

**WALTON COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

Walton County Planning Department
842 State Highway 20E, Unit 110
Freeport, FL 32439

MEETING AGENDA

April 3, 2019

9:30 A.M

I. Call to Order

The meeting was called to order by Latilda Hughes-Neel

Members attended:

Latilda Hughes- Neel

Bryan Osborn

Teresa Imdieke

Carolyn Zonia

Mac Work

Staff attended

Romina "Mina" Valerio

Garett Griffin

Other Attendees:

Tom Baker

Jan Trinkka

Mac Carpenter

Dede Hinote

Heather Christman

Ryan Mims

II. Discussion of Previous Minutes

a. Enclosure A – March 14, 2019 Minutes

Ms. Work moved to approve the March 2019 Minutes; Ms. Zonia seconded the motion and it was unanimously approved.

III. Financials

a. Financial report included, Enclosure B

Ms. Valerio reported that currently there is \$141,063 for funding year 2017 and 2018 left. Ms. Valerio stated that most of it is already encumbered. There was discussion about the Smith report. The

**WALTON COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

Walton County Planning Department
842 State Highway 20E, Unit 110
Freeport, FL 32439

Smith award is going to be researched and added for the next meeting.

Ms. Imdieke moved to approve the Financial Report; Mr. Osborn seconded the motion and it was unanimously approved.

IV. Old Business:

No Report

V. Housing Updates: *(Please limit your remarks to 5 minutes)*

a. West Florida Regional Planning Council – *Romina*

Ms. Valerio reported that there were seven pending applications, two pending inspections, and two projects that should be completed sometime this week or next. Ms. Valerio stated that there were four projects that just finished- two for Habitat for Humanity and one for home buyers.

b. Walton County Growth Management

Ms. Trinka reported that there were upcoming contracts

c. HUD Housing – *Tom Baker*

Mr. Baker reported that recently there were 30 vouchers issued and only a few of the people with vouchers were able to find a home. Mr. Baker stated that they will call 30 new families and that it will completely extinguish the waiting list. Mr. Baker added that there is no need to apply for housing when there is none.

d. City of DeFuniak Springs – *Mac Work*

Mr. Work reported that City of DeFuniak Springs had an election coming up.

e. City of Freeport- *Latilda*

Ms. Hughes- Neel reported that everyone was emailed copies of the workforce housing plan and the new language that was adopted in the code to create a mixed income development project. Ms. explained that from the exterior, it looks like any other development project, but it has

WALTON COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

Walton County Planning Department
842 State Highway 20E, Unit 110
Freeport, FL 32439

a mixture of rent control units, subsidized units, and it has market rate units. Ms. stated that there have been two requests to hold pre-applications for this project. Ms. stated that she would keep everyone informed as she gets more information.

f. City of Paxton – *Latilda*

Ms. Hughes- Neel reported that they are not doing any housing projects currently, but their Dollar General store is open.

g. Habitat for Humanity – *Teresa*

Ms. Imdieke reported that that they are wrapping up finishing two houses.

Ms. Imdieke stated that two more meetings for RESTORE and hope to break ground this summer and be done April 2020.

h. Discussion Items

Mr. Work stated that in the city of DeFuniak there is a 50-unit apartment complex being developed.

VI. Action Items:

a. Review of LHAP/Recommendations

Ms. Zonia stated that she did not understand why there is not any funding specially for rental assistance. Ms. Zonia stated that she would like to see funding rental assistance as strategy number 6.

Ms. Imdieke stated the issue with rental insurance is that as soon as the money is up, the people can no longer afford to live there and get evicted. Ms. Imdieke stated that there are set programs which find housing for people that is feasible. Ms. Imdieke stated that from experience she wanted to strongly advise against the \$5,000 rental assistance.

Mr. Osborn stated that he agreed with Ms. Imdieke in that affordable housing is the biggest need and that the focus should be on rental development or new construction.

WALTON COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

Walton County Planning Department
842 State Highway 20E, Unit 110
Freeport, FL 32439

There was discussion about keeping the strategy funding the same and address rental projects by a case by case procedure. Ms. Imdieke recommended an amendment that would include low to moderate incomes to the LHAP.

Ms. Imdieke stated that she would be abstaining from the vote.

Mr. Osborn made a motion to recommend approval with the amendment of modifying the replacement housing to include moderate income categories. Mr. Work seconded the motion and it passed with one obtained.

Mr. Work stated that the charts needed to be updated to match the amended LHAP and to make sure the allocations are correct.

Mr. Osborn moved to update the charts to match the amended LHAP; Mr. Work seconded the motion and it passed with one obtained.

b. Review Resolution 2019-19

Ms. Hughes- Neel stated that the Walton BOCC unanimously approved a new resolution regarding the board updating the original SHIP committee ordinance so that it no longer specifies specific persons. It will specify positions on the board. Ms. Hughes – Neel stated that another thing that was advised was to create ex-officio non-voting affiliations. Ms. Hughes- Neel stated that the school district needed to be notified to appoint someone. Each member will serve a 3-year term and if they have 3 consecutive absences, will be replaced.

VII. New Business: There was discussion about future meeting times and dates.

VIII. Public Comments: *None*

IX. Adjourn: *At 10:13*

