

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Regular Meeting Minutes
June 25, 2024

MEMBERS PRESENT: Trish Giaccone (Chair), Sandra Shank, Council Member Cathy Heigher, Angela Smith, Commissioner Rick Belhumeur, Nicole Graves

MEMBERS PRESENT VIRTUALLY: NONE

MEMBERS ABSENT:

EXCUSED ABSENT: Commissioner Andy Dance (AHAC Elected Official), Valerie Clymer (Vice Chair), Kim Carney,

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

- Jacqueline Gonzalez (Site Development Coordinator -- City of Palm Coast)
- Michael Hanson (Planner – City of Palm Coast)
- Adam Mengel (Growth Management Director—Flagler County)
- Eduardo Diaz Cordero (Housing Program Coordinator – Flagler County)
- Devrie Paradowski (Housing Program Manager—Flagler County)
- Sheryl Simmons (Administrative Assistant-Flagler County)
- Kim Bennett (Human Services Program Manager—Flagler County)
- Joe Hegedus (Health and Human Services Director—Flagler County)

MEMBERS OF THE PUBLIC: None

1. Call to order, Roll Call, and Pledge to the Flag: Trish Giaccone (Chair) called the meeting to order at 3:02 pm. Commissioner Rick Belhumeur (Flagler Beach) led the pledge of allegiance and Sheryl Simmons conducted roll call.

2. Approval of Agenda: Sandra Shank motioned to approve agenda. Nicole Graves seconded the motion. The motion carried unanimously.

3. Approval of Previous Meeting Minutes: Commissioner Rick Belhumeur motioned to approve April 28th, 2024 meeting minutes. Sandra Shank seconded the motion. All in favor. The motion carried unanimously. Sandra Shank motioned to accept the May 28th, 2024 meeting minutes as printed. Commissioner Rick Belhumeur seconded the motion. All in favor. 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) Updated AHAC on the recent Citizen Advisory Task Force (CATF) meeting on the updates to the City of Palm Coast’s Local Housing Assistance Plan (LHAP). She shared that everything went fine and that the committee members approved it. She shared that there will be changes

49 to the LHAP where they will ask to increase the maximum award amount on the City's
50 Community Development Block Grant (CDBG) Housing Rehab to \$80,000 to match the
51 County's State Housing Initiative Partnership (SHIP) funding limit. Jackie concluded her
52 update with a meeting reminder about the Housing Element of the Comprehensive Plan
53 that would be held the following evening with dinner beginning at 4:30pm and the
54 meeting right after. Jackie went on to say, "This is the portion of the housing part of our
55 Comprehensive Plan, so that's the only reason I'm inviting AHAC or anybody who is
56 interested at this point because this your chance to make any comments or updates or
57 have questions in regard to housing at this time". Trish Giaccone (Chair), informed
58 Jackie that she would not make the Comprehensive Plan meeting due to a previously
59 scheduled meeting, but she encouraged other AHAC members to attend if their
60 calendars would allow. Trish Giaccone (Chair) inquired if AHAC members needed to
61 RSVP, Jackie responded no, and that the meeting was opened to the public. Jackie
62 reiterated that it is the biggest portion with the Housing/Transportation. She said that she
63 would email Devrie Paradowski the agenda.

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65 Trish Giaccone (Chair), thanked Jackie and took that opportunity to ask her if there were
66 any other scheduled presenters on the agenda for beyond August that she had spoken
67 to? Jackie responded no, and that they were still working on that.

- 68
69 2. **Adam Mengel** (Growth Management Director—Flagler County) explained to the
70 committee the Board of County Commissioners (BOCC) had asked staff to come up with
71 a moratorium on the Live Local Act to allow the county time to adopt zoning regulations
72 that would be compatible with the act. He said that there was a decision to halt the
73 moratorium, and instead, staff is planning an ordinance. Staff is reviewing what other
74 governments have done, though the legislation has evolved. Staff is looking at to ensure
75 the affordable housing development is compatible with neighboring developments.
76 Concepts include looking into set-back requirements, tree planning and preservation and
77 developing "uncomplimentary buffers," which are buffers between two incompatible
78 types of developments such as would happen when there is industrial development
79 adjacent to residential development.

