

**FLAGLER COUNTY**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
*Regular Meeting Minutes*  
*Sep 24, 2024*

**MEMBERS PRESENT:** Commissioner Andy Dance (Elected Official), *Trish Giaccone (Chair), Valerie Clymer (Vice Chair), Nicole Graves, Kim Carney, Rick Belhumeur, Angela Smith, Tamara Mackroy, Terrie Baker*

**MEMBERS PRESENT VIRTUALLY:** *None*

**MEMBERS ABSENT:** *None*

**EXCUSED ABSENT:** *Sandra Shank*

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

- *Jacqueline Gonzalez (Site Development Coordinator -- City of Palm Coast)*
- *Eduardo Diaz Cordero (Housing Program Coordinator – Flagler County)*
- *Devrie Paradowski (Housing Program Manager—Flagler County)*
- *Kim Bennett (Human Services Program Manager—Flagler County)*
- *Sean Moylan (Deputy County Attorney—Flagler)*
- *Adam Mengel (Growth Management Director—Flagler County)*
- *Joe Hegedus (Health and Human Services, HHS, Director—Flagler County)*
- *Michael Hanson (Planner—City of Palm Coast)*
- *Cassidy Gall (Interim Admin Assistant—HHS—Flagler County)*
- *Lovie Haley (Emergency Management Specialist—Flagler County)*

**MEMBERS OF THE PUBLIC:** Patricia Lauer (Mid Florida Housing Partnership), Benjamin Wise, Joe Parsons (Community Development Director, City of Bunnell), Michelle Lee-Wayne

**1. Call to order, Roll Call, and Pledge to the Flag:** The Chair took roll call. A quorum was present.

**2. Approval of Agenda:** Kim Carney voted to approve the agenda. Valerie Clymer (Vice Chair) Seconded. The motion carried unanimously.

**3. Approval of Previous Meeting Minutes:** Nicole Graves moved to approve the August 27<sup>th</sup>, 2024 meeting minutes. Kim Carney seconded the motion. The motion carried with nine in favor and one opposed. Angela Smith voted to oppose the approval of the minutes on account of not having enough time to read the minutes before the meeting.

Kim Carney moved to approve the July 23, 2024 meeting minutes. Nicole Graves seconded the motion. The motion carried with nine in favor and one opposed. Angela Smith voted to oppose the approval of the minutes on account of not having enough time to read the minutes before the meeting.

**4. Agenda Items:**

47 **4a) Presentation:** Devrie Paradowski provided a presentation to the committee to help  
48 prepare for the upcoming report of recommendations. She noted that the incentives that the  
49 committee reviews should be specific to affordable housing and that she would be revising  
50 the Local Housing Assistance Plan (LHAP) to ensure variances and flexibility not specific to  
51 this aim be streamlined out to clarify incentives. She showed an Excel spreadsheet with all  
52 cities administering their own State Housing Initiatives Partnership (SHIP) funding and what  
53 incentives they each have available in their LHAPs.  
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55 She said that the City of Palm Coast does not have any incentives for affordable housing  
56 aside from those two required by statute. She said the county has an affordable housing  
57 ordinance, but she referenced the location and jurisdiction.  
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59 She went on to provide a quick video on Accessory Dwelling Units to ensure that language  
60 that is adopted by the governing bodies and subsequently placed in the LHAP would be  
61 more specific to these affordable housing units. She then shared additional information  
62 from the Florida Housing Coalition, presented by Ali Ankudowich, on incentive K, which  
63 involves the local governments plan to reserve land or zone land near transportation hubs  
64 for affordable housing and how it relates to all other incentives. The technical advisor also  
65 noted that there are tools designed to incentivize affordable housing to encourage  
66 commercial development where it is wanted by local governments.  
67

68 She went over the drafted template for the 2024 Report of Recommendations and asked the  
69 committee to provide input. She shared various data points relating to housing units,  
70 availability, demographics, and availability of housing assistance. Nicole Graves suggested  
71 reaching out to the school to receive data on number of eligible students for free lunches,  
72 noting that the data should be available despite the availability of free lunches for all the  
73 students in Flagler County for the most recent year. Nicole Graves also suggested using  
74 Florida Charts to receive pertinent demographic data.  
75

76 She added that she summarized some of the committee conversations and asked the  
77 committee to review to ensure accuracy.  
78

79 Kim Carney asked if Palm Coast was going through the same process on their report, to  
80 which Devrie Paradowski noted that the committee is a joint committee for these reports,  
81 and that the committee would be specifically making recommendations for the county as  
82 well as for the City of Palm Coast during their deliberations. She said that the staff process  
83 may differ, as she would be asking the County Board of County Commissioners to approve  
84 all some or none of the recommendations, but Palm Coast staff may wish to proceed a little  
85 differently.  
86

87 Before moving forward, Trish Giaccone (Chair) asked new committee members, Terrie  
88 Baker and Tamara Mackroy introduce themselves. Terrie Baker, representing the lenders in  
89 relation to affordable housing, also spoke on her involvement with Cedar Bridge  
90 Foundations which is for adults with special needs, noting that this work is a passion of hers.  
91 Tamara Mackroy, represents local citizens, is a professional compliance officer who also  
92 directs a nonprofit agency which provides perinatal and postpartum counseling. She spoke  
93 on the need for permanent supportive housing in Flagler County.  
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#### 96 **4b) Staff Updates and Action Item Follow-up:**

97 Jacqueline Gonzalez said that the only update she had was that the City would have a Live  
98 Local educational presentation by Michael Hanson. Trish Giaccone (Chair) asked if it could  
99 be presented to the committee at the next meeting. Devrie Paradowski said that there was  
100 an upcoming webinar by Florida Housing Coalition on this topic, and the Chair asked her if  
101 she could send this link to the committee. Devrie said she would.

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103 Eduardo Diaz Cordero said that Housing Services has completed the annual SHIP fund  
104 report and has also received reimbursement for the Hurricane Loss Mitigation Program  
105 (HLMP), which was a \$194,000 grant to harden homes. He said that the county just issued  
106 a Request for Statement of Qualifications and received responses from thirteen valid  
107 contractors for the owner occupied housing rehabilitation and purchase assistance with  
108 rehabilitation programs funded through SHIP.

#### 109 **4c): Committee Discussion**

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112 1. Valerie Clymer (Vice Chair) spoke about what she had learned at the annual statewide  
113 affordable housing conference in August. She learned about cluster housing and co-  
114 living opportunities. She also highlighted the opportunity to partner with banks for  
115 funding potential.

116  
117 Terrie Baker said that the committee could use a list of Affordable Housing developers,  
118 particularly though local resources, but Valerie Clymer (Vice Chair) noted not all  
119 developers on lists are affordable housing developers.

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121 Angela Smith read a written compilation of information relating to certifying for job  
122 opportunities and why she believes it is necessary for the workforce to advance their  
123 skills to afford more housing and how her company, Cell Energy, LLC does these things.

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127 **5. Public Comments:** Member of the public, Denise Calderwood, commented on the need for  
128 more progress with the committee and with funding by the county. She said that a list of affordable  
129 housing developers could be retrieved though the Florida Housing Finance Corporation website.  
130 She added that it might be helpful to encourage support from Advent Health for the development of  
131 affordable housing.

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134 **6. Adjourn:** Valerie Clymer (Vice Chair) motioned to adjourn. Kim Carney seconded the motion. All  
135 voted in favor. The motion carried unanimously.

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137 AHAC adjourned at 4:25 PM.