

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Special Meeting Minutes
June 15, 2021

MEMBERS PRESENT: *Sandra Shank, Dorothy Sperber, Nealon Joseph, Denise Santa Maria, Trish Giaccone, Commissioner Joe Mullins*

MEMBERS ABSENT: *Council Member Danko*

EXCUSED ABSENT: ***Council Member Danko***

STAFF PRESENT: *Jerry Cameron, Adam Mengel, Joyce Bishop, Devrie Paradowski, Stephanie Morse*

MEMBERS OF THE PUBLIC PRESENT:

Rick Belhumeur, Gil Miranda, Michelle Phelps, Sherry Gilbert, Suzy Foggin, Tom Foggin, Nancy Rahme, Denise Calderwood, Pamela Andrews, Katrina Liebel,

1 1. **Call to order.** Sandra Shank called the meeting to order at 10:00 am.

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3 2. **Pledge of Allegiance**

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5 3. **Approval of Minutes:**

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7 Sandra Shank inquired if there were any corrections of the minutes after reviewing the
8 draft sent out by Devrie Paradowski on the morning of June 15, 2021. No corrections
9 suggested.

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11 A Motion was made by Nealon Joseph to approve the May 25, 2021 special meeting
12 minutes as amended with corrections and seconded by Denise Santa Maria. Motion
13 carried unanimously.

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15 4. **Review of Final Draft of Affordable Housing Ordinance**

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17 Sandra began by stating that it appears that everything discussed in the previous
18 meeting was incorporated into the ordinance. Sandra went on to say that the change to
19 the ordinance regarding the restriction of a development being with in a five mile radius
20 of services is now more flexible, although if they seek funding from Florida Housing it
21 will have to be within a five mile radius of services. Also that the draft when reviewed
22 last month was in line with Florida Housing standards. Commissioner Mullins inquired if
23 the services were defined as utilities. Sandra and Jerry replied no. Jerry clarified that
24 examples of services would be gas stations and grocery stores. Commissioner Mullins
25 stated that the ordinance rules out more rural areas, and Sandra pointed out that the
26 amended version does not exclude and is now more flexible, unless certain types of
27 funding are sought.

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29 Commissioner Mullins asked if he was correct that we have not identified any piece of
30 certain land or exact parcel in unincorporated Flagler County for [affordable housing].
31 Sandra replied that he was correct. Commissioner Mullins explained further that there is

32 a rumor going around that we have identified a certain piece of property. Jerry
33 explained that the private sector is the one that identifies the parcels. Jerry and
34 Commissioner Mullins agreed that the rumor was false. Sandra clarified that all we are
35 doing is creating an ordinance to incentivize developers that are interested in bringing in
36 much needed affordable housing, and that we have not identified any land.
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38 Sandra commented that affordable housing is not public housing. It is housing where
39 people are not spending more than 30% of their income on housing. Sandra explained
40 as evidenced during COVID, when rent is over 30% of a person's income, they are
41 unable to save money and usually face eviction when they lose their income. Sandra
42 commented that this ordinance is not just for Flagler County, because affordable
43 housing is an issue for the nation.
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45 Commissioner Mullins commented that he has submitted this draft of the ordinance to
46 NACo to present for legislation. Sandra asked Commissioner Mullins to share what
47 NACo is for anyone who might be unfamiliar with it. Commissioner Mullins explained
48 that NACo is the National Association of Counties and it represents every county across
49 the nation and gives notable county activity recognition on a national scale.
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51 Sandra inquired if the public all had copies of the Agenda and the Affordable Housing
52 Ordinance. She asked everyone to go to Section 2, Article 2, Division 4. Sandra read
53 aloud this section of the ordinance. She asked for any questions or comments on this
54 section. No comments or questions. Sandra moved on to Section 3 and read it aloud.
55 She asked for any comments or questions on this section. A member of the public
56 stated she had a question, but Sandra deferred her question to the public comments
57 section according to the agenda. No other comments or questions. Sandra continued
58 reading aloud Section 4 and Section 5 of the ordinance. Sandra asked for any
59 questions of comments from the board/committee. No questions or comments.
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61 **5. Discussion and Final Comments**