80
81 Adam would like the Committee to look at what they would like to be considered when
82 preparing recommendations to the Flagler County Board of County Commissioners. He
83 specified not reducing requirements for affordable housing, but considering the
84 compatibility. He asked how should parking between these developments be required,
85 specifically to create some form of separation between incompatible developments.
86 Considering commercial traffic associated with some type of development, there may be
87 some considerations for requirements for residential developments that pre-empt zoning
88 for commercial or industrial to build affordable residential housing.

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94 **4c): Committee Discussion**

95 Sandra Shank opened the discussion with HB 1365. Devrie Paradowski then gave a
96 synopsis of HB 1365. She stated that she printed out the bill analysis but while she's not a
97 lawyer she recognized that local governments are being asked under HB 1365 not to allow
98 people experiencing homelessness to use public spaces. She further stated that the bill
99 stated that if a citizen or business owner sees people experiencing homelessness using

100 public spaces, they can file a complaint, however, they must start with the county, and they
101 can file a lawsuit. The Bill does allow local government to designate a place without
102 requesting approval through DCF. Nicole Graves brought up a similar situation that occurred
103 in Daytona beach a couple of years ago to confirm if HB 1365 would be different. Joe
104 Hegedus also commented that theoretically, it wouldn't be just putting some folks
105 somewhere, and he noted the need to be connecting services to resources. He went on to
106 say that on the flip side of that the legislation doesn't assign or allocate any funding for HB
107 1365. He noted that he had had some conversations with the County Admin regarding these
108 issues and that ideally, the county will initiate a plan. Sandra Shank also commented that it
109 is a very concerning bill because it highly discourages local governments from doing
110 anything due to potential lawsuits. She called it horrible legislation with consequences that
111 are far reaching, citing the need to address housing for natural disasters in the state of
112 Florida and the consequences for county governments having limited ability to address
113 options. She said she understands local government apprehension to address
114 homelessness under this legislation, but she would support anything that would move in a
115 better direction.

116
117 Angela Smith commented that she admired Sandra Shank's wisdom and she said it's time
118 to acknowledge the legislation will not help people experiencing poverty and that it is
119 impossible to use.

120
121 Trish Giaccone (Chair) thanked the members for their comments on this legislation,
122 expressing concern that it could lead to the further criminalization of people experiencing
123 homelessness. She said she was looking forward to seeing what the county decides to do
124 going forward.

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126 Devrie Paradowski added that she printed out the AHAC guidebook for the Committee
127 members to review to consider what questions to ask of planning staff. She noted that there
128 are examples in the guidebook on what other examples recommended.

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130 **5. Public Comments: None**

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133 **6. Adjourn:** Trish Giaccone (Chair) motioned to adjourn. Commissioner Rick Belhumeur seconded
134 the motion. All in favor. The motion carried unanimously.

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136 AHAC adjourned at 3:33 P.M.

137
138 **Attached: Meeting Materials**

- 139 1. Letter from Angela Smith
140 2. [AHAC Guidebook \(linked\)](#)

Dear Flagler AHAC members,

June 25, 2024

Concept: Flagler County AHAC: A simple method to become financially independent by building skills, sharing happiness and enjoying life.

Topics: **#1 August Presenter, #2 Flagler County [Comprehensive Plan 2010-2035](#), #3 I do not understand, #4 Considerations, #5 AHAC Meeting Comments, #6 AHAC Resources. #7 My shared resources**

#1 August Presenter: Marcus Davis, [Blue Sky](#):

Formed in 2012, Blue Sky inspires positive change in communities across Florida through high-quality workforce housing development. As a developer and owner of multifamily affordable housing using the Federal Housing Credits program, [Blue Sky](#) is a leading advocate for helping nonprofit groups and local governments reach their affordable housing goals by developing state of the art, **environmentally sound** affordable housing units.

