

Minutes
Volusia County Affordable Housing Advisory Committee
Hope Place Cafeteria
1340 Wright St., Daytona Beach
Monday, April 19, 2021 at 2:00 p.m.

Board Members

Anne B. Evans, Chair
D.J. Lebo, Vice-Chair
Waylan Niece, Secretary
Tony Cassata
Allen E. Harrell
Margaret Peggie Hart
Susanne I. Odena
Billie Wheeler

Housing and Grants Administration Staff

Dona Butler, Community Services Director
Carmen Hall, Community Assistance Director
Diana Phillips, Community Services Operations Manager
Corry Brown, Special Projects Coordinator

Call to order: Chair Evans called the meeting to order at 2:00 p.m.

Roll Call: Corry Brown called the role. Sue Odenna was not present at the time of the role. Ms. Odenna did attend the meeting beginning at 2:02. All other members were present and there was a physical quorum.

Item 1 – Previous Meeting Minutes

The board agreed to pass the minutes from the February 24, 2021 meeting as drafted, there were no objections.

Item 2 – Exploring Community Land Trusts (CLT)

The board discussed the topics that were researched by board members.

DJ Lebo discussed her research related to community land trusts in comparable counties. Ms. Lebo explained the in detail different methods that have been used to structure CLTs, possible geographic areas, zoning, and other counties being happy to discuss their experiences and provide the documents they had worked on in the past.

Waylan Niece summarized the research he had completed in talking to local non-profits about their willingness to participate in a CLT. Mr. Niece handed out a chart of the non-profits he had consulted with, the chart is attached for reference.

Billie Wheeler reviewed her research on the costs related to land trust set up and discussed the need for maintenance costs and a startup staff.

Tony Casata explained his research on builder and developer resources, noting that the current state of the construction and developing field makes it difficult to receive cost estimates.

Anne Evans discussed bringing in existing community land trusts in comparison to starting a new one. She introduced a guest speaker, Frank Wells of the Bright Community Land Trust and Central Florida Regional Community Land Trust.

Mr. Wells attended virtually and spoke to the board at length about work that had been done in other counties to develop, incubate, pilot or manage CLT properties and programs.

Discussion ensued regarding the next steps in establish a CLT in Volusia County or partnering with an existing CLT. The AHAC came to a consensus to make a recommendation to a competitive solicitation be developed and advertised to seek proposals from existing CLT organizations to explore affordable housing opportunities in Volusia County by incubating or administering a CLT. The board requested that the recommendation be incorporated into the council's affordable housing workshop being held in May. Additionally, the board requested that staff report back after the recommendation was made.

Item 3 – Meeting Schedule

Allen Harrell asked if the incentive review process was required this year, Diana Phillips confirmed that it was required and stated that there are two incentives that are statutorily required and additional incentives to be reviewed. The board discussed the process briefly and Chair Evans clarified that they need to look at all 11 incentives but are only required to take action on two. Mr. Harrell asked for consensus among the board members that during the development of the affordable housing incentives strategies report the AHAC only review the two required strategies and he requested that the minutes of the meeting reflect this desire of the board.

The board discussed the next dates for upcoming meetings. The board concluded that a May meeting was not necessary and that meetings would be scheduled for June 2nd, July 28th and August 11th.

Public Participation

Ruth Costa explained her living situation to the AHAC. Ms. Costa was living in a rental unit that the landlord was selling and had been unable to find another place to live. Mr. Harrell asked Ms. Costa follow up questions and took her contact information. The board discussed different resources and contact information with Ms. Costa.

Adjournment

The meeting was adjourned at 3:09 p.m.

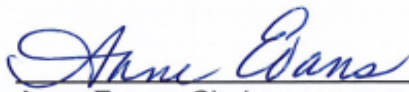
Accepted by:



Waylan Niece, Secretary

10-6-01

Date



Anne Evans, Chair

4-12-23

Date