

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

MEMBERS PRESENT: Kim Carney, Trish Giaccone (Vice Chair), Valerie Clymer, Commissioner Andy Dance, Nealon Joseph (Chair), Sandra Shank

MEMBERS ABSENT: Cathy Heighter

EXCUSED ABSENT: Dorothy Sperber, Rick Belhumeur

MEMBERS OF THE PUBLIC PRESENT: Rob Beyer – Flagler County Housing Authority Director, Victor Ramos – CEO Mid Florida Housing Partnership, Bernadette Fisher – Community Development Director

STAFF PRESENT:

- *Joseph Hegedus (Health & Human Services Director — Flagler County)*
- *Kim Bennett—HHS Human Services Program Manager*
- *Brooklynn Riley—HHS Human Services Case Manager*

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 Chair Nealon Joseph called meeting to order at 3:05 pm. Chair Nealon Joseph 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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9 **3. Approval of Previous Meeting Minutes:** Vice Chair Trish Giaccone recommended
10 corrections for duplicate lines 74 and 75 for line 79 and 80. One needs to be removed.
11 Valerie Clymer motioned to correct, and Commissioner Andy Dance seconded.

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14 **4. Agenda Items:**

15 The committee moved forward to agenda item # 4b.

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17 4b) SHIP Updates:

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19 Eduardo Diaz Cordero gave an update on the SHIP program. Received 33 down
20 payment assistance. One closed on March 23, 2023. Rehab reconsidering process due
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22 to local procurement policy. Any vendor going over \$50K has to be approved by the
23 board. Two current roof replacements. One homeowner was helped with disaster
24 assistance.

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26 Eduardo Diaz Cordero asked for the members to come up with some questions for
27 Tamara West who is coming from the Florida Housing Coalition. She is scheduled to
28 meet on May 23rd, 2023 for a quick training on AHAC.

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30 Eduardo Diaz Cordero stated they are working on the Flagler Strong Homes Grant.

31
32 Commissioner Andy Dance asked “who is working on fixing the process issue. Does
33 that have to come to the commission or is it something internal?” Joe Hegedus replied
34 that it was a bit of both. He said that staff are trying to figure it out internally for now to
35 address the \$50K limit per vendor without going through a lengthy process. Ultimately,
36 staff is trying to go before the board for approval to spend up to our maximum
37 allocation. Commissioner Andy Dance recommended to go to purchasing for a solution.
38 Valerie Clymer asked if the cap applies when the same vendor does multiple jobs. It
39 was answered yes. Chair Nealon Joseph asked if it would help if the committee gave
40 recommendations to the Board. Joe Hegedus replied sure. He said that HHS is drafting
41 a proposal for the Board that AHAC can review.

42 43 4c) Housing Forum Update:

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45 Forum is on April 21st, 2023, from 10 a.m.-2 p.m. Devrie Paradowski asked Jacqueline
46 Gonzalez if she had an answer on whether Mayor Alfin would be able to attend as an
47 elected official. Jacqueline Gonzalez stated she did get the email and asked but she
48 has not heard back yet. She will reach out and get an answer today. Kim Bennett and
49 Brooklynn Riley were introduced from Human Services. They introduced their program.
50 Devrie Paradowski mentioned she is trying to get help from city planners. She asked if
51 the City of Bunnell could provide an update. Bernadette Fischer, who attended the
52 meeting confirmed that they would. The day will start with a brief opening by the Chair
53 of AHAC, welcome comments from elected officials, Human Services, and Housing
54 Services, then a presentation by Florida Housing Coalition on the Live Local Act. After
55 that, there will be 30 min break with and food will be served. After the break, citizens will
56 participate with the stakeholders, elected officials and all attendees to help determine
57 top priorities under the Live Local Act going forward.

58
59 Florida Housing Coalition will have a summary report. More forums to come in the
60 future, possibly 6 months to a year. Food is going to be a deconstructed lunch box.
61 Brooklynn Riley asked about how many people might show. Devrie Paradowski replied
62 50 showed at a previous one and they are projecting a maximum of 100.

63
64 Sandra Shank mentioned bringing in brokers and Section 8 to speak as well. Eduardo
65 Diaz Cordero recommended doing Event Brite registration for tickets.

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67 Sandra Shank then mentioned speaking about the new housing bill and suggested
68 some information from Florida Housing on that bill. Devrie Paradowski replied that the
69 event has been re-structured particularly around the legislation, known as the Live Local
70 Act, and that Florida Housing will indeed provide a one-hour presentation on that.
71

72 Commissioner Dance recommended getting RSVPs for the food count by using a
73 service such as EventBrite. Devrie Paradowski asked for ideas on how to facilitate the
74 round table conversations. Valerie Clymer suggested asking the public their concerns,
75 one or two problems and using a timer. Sandra Shank suggested adding the questions
76 to the Event Brite because it would be very time-consuming.

77
78 Vice Chair Trish Giaccone mentioned asking for solutions. She also recommended
79 creating a QR code for the Event Brite. Devrie Paradowski asked if everyone wanted to
80 have a Teams meeting before the event. Committee members agreed and thought one
81 week in advance would be most helpful.

82
83 Commissioner Andy Dance and Vice Chair Trish Giaccone mentioned they won't be
84 able to attend the forum.

85
86 Chair Nealon Joseph asked if there were any other items they wanted to discuss.

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88 4a) Disaster Housing Plan and Discussion:

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91 Chair Nealon Joseph went over the Individual Assistance Program and Policy Guide
92 (IAPPG). The document is what FEMA has us following after a disaster. It is a
93 developed recovery guide for Flagler County. There is no housing disaster plan that
94 survives. Previous plans have been as long as 70 pages. Flagler County Emergency
95 Operations is trying to reduce the plan and streamline it. He mentioned that the disaster
96 housing phases are shelter, transitional, interim housing, and permanent housing. The
97 stages range from 0 days to 18 months. The plan is to use the chart as a checklist for
98 disaster housing. Trailer homes would probably be the best bet for disaster housing.
99 The plan should not be more than 20 pages. No plan can survive, it can only be
100 mitigated. The primary plan is to build stronger housing. No voting is needed on the
101 plan. It will be added to the agenda. Flagler County is going for accreditation. It will be
102 made as an appendix so it can be updated. Flagler County's best option with regard to
103 disaster housing planning is to develop more resilient housing. Shandra Shank asked
104 about creating ways to protect the community's disaster housing stock, maybe looking
105 at tax incentives. Chair Nealon Joseph stated that the county could add that provision
106 to that plan, but the county will have funding.

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109 5. **Public Comment:** None.

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112 6. **Adjournment:**

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114 Valerie Clymer motioned to adjourn the meeting at 4:05 pm, and Sandra Shank
115 seconded. The motion carried unanimously.

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117 AHAC adjourned at 4:05 pm.