I reiterate that I share Blue Sky's passion to inspire positive change in communities across Florida through high-quality workforce housing development. I look forward to seeing the data that shares with AHAC how Blue Sky is environmentally sound. I especially am interested to consider how AHAC can include 21st Century Skills as a method of an incentive toward home ownership. The AHAC team invites partners to speak about workforce development, why does it seem our team avoids this obvious problem within the team?

#2 Flagler County Comprehensive Plan 2010-2035

#1 The provision of housing for all current and anticipated future residents of the jurisdiction.
#4 The provision of adequate sites for future housing, including affordable workforce housing as defined in s. 380.0651(3)(j), Florida Statutes, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

#3 I do not understand why it seems as though the AHAC members oppose me every time I speak of ethical workforce development from the perspective of the underserved instead of the focus of density.

I became an AHAC member due to my professional career which made me aware of issues, resources and solutions for the underserved population similar to other AHAC members. I have been ethically challenged by an AHAC member after being continuously dismissed for my ideas surrounding ethical workforce development. I have pursued this membership due to my awareness and ability to help the underserved; not to be treated in such a negative manner.

Article regarding negative effects from density:

[Palm Coast Council approves 264-unit apartment complex across from Imagine](#)

The May AHAC meeting included my name on the agenda. The chair interrupted me twice.

- Accused me of not respecting other people's time by restating my letter. The April meeting continued past 5 o'clock in part due to a Commissioner's argument against the reading of my letter listed as a May meeting agenda item. The Commissioner was not informed to wrap it up due to time or because of his

arguments against my letter. The letter focused on finding the best solutions for the people we serve.

- The AHAC chair told me at the end of my time that my ideas were not relevant to the AHAC duties. I disagreed and restated the line that allows our team to consider my ideas for incentives below the list of A through K options.
- These are all good reasons for my letters.

The only time I have heard AHAC members discuss **workforce** has been in regards of Hillsborough's solution to entice teachers to move to Florida despite the states neglect causing teachers to flee our state in the first place. As a substitute teacher Florida, I witnessed the neglect and teacher vacancies prior to the teacher mass exodus the state of Florida experienced 2 years ago. Florida Teachers did not primarily leave because of money. It cost them more to move than their increase in salary.

Tampa Bay Times article May 2, 2024:

Inside [Hillsborough's D and F schools](#): Turnover, shortages, calls for help
"Students were almost twice as likely as their A-school peers to have a **teacher missing** a state credential for their grade or course, according to nearly 1,200 notices shared with the school board last year. More than half of the notices were for teachers with students still learning English."

The journey to deliver affordable housing is long for the underserved person. Why are we not as interested in helping the people who need help the most help with the same opportunities for success as teachers? When we neglect to begin with the least we neglect support.

#4 Considerations for the AHAC team and its associates to consider:

Number 4 of the Flagler County [Comprehensive Plan 2010-2035](#) states:

"including affordable **workforce** housing as defined in s. 380.0651(3)(j), Florida Statutes, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities."

After attending my first AHAC meeting I shared my first letter with two thoughts.

Thought #1 included:

Sustainable housing is the goal of the people we serve. We have the opportunity to help those same people create economic opportunities for themselves through developing 21st Century Skills to help the business fulfill the demand.

Thought #2 included

AHAC members have the possibility to consider how to use training to prepare some of the same people we serve with the 21st Century Skills the workforce demands in our community.

As a 20+ year CTE (Career and Technical Education) Teacher, it is instilled in my DNA to consider building on best practices.

I have recommended LEED [Certification](#) as an example of a solution for workforce development.

