiatives are what the Committee could help shape.
 - The Committee needs to figure out the role it wants to play. She said that the committee has more power than it realizes, however, the committee needs guidance and direction.
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74 Jackie explained that she learned about employer funded housing programs, noting that
75 firefighters and paramedics have been experiencing lack of housing options prompting innovative
76 solutions to provide complexes by their employers. She suggested having training by some of
77 these other program leaders to understand how the Committee can develop recommendations that
78 would inspire collaborations to make best use of local resources. She also reiterated the
79 importance of inviting the major employers to consider requesting an appointment to the
80 Committee.

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82 Jackie further explained that the City of Palm Coast receives a higher allocation of Community
83 Development Block Grant, which has been used to develop some of these workforce housing
84 initiatives, than some other cities, such as Ocala.

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86 Sandra Shank noted that some communities have removed some of the barriers to affordable
87 housing, highlighting some of the local initiatives which may not be fully advertised.

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89 Angela Smith added the importance of entrepreneurship and 21st Century skills to address housing
90 affordability, and she expressed again that she felt the Committee had been dismissing her idea.

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92 Valerie Clymer, (Vice Chair) presented her observation in her field that trained educators and first
93 responders have been leaving the county to seek workforce housing available in other
94 communities, stressing the observation that Flagler County employers have paid for the training
95 only to lose the skill to other communities due to a lack of attainable and available housing units.

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100 Trish Giaccone, (Chair) thanked Jackie for her input and said that the Committee needs to fine-
101 tune its priorities when considering which speakers to invite. She asked Jackie to provide
102 suggestions. Jackie added that the person working in Ocala has experience in tying SHIP and
103 CDBG in using the funding for innovative solutions such as Community Land Banks. She then
104 introduced Michael Henson, a new planner coming to Palm Coast from Volusia County. She said
105 he can help provide direction to the Committee members.

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107 Sandra Shank, motioned for Jackie to prepare a list of contacts to speak to AHAC over the next
108 five to six months based on availability. Nicole Graves seconded the motion. Valerie Clymer, (Vice
109 Chair) then asked if the committee could offer zoom for convenience to the speaker. Sandra Shank
110 then modified her motion to be in person or virtual, whichever is most accommodating. Nicole
111 Graves seconded the modification. Motion carried unanimously

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113 Trish Giaccone asked Devrie Paradowski to share the updates regarding local government
114 requirements to address homelessness.

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116 Devrie Paradowski provided some updates to the Committee reiterating that the Committee only
117 has about six meetings before the Committee’s annual report. She said that the Public Hearing will
118 be in November for the Committee to vote on the recommendations. She reiterated the history of
119 the purpose of the Committee, highlighting that the requirement for the committee started in the
120 wake of the Growth Management Act of 1985 requiring local governments to plan for the
121 availability and affordability of housing for current and anticipated citizens. She said the purpose of
122 the Committee’s goal is the preservation and production of affordably priced housing, noting that
123 the requirement to review the 12 incentives mandated in statute is rather non-linear. She stressed
124 the critical importance of planning staff to help the committee determine priorities which are
125 broader in scope than the specific incentives listed in that statute.

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127 Devrie noted that there will be a recording of the Housing Forum and that it would be sent out to
128 help Committee members review the insight from the Forum. She said that staff and other
129 members have commented on the great job (Vice Chair) Valerie Clymer did in moderating the
130 forum, and expressed thanks to all the panelists who helped provide insight on barriers to
131 affordable housing development.

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133 **4c): Committee Discussion**

- 134 1. Trish Giaccone, Chair, thanked Valerie Clymer (Vice Chair) for a job well done
135 on the Housing Forum. She reminded the committee that it speaks with one
136 collective voice and that the Committee is not a conduit to further individual
137 goals or desires. Furthermore, staff should not be asked to do stuff outside the
138 scope of their role.
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140 2. Angela Smith read her document and expressed her frustration at not being
141 heard regarding her plea for 21st century skills and ethical workforce
142 development. Nicole Graves explained that she had researched ethical
143 workforce development to understand the specific goal that Angela Smith is
144 attempting to present to the Committee as a recommendation. Nicole Graves
145 noted that there was no concrete definition of Ethical Workforce Development,
146 and she questioned the relation of this vague concept as it relates to the
147 production of housing units. Nicole Graves made a clear distinction between
148 social services that help people with economic self-sufficiency and the
149 Committee’s purpose on Florida Law to help expand the availability of physical

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housing units. She explained that the problem the Committee is tasked with addressing is the availability of physical housing units, providing the example of herself and her family who have exceeded the attainment of 21st Century Skills yet cannot find reasonably priced, attainable housing to purchase. She then used her name card, folded into a triangular structure, to provide a visual representation of physical housing units, confirming that economic self-sufficiency certainly important, but it is not the stated purpose of the Committee.

Trish Giaccone (Chair) paused Angela Smith to emphasize a quote from her document, which said, “From my perspective, AHAC’s purpose is to guide people who have the greatest need for affordable housing, primarily because they are struggling financially.” Trish Giaccone (Chair) provided another quote from Angela Smith’s Document, which said, “We have the possibility to consider how to use training opportunities to prepare some of the same people.” Trish Giaccone (Chair) noted that the Committee has a responsibility to adhere to the purpose of the Committee as defined by statute. Trish Giaccone (Chair) expressed that each of the Committee members has a unique perspective but that the Committee must understand those perspectives and move forward in the interest of the majority as it relates to the intended purpose of the Committee.

Trish Giaccone (Chair) asked Agela Smith if there was something that she would like to Committee to specifically consider at that moment. Angela Smith explained that she would like information regarding her idea that there is an importance to develop 21st Century Skills and embrace Ethical Workforce Development be completely discussed. Angela Smith said that she was a paid subject matter expert consultant and further explained that she had taken considerable effort from her primary work to compile this information for the Committee.

As Angela Smith read portions of her document to the Committee, noting that she had updated the document and that staff had not sent out the updated one, she read concerns for the City of Flagler Beach, particularly in allowing for franchised food trucks and vendors to attend Flagler Beach events. Angela Smith expressed concerns that such endeavors impacted the smaller, local business owners. Kim Carney noted that she had served as a Flagler Beach Commissioner, was a resident of the City of Flagler Beach, and she had continued to remain involved in and aware of Flagler Beach initiatives. Kim Carney said she felt compelled to respond to the letter, noting that Flagler Beach staff took considerable measures to reach out to every business owner in Flagler Beach to invite them to attend events at no cost them. Sandra Shank Reiterated that AHAC is not the committee for fostering 21st century skills, reiterated the statutory purpose of the AHAC, requesting that the Committee move onto discussion to prepare for their next steps as they prepare for their report in November, as according to statute.

- 3. Open Discussion – Valerie Clymer (Vice Chair) gave an update on the Forum and Housing fair. She talked about the good and the bad of the events and offered the date and ways the events could be better next year.

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Kim Carney recognized that Scott Culp had a lot of information at the last meeting, and she offered that the minutes detailing his presentation should not be overlooked. She said he pointed out three things that seem doable, and she said that his presentation notes could form the basis of further discussion. Sandra Shank added that she felt a representative from Blue Sky Communities, an affordable housing developer, provide further insight to the committee.

5. Public Comments: Terrie Baker- Shared the need for affordable housing with regards to adults with special needs. She expressed that there is nothing available in Flagler County that meets this need.

6. Adjourn: Trish Giaccone (Chair) motioned to adjourn. Valerie Clymer (Vice Chair) seconded the motion. All in favor. The motion carried unanimously.

AHAC adjourned at 4:21 P.M.