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63 Sandra stated that they found the ordinance to be in line with what was discussed at
64 last month's meeting. Mr. Cameron asked Adam if the revised version had been run
65 past the planning board. Adam replied in the affirmative and he pointed out the changes
66 made in the language regarding a potential for a waiver by the BOCC regarding the
67 reduction of the term of the sale price and rent limitations, and the requirement of the
68 PAD to be located on paved roads. Adam added that he would also add the possibility
69 of a BOCC waiver regarding the section on the internal road-paving requirement for a
70 PAD. Adam stated that the ordinance was ran by the planning board and he
71 incorporated their comments. He added that he would run any additional comments by
72 the planning board. Sandra thanked Adam.
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74 **6. Public Comments**

75
76 Sandra opened the floor to public comment. Sherry Gilbert asked about land to be
77 developed in Daytona North. Commissioner Mullins reiterated that there has been no
78 land out there identified to build on due to lack of infrastructure. Jerry added that this is
79 not the government identifying a specific tract of land for affordable housing. It is for the
80 development process to waive fees and regulations for developers looking to build
81 affordable workforce housing. Commissioner Mullins shared how he would be

82 transparent with any future affordable housing projects in the future and that he would
83 welcome community input.

84
85 Sandra thanked the commissioner and called on the next resident. Pamela Andrews, a
86 resident of Daytona North, commented that she is for Affordable Housing, but does not
87 want Daytona North to be developed. She asked Commissioner Mullins if he would
88 benefit financially from this project and if he was involved. He replied no. Sandra
89 clarified that this is an ordinance, not a project. This is solely a document for the
90 framework or list of rules under which a developer who is proposing to build affordable
91 housing in Flagler County would operate. Not only rental, it incorporates home
92 ownership as well. She stressed that there is no project and no land identified.

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94 Sandra asked if there were any further public comments. Gil Miranda, a resident of
95 Mondex/Daytona North directed his question to Commissioner Mullins. He asked
96 Commissioner Mullins about Town Hall meetings. Sandra asked Gil to visit the County
97 website for Town Hall Meeting notices. She reminded him that this meeting was strictly
98 for the Affordable Housing Ordinance and that comments or questions should be about
99 the ordinance. She also informed him about the AHAC meeting schedule, encouraged
100 him to participate, and informed him that the meetings are recorded for those who are
101 unable to attend. She thanked him for his comments and invited him to speak to
102 Commissioner Mullins after the meeting. She thanked the public for attending.

103
104 Sandra asked if there were any additional comments. Suzy Foggin, a resident of
105 Mondex/Daytona North for 34 years, asked for clarification about affordable housing
106 planned for Mondex/Daytona North. Sandra and Adam clarified it for her.

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108 Sandra asked for any additional questions or comments from the public. Denise
109 Calderwood commented on land near a community center. Jerry and Sandra
110 commented that this meeting is for the Affordable Housing Ordinance, there is not any
111 property in Flagler County's jurisdiction that has been identified for a project. Denise
112 commented on the lack of Affordable Housing in Flagler County. Sandra commented on
113 the purpose of the meeting to approve the ordinance and how the ordinance will help to
114 increase Affordable Housing. Denise commented on the decreased number of AHAC
115 meetings. Nealon replied that the bylaws were flexible and the meetings could be
116 increased in the future if needed. Sandra also referred Denise to the BOCC meetings
117 for other issues.

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119 Sandra asked if there were any other public comments. Suzy Foggin commented on the
120 ordinance and asked if it could be utilized by individual residents. Jerry explained how
121 the ordinance could be beneficial to individuals once the ordinance was passed.

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123 Sandra asked if there were any other public comments. Katrina Liebel read from a
124 statement. She stated her objection to an Affordable Housing Project in West Flagler.

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126 Sandra asked if there were any other comments. Rick Bellheimer commented on the
127 excellence of the ordinance. He said the committee worked hard on it and vetted it
128 repeatedly. He hopes it is successful in its intent and that people in Flagler County can
129 get housing they can afford.

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131 Nealon Joseph commented that he thinks the committee has done amazing in the last
132 year. He asked the public for feedback. He urged the public to understand what the

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committee has accomplished and there are no projects on the books for the west side. If any project happens in the future, every effort will be made to make the public aware.

Commissioner Mullins commented that developing the Mondex/Daytona North probably would not happen in his lifetime. Sandra asked if there were any additional comments from the public, and there were no further comments.

Adjourn

Trish Giaccone motioned to adjourn. Commissioner Joe Mullins seconded the motion. The motion carried unanimously.

AHAC adjourned at 10:51 am.