Question regarding Ray Tyner's phrasing of "Life Stage" housing:

How can we define stages when 20 year olds can not afford to move out of their parents' home and it seems that our team neglects this obvious problem?

The May 17, 2024 Affordable [Housing Policy Forum](#) in Palm Coast-Flagler:

- Annamarie Long: Executive Officer, Flagler Home Builder's Association began to explain the Flagler County education institutions. I interrupted Annamarie by explaining that everyone in the room is aware of these methods and they have not worked. Several people came to me at the end of the meeting in agreement.
- I was told during the May AHAC meeting that my questions about how Flagler supports 21st century skills were answered with many sources during this meeting.
- I was told during the February AHAC meeting that my 21st century skills building idea would be better suited for [HUD](#).
 - I did not hear any relevant methods to assist our struggling underserved people in our community by rolling out the red carpet as opposed to telling them to do what has been available for decades with little relevance to the affordable housing and lack of workforce available in our community and communities across America.

The line of being dismissed, disrespect I have endured is miles long due to neglectful acts like this.

#5 AHAC Meeting Comments:

[February 27, 2024](#)

Guest Speakers:

Robert Round, Procurement and Contracts Manager of Flagler County, not 28 present.

Adam Mengel, Growth Management Director (Flagler County)

54 Adam Mengel explained Flagler County's incentives for impact fee waivers
55 and densities. He also noted that the Committee recommended training on
56 affordable housing, and he noted that the staff does what they can without a
57 significant budget for it, but they do attend webinars. He said he was planning
58 to meet with Housing Staff monthly to talk about stuff.

Adam Mengel confirmed that some container homes had been permitted, but he noted that that they could be more costly than other types of housing, as they require a Florida Registered Design Professional, either an architect or engineers, to provide plans for conversion into a residential unit. He advises that conversion could become costly.

136 Adam Mengel where the County could possibly see mixed-use development. Adam
137 Mengel said that there's no way to accurately forecast that type of development, but
138 staff sees that potential along the fringes of city boundaries, whether it be the City of
139 Bunnell or Flagler Beach or the City of Palm Coast, specifically where an
140 unincorporated area exists within some practical proximity to municipal infrastructure.
141 He did note that annexation would likely occur in those cases.

[March 26, 2024 Meeting Draft comments:](#)

Sean Moylan, Deputy County Attorney

Was asked to attend to make sure my idea was within AHAC's proper lane as an AHAC member stated when I asked about 21st century skills as an incentive.

The meeting ended with Sean sharing information about training that was dismissed by an AHAC member. I wish to address this possibility for training.

The meeting ended with Sean informing the AHAC committee of their error.

I wish to state my opinion regarding the AHAC team of their error in dismissing my idea of offering 21st Century Skills as an incentive.

125 clarifying that all aspects of the Committee are designed to encourage building or
126 developing housing units that are affordable. He explained that the Committee is to
127 review the Comprehensive Plan's Housing Element, land development code and
128 policies with the intention of encouraging the production of affordable housing.
129 130 Commissioner Andy Dance (Elected Official) asked if the committee could make
131 recommendations outside of the purview of what was defined in ss. 420.9076, and
132 Sean Moylan responded affirmatively. He concluded with the fact that the Committee

April 22, 2024 Meeting Draft comments:

Charles Knighton II stated that the mission statement and best practice should be relevant, clear and bold.

Scot Culp began with the mission and workforce development during the May AHAC meeting. I am a paid SME Subject Matter Expert consultant. I have never been cultivated to understand how what I have to offer is relevant to the mission. I lack support from AHAC.

#6 AHAC Resources: validating my ideas that have been dismissed and disregarded:

[AHAC Guidebook \(click for whole guide\)](#). VIII. Incentive Strategies: Details and Examples. A-K

“The Housing Element requirement, ... To be clear, “Local government is not expected to build or fund all the necessary housing units, but it must create an environment that is favorable to development by the private sector.”

