



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, August 10, 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
Antoinette Cannon, Grants Coordinator

WELCOME

Chair Evans welcomed the Affordable Housing Advisory Committee (AHAC) and attendees to the meeting.

CALL TO ORDER

Chair Evans called the meeting to order at 3:07 p.m.

ROLL CALL

Corry Brown called the roll. Peggie Hart, Sarah Ulrich, and Dawson Walker were absent. Mark Billings was not present during roll call, he arrived at 3:10 p.m.. All other members were present and there was a physical quorum.

APPROVAL OF JUNE 22, 2022 MINUTES

Barbara Girtman made a **MOTION** to approve the minutes of June 22, 2022. Mr. Niece seconded the motion. The motion carried unanimously 5-0.

PUBLIC PARTICIPATION

There was no public participation during the AHAC meeting.

NEW BUSINESS

2022 Affordable Housing Plan Updates

Chair Evans stated that the affordable housing plan was accepted by County Council. She also reminded the AHAC of a discussion that occurred at the last meeting regarding how the affordable housing plan and the incentives strategies correlate with each other. 2022

Affordable Housing Incentive Strategies Recommendations

Chair Evans began the discussion of the strategies by referencing the Affordable Incentive Strategies Review and Recommendations summary document provided by staff. She explained that if the committee approved the recommendations within the Draft 2022 Affordable Housing Incentive Strategies Report, then the AHAC would come back together at a later date to review the details of the proposed comprehensive plan changes.

Chair Evans asked if any committee members had comments or suggestions pertaining to the Draft 2022 Affordable Housing Incentive Strategies Report. Mr. Niece stated that he reviewed the incentive strategies and agreed with all recommendations.

Sue Odena questioned how to determine the areas of highest need. She also mentioned animosity on Daytona Beach's nexus study and linkage fees at a commercial realtors meeting she attended. She stressed the importance of making sure that realtors understand the linkage fees. Chair Evans explained that staff would be responsible for determining the areas of highest need within the community. Carmen Hall, Community Assistance Director, confirmed that staff would work with the County's GIS staff to determine the highest need areas using different overlays if that was the direction to move forward.

Chair Evans stated that there were no recommendations pertaining to linkage fees within the draft incentive strategies report. She mentioned that there was a section within the affordable housing plan that discussed the possibility of linkage fees and could be discussed in more detail at a later date. D.J. Lebo recommended the realtors watch the referenced recording of the previous council meeting. Ms. Girtman recommended sending out a link of the part of the council meeting where the linkage fees were discussed. Ms. Girtman explained the importance of getting realtors, commercial realtors, and developers together so that we can address any questions and concerns. Ms. Lebo agreed with sending a link to the presentation and collecting all questions and comments from all parties so that the committee can respond. Mark Billings discussed the challenges of getting this information to the public.

Chair Evans explained that once the strategy recommendations are approved, the next steps would be for the staff to finalize the report and hold a public hearing. She encouraged AHAC members to invite the realtors and any interested parties to the public hearing. Ms. Girtman explained the importance of getting interested parties to the public hearing and getting a list together. Chair Evans asked if committee members can invite people to the public hearing meeting. Carmen Hall stated that Housing and Grants staff can send out the press release to anyone the committee would like to invite. The AHAC discussed sending personal invitations to contacts to increase participation.

Sue Odena made a **MOTION** to approve the affordable housing incentive strategies recommendations as presented. Waylan Niece seconded the motion. The motion carried unanimously.

Ms. Brown explained that staff will make technical corrections to the Draft 2022 Affordable Housing Incentive Strategies Report as needed prior to the public hearing. She stated that no changes will be made to the actual recommendations

DISCUSSION BY BOARD MEMBERS OF MATTERS NOT ON THE AGENDA

Chair Evans asked Mark Billings if he met with Dona Butler to discuss the State Housing Investment Program (SHIP) set-asides for homeownership and rental housing. Mark Billing confirmed that they did meet and asked staff to provide an update. Carmen Hall stated that staff is currently finishing up draft language to propose changes to the legislative statute for more flexibility with set-asides to homeownership and rental housing legislation.

Chair Evans asked if AHAC can endorse the legislation recommendations through a vote without having another meeting. Andrea Kerr stated that a vote is not needed, and a statement could be put in the narrative stating that the AHAC endorses the legislation recommendations. Ms. Girtman asked if the AHAC could ask County Council to submit a letter or resolution of approval for the requested legislation changes. Andrea Kerr stated that AHAC could do this. Chair Evans asked staff to send the legislation letter to all AHAC members and members can respond back to Ms. Brown if they agree or disagree with the legislation recommendation narrative for AHAC endorsement.

Mr. Niece stated that a discussion occurred during a previous meeting at Hope Place regarding getting more public participation at public hearing meetings through advertisements on the webpage and social media. He asked committee members if this was discussed during the Affinity Group meetings. Chair Evans stated that this was discussed during the Affinity Group meetings and that all members of these groups should be invited to the public hearing. Carmen Hall stated that staff can include Affinity Group members within the email distribution list for the public hearing meeting notice and the AHAC can also send out personal invites to anyone they would like to invite. The AHAC agreed that they would distribute the information on the public meeting.

Ms. Odena discussed visiting several tiny homes communities in Detroit. She stated that she will send photos to Ms. Brown of the homes for the AHAC. She also discussed the program rules for the residents living within these tiny homes. She also discussed the tiny homes she visited in Plant City and that Orange County has included rent control on their ballot.

ITEMS FOR STAFF DISCUSSION


Ms. Brown stated that the next meeting is scheduled for September 14, 2022, which will be the public hearing meeting and will be held in the County Council Chambers. She also stated that there is a meeting scheduled for November which the AHAC can discuss at the next meeting to determine if a meeting is needed. Mr. Niece asked if the meeting will be held at 3:00 p.m and Corry Brown confirmed that the meeting is scheduled for 3:00 p.m. Ms. Girtman suggested that the meeting be later since the public is being invited. The committee agreed and recommended scheduling the meeting on September 14, 2022, at 5:00 p.m.

Ms. Odena made a **MOTION** to change the public hearing meeting to September 14, 2022, at 5 p.m. Ms. Girtman seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 3:38 p.m.

Accepted by:



Waylan Niece, Secretary

10-11-22

Date

Anne Evans
Anne Evans, Chair

4-12-23
Date