

Minutes
Volusia County Affordable Housing Advisory Committee
The Frank T. Bruno Jr. County Council Chambers, Room 204
Thomas C. Kelly Administration Center
123 W Indiana Ave, DeLand, FL
Wednesday, June 22, 2022 at 3:00 p.m.

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, Housing and Grants Administration Manager
Andrea Kerr, Assistant County Attorney

Call to order: Chair Anne Evans called the meeting to order at 3:02 p.m.

Roll Call: Corry Brown called the role. Sue Odena, Waylan Niece, and Dawson Walker were not present. All other members were present and there was a physical quorum.

Item 1 – Previous Meeting Minutes

A motion was made by D.J. Lebo to approve the minutes from the May 18, 2022 meeting. The motion was seconded by Peggie Hart and passed unanimously with six members present.

Item 2 – Affordable Housing Plan

Chair Evans began the discussion on the draft affordable housing plan that was made available to the public for comment. The members were given a summary of the public comments received prior to the meeting to review. The chair thanked the members of the public that attended the public meeting and gave comments as they were all in favor of the plan. She asked if any members of the committee noticed anything from the public comments to be added to the plan, mentioning the comment about HUD manufactured homes. She noted that zoning requirements discussed in the plan allow for those homes, so they are not excluded from the plan. The chair also mentioned the comment received on a county-wide regional approach but stated that that would be something to look into after the plan was approved.

Carmen Hall, Community Assistance Director, commented on the technical briefs that are part of the appendices. She pointed out that they are a summary of the discussions, actions, and recommendations that were made by the three affinity groups and were referenced to create the broader affordable housing plan. She noted that the items in the briefs would still have to be reviewed, edited, approved by legal, and go through the process for proposed changes, referencing the comprehensive planning and land development process as an example. Chair Evans told the committee that the next step for the plan would be to take it to County Council for approval and that they are hoping to do so at the July 19th meeting or the first meeting in August. Mark Billings recognized and acknowledged the county staff for the hard work that has gone into the plan, as well as recognize and thank the committee who have reviewed and made comments on the plan. He stated that as a member of AHAC, he is proud of the plan that is going to be presented to the County Council. Mr. Billings made a motion to approve the draft affordable housing plan. The motion was seconded by Peggie Hart and passed unanimously.

Item 3 – AHAC Report – Affordable Housing Incentives Strategies

Chair Evans then moved on to the next item on the agenda, looking at the SHIP affordable housing incentive strategies report. She referenced items that were provided to the AHAC that were prepared by staff and herself to show how the plan strategies match with the incentive strategies. She reminded the members that strategies A. Expedited permitting and I. Process of Ongoing Reviews are required by SHIP for the report. Staff had determined that strategies B. Modification of Impact Fees, C. Flexible Densities, E. Affordable Accessory Residential Units, F. Parking and Setback Requirements, G. Flexible Lot Configurations, J. Public Land Inventory, and K. Support Development near Transportation, coincided with action steps in the affordable housing plan. Anne suggested that they use the action steps already approved to move forward with the report to keep consistency in their reporting. D.J. Lebo agreed with this suggestion and said that because the county plans on completing these action steps in year 1, it would make the most sense. She also pointed out that in creating the affordable housing plan, they chose to be measured as to not take on too much at one time and suggested that the same be done for this report.

Chair Evans brought up that for strategy A, the plan does not go into specifics to meet this strategy. To complete the report, there would need to be more information, meaning the proposed changes to the comprehensive plan for the year from staff. Stephen Shams, Planning and Development, said that they are planning to be able to have those proposed changes completed once the affordable housing plan is approved by County Council. Barb Girtman said that she agrees with keeping the message cohesive as it is helpful for the public as to limit any confusion. Chair Evans did not call for a motion and said that as no one has objected to the suggestion, they would agree that there is a consensus to move forward.

Item 4 – Annual Action Plan

Chair Evans mentioned that the annual action plan was not yet published at the time of the meeting. She stated to the committee that once the annual action plan is completed and published, a copy will be sent to the committee for review. She noted that this plan summarizes the actions and activities that will be used the coming year to address the needs and goals previously identified.

Item 5 – Meeting Schedule

A proposed meeting schedule was presented to AHAC as there had been some changes requested at the previous meeting. It was decided that the proposed July 13th meeting was not necessary and could be cancelled. The next meeting is scheduled for August 10, 2022.

Discussion by board members of matters not on the agenda

Items for staff discussion

Dona Butler, Community Services Director, asked the AHAC if they wanted to make a recommendation to County Council to add to their legislative agenda to propose changes to the state statute for SHIP funding. She explained that the legislation currently states that the majority of funding must be spent on homeownership with the remainder being available for rental assistance. She stated as the affordable housing plan has a focus on rental housing, she wanted to start a conversation about seeing if there could be any flexibility in the future. Ms. Butler suggested looking at changing the requirement to a lower percentage or changing it so that the requirement is over multiple years, allowing a larger portion to be used for rental development one year.

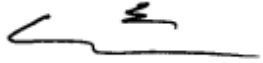
Barb Girtman agreed with looking into this and suggested that this be done earlier rather than later. She also suggested looking at the qualifications for very low and low-income households as she believes they are not in line with the current times and what the impact is. Mark Billings stated that he believes that the committee should make recommendations that enable those who are actually doing the work to be successful, and he would be supportive of recommending flexible language. Chair Evans asked when staff would have a suggested recommendation. Dona Butler explained that they could have a subcommittee meet to draft the recommendations. Chair Evans asked if Mark Billings would be willing to be a representative for AHAC and he agreed that he could do so and come back to the committee with a recommendation.

Dona Butler let the AHAC know that Corry Brown was recently promoted to Housing and Grants Administration Manager. She also recognized the hard work of Carmen Hall, Community Assistance Director, and Corry Brown. She stated that Corry Brown has done an incredible amount of work for the affordable housing plan. Chair Evans agreed and recognized Ms. Brown, as well as all the county staff involved for all of their hard work. Mark Billings recognized Chair Evans for her leadership and her ability to run an efficient committee as chair.

Adjournment

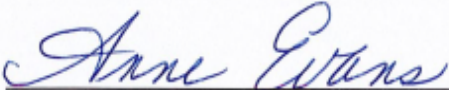
The meeting was adjourned at 3:31p.m.

Accepted by:



Waylan Niece, Secretary

10-12-22
Date



Anne Evans, Chair

4-12-23
Date