

FLAGLER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
Regular Meeting Minutes
January 24, 2023

MEMBERS PRESENT: Sandra Shank (Chair), Nealon Joseph (Vice Chair), Kim Carney, Trish Giaccone, Denise Santa Maria, Mary Vasilevsky, Rick Belhumeur, Cathy Heighter, Dorothy Sperber, Valerie Clymer

MEMBERS ABSENT: Commissioner Andy Dance, Mary Vasilevsky, Denise Santa Maria

EXCUSED ABSENT: None

MEMBERS OF THE PUBLIC PRESENT: Arwa Aziz, Victor Ramos, Henkeysia Ancrum – Flagler Cares

STAFF PRESENT:

- *Joseph Hegedus (Health & Human Services Director — 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).*

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

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3 Chair Sandra Shank called meeting to order at 3:00 pm.

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

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

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11 Chair Sandra Shank motioned to approve December, 27th 2022 meeting minutes with
12 no corrections added. Kim Carney approved and Nealon Joseph seconded.

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15 **4. Agenda Items:**

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17 4a) Election of Chair and Vice Chair:

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19 Chair Sandra Shank gave a thank you speech. Election for the new Chair and Vice
20 Chair followed. Chair Sandra Shank agreed with Vice Chair Nealon Joseph that she
21 would be stepping down as Chair this year.

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23 Kim Carney motioned for Vice Chair Nealon Joseph to now be Chair and Valerie
24 Clymer seconded, and all were in favor.

25 Now Chair Nealon Joseph nominated Trish Giaccone to be Vice Chair. Trish Giaccone
26 accepted, Valerie Clymer seconded, and all were in favor.

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28 The new Chair is now Chair Nealon Joseph and the new Vice Chair is now Vice Chair
29 Trish Giaccone.

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31 4b) AHAC Report Follow-up:

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33 Devrie Paradowski stated the final draft for the Local Housing Assistance Plan (LHAP)
34 at the next meeting before it is adopted. The current LHAP draft was provided for
35 review. Vice Chair Trish Giaccone asked what the average number of pages were.
36 Devrie Paradowski replied with two pages.

37
38 Devrie Paradowski received feedback from the Florida Housing Coalition about dates
39 for a retreat. They are looking at a half day. The possible dates are April 13th, 14th, 17th,
40 21st, and the 24th. Chair Nealon Joseph stated April 13th is a 2nd Thursday which was
41 not a good date. Rick Belhumeur asked who was ultimately going to choose the date?
42 Joe Hegedus stated we will choose the date which works the best for everyone. Sandra
43 Shank asked when we will select the date. Joe Hegedus stated we will choose it today.
44 It was discussed of who else should attend, and St. Johns County and St. Petersburg
45 Housing were mentioned. Kim Carney asked if there has ever been an analysis or data
46 that we want to share. Devrie Paradowski explained the city of Palm Coast completes
47 the analysis for HUD. Kim Carney asked what is the potential location to have this
48 meeting? The Community Center in Palm Coast was mentioned. Getting a reservation
49 was recommended.

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51 4c) SHIP Orientation:

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53 Devrie Paradowski went over an overview of the SHIP program. The website for the
54 program is www.flaglercounty.gov/SHIP. The funding comes from two trust funds from
55 the state which are the state housing trust fund and the local housing trust fund. SHIP's
56 funding agency is the Florida Housing Finance Corporation which appointed Florida
57 Housing Coalition as the technical advisor, and their website is www.FLHousing.org.
58 How funds are used are written into the Local Housing Assistance Plan (LHAP) which is
59 updated every three years. Devrie Paradowski stated there is flexibility with the money
60 and then discussed the rules of spending the funds.

61
62 Flagler County's plan includes the following fund strategies: purchase assistance,
63 owner-occupied rehabilitation, roof replacement, senior home modification and disaster
64 assistance. Dorothy Sperber asked how long is the back list of people? Eduardo Diaz
65 Cordero stated it was 21 for down payment and rehab was 37. The challenges and
66 strengths of the program were then discussed. The dates of the fund reports were then
67 covered.

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69 4d) Committee Discussion: None

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71 5. **Public Comment:**

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73 Joe Hegedus mentioned the disaster recovery funding that was just released through
74 the SHIP program.

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6. **Adjournment:**

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AHAC adjourned at 3:58 pm.