

**FLAGLER COUNTY**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
***Meeting Minutes***  
***January 25, 2022***

**MEMBERS PRESENT:** *Sandra Shank, Dorothy Sperber, Nealon Joseph, Trish Giaccone, Councilman Ed Danko, Kim Carney, Denise Santa Maria*

**MEMBERS ABSENT:** *Mary Vasilevsky, Commissioner Joe Mullins*

**EXCUSED ABSENT:**

**STAFF PRESENT:** *Chynequa King, Devrie Paradowski, Stephanie Morse*

**MEMBERS OF THE PUBLIC PRESENT:** **Jackie Gonzalez - City of Palm Coast, Pastor Daisy Henry**

1       1.       **Call to order.** Sandra Shank called the Zoom meeting to order at 8:40 am.

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3       2.       **Pledge of Allegiance**

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5       3.       **Corrections or Additions to Agenda:** None

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7       4.       **Approval of October 26, 2021 Meeting Minutes**

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9       Sandra Shank inquired if everyone had reviewed the minutes and if there were any  
10       corrections.

11  
12       Need to correct the spelling of Trish Giaccone's name on the last page (Line 197).

13  
14       A Motion was made by Trish Giaccone to approve the October 26th, 2021 meeting  
15       minutes with the revision as noted and seconded by Nealon Joseph. Motion carried  
16       unanimously.

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18       5.       **Meet and Greet**

19  
20       Sandra introduced and welcomed Chynequa King, the new Health and Human Services  
21       Assistant Director. Chynequa thanked Sandra and expressed her enthusiasm about  
22       being back in Flagler County and working with AHAC. Sandra welcomed back Devrie  
23       Paradowski to Flagler County and resuming her position as the Housing Program  
24       Coordinator. Sandra asked the committee to introduce themselves and share their  
25       involvement with AHAC. Trish shared that she is the CEO of the Family Life Center, the  
26       only emergency shelter in Flagler County, that focuses on victims of domestic violence  
27       and sexual assault. Trish is on the committee as a Service Provider. Kim shared that  
28       she is newly appointed and is on the committee as a Realtor. She works at Better  
29       Homes and Gardens Realty. She has been a realtor for 3 years and lived in Flagler  
30       County for 22 years. She was previously on the Flagler Beach City Commission for 9  
31       years. Councilman Danko attempted to introduce himself, but his connection was too  
32       poor. Denise shared that she has been in the mortgage industry since 1984. For the last  
33       16 years she has worked mortgage insurance to help people get into homes without a  
34       20% down-payment. She is on the committee as an Industry Representative. Sandra

35 called upon Jackie Gonzalez with the City of Palm Coast to introduce herself. Jackie is  
36 here in place of Jose Papa who was unable to attend. Jose is in charge of the City of  
37 Palm Coast's Advisory Board. Jackie works in conjunction with Jose on their CDBG  
38 Rehabilitation Program and represents their First Time Homebuyers Program. Sandra  
39 asked Dorothy to introduce herself, but Dorothy did not respond. Nealon introduced  
40 himself as an employee of Flagler County Emergency Management, and he is on the  
41 committee as an Emergency Services Representative. Sandra asked Chynequa to  
42 introduce herself. Chynequa did not respond. Sandra directed the committee to move  
43 onto the next item on the agenda.  
44

## 45 **6. AHAC Incentive Report**

46  
47 Chynequa is requesting feedback for the Incentives Report from the AHAC Committee.  
48 AHAC is responsible for reviewing policies, land development regulations, and the  
49 comprehensive plan policy. Chynequa would like to get some information out to the  
50 Committee by this week to review and to see if the committee can come up with more  
51 incentives for developers to bring more affordable housing to [Flagler County]. She  
52 would like to meet in two weeks to gather feedback on this information from the  
53 Committee. The report will be created from that feedback and will be submitted to  
54 Florida Housing. The report was due December 31<sup>st</sup>, and Florida Housing is aware that  
55 we had transition in our department and they are giving us grace. Devrie brought up  
56 that when the AHAC comes together to vote on the report, it must be during a public  
57 meeting that is advertised in a local paper prior to the meeting. Devrie wanted to know if  
58 we were given any leeway in this requirement. Chynequa told Devrie she would get with  
59 her offline to discuss it. Sandra requested that everyone be sent a copy of the  
60 Affordable Housing Ordinance, mostly for new members, because a lot of those  
61 incentives are in that ordinance. Sandra requested a date for the Committee to  
62 reconvene. Chynequa requested that the committee reconvene on February 8<sup>th</sup>. Sandra  
63 requested a meeting invite be sent out and that the members respond ASAP. Chynequa  
64 agreed to send one out. Sandra also informed the Committee that they may be meeting  
65 more frequently in the following months and asked for them to try to be available.  
66 Sandra requested an in-person meeting.  
67