[The Three Purposes of SHIP and its Statutorily Required AHAC \(Click to see LHAP\)](#).

1. To meet the housing needs of very low to moderate income households
2. To expand the production of and preserve affordable housing
3. To further the Housing Element of the Comprehensive Plan specific to affordable housing

SHIP LOCAL HOUSING ASSISTANCE PLAN ([LHAP](#)) 2022-2023, 2023-2024, 2024-2025 Amended February 5th, 2024 page 20.

The purpose of the Mixed-Use development designation is to provide opportunities for residents to work, shop, engage in recreational activities, attend school and religious services in reasonably close proximity to residential dwellings. Typically, affordable housing projects should be located strategically within proximity of services and employment opportunities. Development of affordable housing as part of a mixed-use project or within proximity of available services and employment opportunities is encouraged and promoted by the comprehensive plan.

Prior shared information:

AHAC options:

1. LGAO
2. Chapter 159 HFA
3. Density Bonuses
4. Ethical workforce Development for the underserved.

#7 My shared Resources

Imagine 2050 Housing statement: My Cell Energy LLC. plan addresses all issues.

- Affordable housing: life stage housing
- Workforce housing: the local workforce
- Special needs housing: individuals with disabilities, chronic illnesses, or other specific needs.

My question is why are we not including the tools to offer the underserved population the tools necessary to build a future of financial independence in our efforts for low income housing? I believe the low income housing pollution would love to become a homeowner that makes their own positive financial decisions.

The Chapter 3 **Housing Element** states: the City's role in the provision of affordable housing ...available opportunities for the City to receive State and federal funding to assist with the provision of affordable housing and community development as the City's population continues to increase. ... advances the City's role in providing housing opportunities for households with special needs.
Diversified housing ,, 40% of the total households in the City fall into an income category below 80% of the Area Median Income...

As a 20+ year CTE (Career and Technical Education) professional and a Flagler County AHAC member, I do not understand why I am met with opposition when considering options for successful solutions for the underserved.

I have written several letters to address this issue:

5/29/2024 Flagler County Airport ... original adoption of the Comprehensive Plan in 2004. These areas of new development have provided opportunities to promote different lot sizes. One of the key aspects of the Comprehensive Plan is to provide residential units in mixed-use areas where residents are within walking distance of commercial and recreational amenities.

LEED **Certification**: Commercial

2-23-2024: Palm Coast Southern Recreation Center Grand Opening, LEED was used
Flagler County:

Very Low Income (4 person household): \$39,500

Low Income (4 person household): \$63,200

Moderate Income (4 person household): \$94,800

THE STATE WE'RE IN Housing Solutions, New Hampshire

(Brief from the Urban Institute, **Improving Measures of Housing Insecurity: A Path Forward**)

Live to be 100: Secretes from the blue zone

THE STATE WE'RE IN Educational Standards

Why A \$100,000 can't buy the American Dream

2024 Flagler Beach Citizens Academy Graduate

2024 UF's Florida 101 Course on State's Ecology and How to Protect It Graduate

Tiny Houses Allow Columbia Women to **Promote Living in Harmony** with Nature

The **Tiny House Movement**: A Revolution in Urban Sustainability

Mindful **EcoVillage's Legal Tiny Houses** & Natural Built Homes

Tiny Houses Allow Columbia Women to **Promote Living in Harmony** with Nature

<https://www.southcarolinapublicradio.org/sc-news/2017-08-08/tiny-houses-allow-columbia-women-to-promote-living-in-harmony-with-nature>

The **Tiny House Movement**: A Revolution in Urban Sustainability

<https://www.linkedin.com/pulse/tiny-house-movement-revolution-urban-sustainability/>

Let's put our money where our mouth is when we say we love nature and our fellow mankind. Let us preserve this little land we have left for the next generation to make decisions on the little amount of natural land we have left to give them though homeownership and preservation.

Cordially,

Angela Smith