

**FLAGLER COUNTY**  
**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
*Regular Meeting Minutes*  
*February 28, 2023*

**MEMBERS PRESENT:** Kim Carney, Trish Giaccone (Vice Chair), Rick Belhumeur, Cathy Heighter, Dorothy Sperber, Valerie Clymer, Commissioner Andy Dance

**MEMBERS ABSENT:** Mary Vasilevsky, Denise Santa Maria

**EXCUSED ABSENT:** Nealon Joseph (Chair), Sandra Shank

**MEMBERS OF THE PUBLIC PRESENT:** Cindy Polverino – Home Pride Lending

**STAFF PRESENT:**

- *Joseph Hegedus (Health & Human Services Director — Flagler County)*
- *Gina Lemon (Growth Management—Flagler County)*

**STAFF ASSIGNED TO AHAC:**

- *Devrie Paradowski (Housing Program Manager—Flagler County)*
- *Eduardo Diaz Cordero (Housing Program Coordinator, AHAC Liaison—Flagler County)*
- *Crystal Eubank (HHS Administrative Assistant).*
- *Jacqueline Gonzalez (Senior Planning Technician—Palm Coast)*

1       **1. Call to order, Roll Call and Pledge of Allegiance:**

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3       Vice Chair Trish Giaccone called meeting to order at 3:00 pm. Rick Belhumeur led the  
4       pledge of allegiance. Roll call was completed.

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7       **2. Corrections or Additions to Agenda:** None.

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10       **3. Approval of Previous Meeting Minutes:**

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12       Vice Chair Trish Giaccone requested a motion to approve January 24<sup>th</sup>, 2023, meeting  
13       minutes with no corrections added. Rick Belhumeur motioned to approve, and Valerie  
14       Clymer seconded. Motion carried unanimously.

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17       **4. Agenda Items:**

18       4a) Legislative Updates:

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21       Devrie Paradowski received a request from a committee member to review this topic.  
22       “There is a big housing bill that is going through the legislative process now. It will  
23       update the ways that the counties have to look at land development code. It is going to  
24       ask counties to post identified lands that are suitable for affordable housing, surplus

25 land, to the website and to develop a process for disposition”. The 92-page bill was sent  
26 via email. Legislative updates by Housing Coalition are on March 3<sup>rd</sup>, 2023 at 1130. The  
27 link will be sent via email. “The main thing is that we are expecting more funding with  
28 SHIP because funding is recurring. The two main trust funds stated are the state  
29 housing trust fund and the local housing trust fund”. Ship receives money from the local  
30 government housing trust fund. Funding appropriation charts were reviewed for the  
31 SHIP and SAIL program. “The program has also created a fund for the Hometown  
32 Heroes program. Mobile homes will now be allowed to be purchased under that  
33 program as well”. “Zoning issues will be looked at as well. The legislation will prohibit  
34 rent control”. Tax exemptions are also being proposed. The link was sent via email to  
35 go over. Vice Chair Trish Giaccone asked if anyone had any questions. Vice Chair Trish  
36 Giaccone asked, what is the procedure for Flagler to get those funds? Devrie  
37 Paradowski responded that it is by formula. Vice Chair Trish Giaccone asked if the  
38 money that is coming are their stipulations on how much can be used on certain  
39 buckets. Devrie Paradowski replied not by buckets but percentages of categories. Vice  
40 Chair Trish Giaccone then asked about the SAIL portion of the funding. Devrie  
41 Paradowski replied that the Florida Housing Finance Corporation issues a Request for  
42 Proposal directly to developers. She clarified that the funding is administered at the  
43 state level and not at the county level.

#### 45 4b) SHIP Updates:

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47 Eduardo Diaz Cordero went over the current stats and numbers of the program.  
48 He noted that the Housing Division would be applying for the Hurricane Loss Mitigation  
49 Program (HLMP) Grant – Flagler Strong Homes was also mentioned. Rick Belhumeur  
50 asked if it was a new program. Devrie Paradowski stated that it is not, it was used last  
51 year to harden nine homes in Flagler County. Devrie Paradowski then went over that  
52 program and said that the department is requesting approval from the Board of County  
53 Commissioners on March 20<sup>th</sup>, 2023, to apply for this funding from the Florida Division  
54 of Emergency Management (FDEM).

#### 56 4c) LHAP Amendment:

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58 Devrie Paradowski handed out and went over the LHAP. It was shortened from nine  
59 pages to two. It was sent over to the city of Palm Coast for review. Jacqueline Gonzalez  
60 who was online, was asked if she had seen any problems with the Palm Coast section  
61 of the submitted LHAP. She stated that she did not see any problems with that section.  
62 Vice Chair Trish Giaccone asked if anyone had any questions. The responses were that  
63 it was clean and easy to read and understand.

#### 65 4d) Housing Forum:

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67 Vice Chair Trish Giaccone asked for clarification on the topic. Devrie Paradowski  
68 stated that it is not at the EOC. It was clarified that it is on April 21<sup>st</sup>, 2023, from 10 a.m.  
69 to 2 p.m. tentatively at the FCAR. It was discussed who will be invited and attending. It  
70 was asked if someone from Florida Housing Coalition was going to attend. Devrie  
71 Paradowski replied yes. It was asked if there was going to be a draft. Devrie  
72 Paradowski replied yes. Valerie Clymer recommended reaching out to the Home  
73 Builders Association. Rick Belhumeur recommended sending an invite to as many  
74 elected officials as possible. Vice Chair Trish Giaccone recommended to invite the  
75 Chamber. Valerie Clymer recommended inviting Mrs. Pittman from the Flagler County

76 Association of Realtors to join and not to assume that she would be attending without  
77 an invitation. She also suggested touching bases with the School Board and program  
78 facilitators of the Families in Transition Program or local food bank operators to get data  
79 on increases in housing instability or need.  
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81 Vice Chair Trish Giaccone requested staff inform the committee members of their role  
82 and involvement in this housing forum so that the function runs smoothly. Devrie  
83 Paradowski asked for input on the committee's expectation on involvement.  
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85 In discussing the possibility of community and stakeholder participation, Dorothy  
86 Sperber suggested that the committee members could facilitate the breakout sessions  
87 as that would be a good use of their participation.  
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89 Dorothy Sperber confirmed that the date of the housing event would be April 21<sup>st</sup>, 2023,  
90 and Devrie Paradowski added that the event would be one day prior to a Fair Housing  
91 event being held at the same location.  
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93 4e) Committee Discussion:  
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95 Commissioner Andy Dance asked if next meeting would we have more solid information  
96 about the April meeting. Devrie Paradowski replied yes and there will be an email sent  
97 out before then also. Dorothy Sperber mentioned reaching out to the school district for  
98 additional information. Rick Belhumeur stated to invite the planners as well.  
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103 5. **Public Comment:** None.  
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106 6. **Adjournment:**  
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108 Rick Belhumeur motioned to adjourn the meeting at 3:42 pm, and Valerie Clymer  
109 seconded. The motion carried unanimously.  
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111 AHAC adjourned at 3:42 pm.