## 68 **7. Vote on Meeting Dates**

69  
70 Sandra opened by explaining that the committee would like to resume monthly  
71 meetings. Sandra asked for more details about Chynequa to give the committee  
72 confidence in her ability to help move the AHAC forward to begin to make progress.  
73 Chynequa shared that she is versed in grant writing, she has worked with CDBG funds,  
74 affordable housing is her passion, and she holds a real estate license. Chynequa  
75 expressed her willingness to applying her skills and put ideas from the committee into  
76 action. Sandra welcomed Chynequa, Devrie and Kim to AHAC. Sandra redirected the  
77 committee back to voting on meeting dates. Sandra asked to push the time back from  
78 8:30 am, but keeping the date as the 4<sup>th</sup> Tuesday each month at the EOC. She  
79 suggested 10:00 am. Denise has a standing meeting at 9:30 am on the 4<sup>th</sup> Tuesday of  
80 the month. Trish shared 10:00 am would cause a conflict on her calendar. Sandra  
81 suggested 3<sup>rd</sup> Tuesday at 10:00 am. Palm Coast City Council meets every 3<sup>rd</sup> Tuesday  
82 at 9:00 am, so that would not work for Councilman Danko. Sandra suggested the 2<sup>nd</sup>  
83 Tuesday. Councilman Danko advised that the Palm Coast City Council meets the first  
84 three Tuesdays of the month at 9:00 am. Sandra reverted back to the 4<sup>th</sup> Tuesday of the  
85 month, but asked if 3:00 pm would work for everyone. It worked for everyone, but

86 Denise might have work conflicts. Trish asked why the meeting needed to be later in the  
87 day. Sandra responded that it would help Chynequa's ability to attend.  
88

89 A Motion was made by Kim Carney to approve AHAC meetings on the fourth Tuesday  
90 of the month at 3:00 pm at the Emergency Operations Center and seconded by Denise  
91 Santa Maria. Motion carried unanimously.  
92

### 93 **Other Business**

94  
95 Sandra asked if there was any other business. Nealon brought up the much needed  
96 revising and revamping of the Disaster Housing Recovery Plan to make it actionable.  
97 From AHAC Nealon needs resources and review of the strategic plan for activating a  
98 recovery plan after a major disaster. He needs a plan for doing mass housing for  
99 residents. Things that would need to be looked at would be type of housing, available  
100 land, utilities, traffic, bus stops, funding through FEMA, etc... Nealon would like to  
101 educate AHAC with a presentation about FEMA's individual assistance programs to  
102 help recognize which programs we would like to activate/utilize in the event of a  
103 disaster. It would be an hour long presentation and he would like to do it on a separate  
104 occasion from the regular AHAC meetings and include county personnel that need the  
105 training. Nealon will contact Devrie or Stephanie to get the presentation scheduled by  
106 mid-March.  
107

108 Kim Carney asked, in regards to the committee's advisory role, is there is a County  
109 Commissioner that sits in on the AHAC meetings or does an AHAC representative  
110 report to and update the Commissioners. Sandra replied that Commissioner Mullins is  
111 assigned to this committee, he is absent today.  
112

113 Trish had two questions. First question, where do we stand in the conversation about  
114 the inventory [of county owned land] in Flagler County and its public notice? Sandra  
115 stated to Chynequa that we still haven't received any of this information and that it has  
116 been an ongoing issue. Nealon stated that it is also crucial information for the Disaster  
117 Housing Recovery Plan. Chynequa thanked them and said she would follow up on it.  
118 Second question from Trish, where do we stand on rescheduling the Housing Retreat?  
119 Sandra replied that she has discussed it with Chynequa and Ray Tyner (City of Palm  
120 Coast). It is still a priority to get it rescheduled. It hasn't been forgotten. Trish thanked  
121 Sandra for the update. Sandra asked if there was any other business. No other  
122 business.  
123

### 124 **8. Public Comments/Community Outreach**

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126 Pastor Daisy Henry wanted an update and information from Devrie regarding the SHIP  
127 Owner Occupied Home Rehabilitation program and hopes that with Chynequa coming  
128 on board that the projects that have been on hold for a long time will be able to move  
129 forward as soon as possible. Sandra asked if there was any public comment. No other  
130 public comment. Sandra asked that Devrie update Chynequa about Pastor Daisy  
131 Henry's concerns. She added that Pastor Daisy Henry has been waiting for a long time  
132 for necessary improvements to her home.  
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### 134 **9. Adjourn**

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Kim Carney motioned to adjourn. Trish Giaccone seconded the motion. The motion carried unanimously.

AHAC adjourned at 9:16 am.