



Minutes

Volusia County Affordable Housing Advisory Committee Public Hearing

Wednesday, October 12, 2022 at 5:00 p.m.

The Frank T. Bruno, Jr. County Council Chambers, Room 204

Thomas C. Kelly Administration Center

123 W Indiana Ave, Deland, FL

BOARD MEMBERS

Anne Evans, Chair
D.J. Lebo, Vice-Chair
Waylan Niece, Secretary
Mark Billings
Barbara Girtman
Peggie Hart
Sue Odena
Sarah Ulrich
Dawson Walker

STAFF

Carmen Hall, Community Assistance Director
Corry Brown, Operations Manager
Andrea Kerr, Assistant County Attorney
Antoinette Cannon, Grants Planner

CALL TO ORDER

D.J. Lebo, Vice-Chair, called the public hearing to order at 5:04 p.m.

ROLL CALL

Corry Brown, Community Services Operations Manager, called the roll. Anne Evans, Peggie Hart, Barbara Girtman, and Dawson Walker were absent. All other members were present and there was a physical quorum.

APPROVAL OF AUGUST 10, 2022 MINUTES

Mark Billings made a **MOTION** to approve the minutes of the August 10, 2022 meeting. Waylan Niece seconded the motion. The motion carried unanimously 5-0.

PUBLIC PARTICIPATION

Jim Cameron, JC Consulting, congratulated the committee on the 2022 Affordable Housing Incentive Strategies Report. He commented that the topics in the report had been discussed for years and he believes the recommendations will make progress toward improving affordable housing. He also emphasized the need for affordable workforce housing for frontline workers.

NEW BUSINESS

2022 Affordable Housing Incentive Strategies Report

Vice-Chair Lebo gave an overview of the draft report and reminded the committee that the recommendations within the report had been discussed over past meetings. She explained that at the previous AHAC meeting, the committee decided to take the strategies identified in the five-year affordable housing plan and see where those strategies could be implemented in this report as recommendations.

Vice-Chair Lebo presented the recommendations in the draft report.

For strategy A, Expedited Process of Development Approvals, two recommendations were made by AHAC that focused on communication and drafting changes that will lead to an affordable housing review team.

For strategy I, Ongoing Regulatory Review Process, and strategy C, Flexibility in Density, three recommendations were made that focused on a series of comprehensive plan changes and an affordable housing ordinance relating to fee waivers, deferrals, density bonuses, support to developers, and administrative modifications to zoning requirements.

For strategy B, Fee Waivers for Development or Construction of Affordable Housing, two recommendations were made involving changes to fee waivers, deferrals, density bonuses, and support to developers.

For strategy E, Accessory Dwelling Units, strategy F, Reduction of Parking Setback Requirements, and strategy G, Flexible Lot Configurations, one recommendation was made relating to allowing administrative modifications to zoning requirements.

For strategy J, Surplus Lands Inventory, one recommendation was made to create a Community Land Trust.

For strategy K, Transportation Hubs and Transit-Oriented Development, one recommendation was made to encourage affordable housing development in identified geographic areas.

No recommendations were made by AHAC for strategy D, Reservation of Infrastructure Capacity or strategy H, Modification of Street Requirements.

Vice-Chair Lebo asked for any discussion of the draft report and explained that the committee would need to approve the report in order for it to be sent to the County Council for approval.

Corry Brown made note of a technical correction that would need to be made on page 5 of the report stating the public hearing date as the original hearing, September 14, 2022, was canceled and later rescheduled for October 12, 2022.

Sarah Ulrich asked for clarification of administrative modifications, as the term was being used for several recommendations. Stephen Shams, Planning and Development, explained that administrative modifications would be made to the comprehensive five-year affordable housing plan to include language related to the strategies as the committee had previously discussed. Mr. Shams informed the committee that administrative modifications allow for the process to move faster because approval from a committee would not be needed to make changes.

Carmen Hall, Community Assistance Director, reminded the committee that if the recommendations in the draft report were implemented, they would go through a review process in order to have more stringent guidelines before making any modifications.

Waylan Niece made a **MOTION** to approve the Draft 2022 Affordable Housing Incentive Strategies Report with the modification on page 5 changing the public hearing date from September 14, 2022, to October 12, 2022. Sarah Ulrich seconded the motion. The motion carried unanimously 5-0.

Meeting Schedule

Vice-Chair Lebo presented the proposed meeting schedule for fiscal year 22/23. She stated that there may not be a need to have the meeting scheduled for November 9, 2022, because the committee was able to approve the Affordable Housing Incentive Strategies report at the current public hearing.

Mark Billings asked whether they could cancel the November meeting without violating the committee's by-laws. Corry Brown stated that there is language written that the committee is to meet quarterly and because the committee was meeting in October, they would be able to cancel the November meeting and meet again in February without issue.

Sue Odena made a **MOTION** to cancel the November 9, 2022 meeting. Mark Billings seconded the motion. The motion carried unanimously 5-0.

DISCUSSION BY BOARD MEMBERS OF MATTERS NOT ON THE AGENDA

Waylan Niece informed the committee of the Rotary Club of DeLand's Glamour and Gore event on October 29, 2022. He also informed the committee that the Neighborhood Center of West Volusia's annual Robed in Love event was happening on October 21, 2022.

Sue Odena informed the committee of an event in Daytona Beach called the Interface Sharing Conference taking place on October 22, 2022.

Mark Billings shared that Habitat for Humanity of Southeast Volusia had redirected their construction volunteers and staff to assist with critical home repairs needed as a result of Hurricane Ian. He asked that if any committee members or their agencies knew of any volunteers to let him know as there is a need for greater assistance.

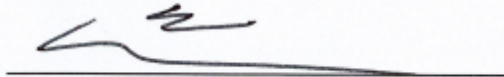
ITEMS FOR STAFF DISCUSSION

There were no additional items for staff discussion.

ADJOURNMENT

Mark Billings made a **MOTION** to adjourn the meeting. Sue Odena seconded the motion. The meeting was adjourned at 5:25 p.m.

Accepted by:



Waylan Niece, Secretary



Anne Evans, Chair

4-12-23
Date

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