

AFFORDABLE HOUSING ADVISORY COMMITTEE

Special Meeting - AGENDA

April 6, 2023 1:00 P.M.

1250 N. Eglin Pkwy, Shalimar, FL 32579

First Floor, BCC Training Room

I. WELCOME

II. ROLL CALL *(5 members needed for a quorum)*

Board members in attendance; Felicia Scaife, Randy Wise, Mike Kent, Bonnie Barlow, Nitsi Bennett, Anita Williams, Donna Tashik, Felix Beukenkamp, Brooke McLean and Commissioner Paul Mixon

Staff in attendance; Abra McGill, Elliot Kampert, Shelia Fitzgerald

Visitors in attendance; Debbie Wise, Allison Sullivan, Chelsey Sharon, Samantha Cutsinger, Mike Chesser

III. OPEN TO THE PUBLIC *statement by Chair (this meeting is open to the Public for comment)*

IV. NEW BUSINESS

A. Attainable Housing Strategic Plan Kick-Off

Sheila Fitzgerald explained Thomas P. Miller and Associates (TMPA), as the County's vendor for the Attainable Housing Strategic Plan, has been invited to make a presentation to the AHAC.

Aaron Finley introduced the team with Thomas P. Miller and Associates that will be working on this project.

Aaron explained he will be giving an overview of the scope of work, discuss some of the process as well as collect any feedback.

First Phase is the Discovery Phase. This is where the team will do their research. Part of this has been started, collecting documents. Another part of that research will be on the ground where they will visit Okaloosa County in person. The last part of this phase will be collecting the data and putting it into a housing demand model.

Aaron went over list of documents and asked if there was something they should look at but didn't list. Paul Mixon stated, Traffic Planning Organization (TPO) has a strategic plan that can give information on roadway expansions or potential new road ways that may help.

Bonnie Barlow added that One Okaloosa, Nathan Sparks, has just released their annual report.

Anita Williams asked how TPMA will be gathering local housing data, would they reach out to Emerald Coast Association of Realtors (ECAR)? Aaron said they would be reaching out to local organizations to help gather that data, they will add ECAR to the list of Stakeholders as well as the Shimborg Center. If any others are thought of those can be sent to County Housing Staff or to TMPA.

TMPA will be on the lookout for any insurance or legislation changes during the process.

Lindsey Bloos with TMPA spoke to the Stakeholder Engagement. Engagements will be solution focused. She stated they will identify the holes in the information that their team collects. Will plan highly interactive engagement that will results in the missing information.

Their will be small group interviews with local individuals with expertise in this. Then will move to in-person workshops. Identifying what stakeholders that need to be at the table will be part of the workshops.

TMPA will send a public opinion survey out. This will be a critical part of the process in order to get an idea of what the communities needs are.

TMPA will provide another update to the AHAC during the project to allow them to weigh in on the data collected.

A summary of findings will be provided at a strategy workshop. This workshop will bridge any gaps between the findings, barriers and the solution development.

TMPA will reach out and do one on one interviews with individuals identified as key players. If there are individuals or organizations the AHAC feel should be included they should share that information with housing staff or TMPA. This will develop the stakeholder data base. Multiple stakeholders were identified. Aaron stated workforce affordability analysis is being done as well.

Shelia states she is hoping to have the majority of deliverables in September and wrapping up report at end of year.

TMPA spoke to other ideas that they will look into; Military land, Employers, Accessory Dwelling units, Codes, Zoning.

Challenges and barriers identified; not in my back yard (NIMBY), tourism, commuting, neighboring counties.

Shelia reiterated that if the AHAC has any information they want to be passed on to TMPA to reach out to Abra, Elliot or herself as we will be meeting with them every couple of weeks for updates.

V. OLD BUSINESS - NONE

VI. OTHER BUSINESS - NONE

VII. ADJOURN

Prepared by: *Abra L. McGill*

Abra McGill