



Minutes

Volusia County Affordable Housing Advisory Committee Wednesday, February 8, 2023 at 3:00 p.m. Emergency Operations Center 3825 Tiger Bay Road, Daytona Beach

BOARD MEMBERS

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

STAFF

Carmen Hall, Community Assistance Director
Corry Brown, Operations Manager
Andrea Kerr, Assistant County Attorney
Maureen Sikora, Assistant County Attorney
Brittany Louis, Special Projects Coordinator

CALL TO ORDER

D.J. Lebo, Vice-Chair, called the meeting to order at 3:05 p.m.

ROLL CALL

Brittany Louis, Special Projects Coordinator, called the roll. Anne Evans, Peggie Hart, and Dawson Walker were absent. All other members were present and there was a physical quorum.

APPROVAL OF OCTOBER 12, 2022 MINUTES

Mark Billings made a **MOTION** to approve the minutes of the October 12, 2022 meeting. Sue Odena seconded the motion. The motion carried unanimously 6-0.

PUBLIC PARTICIPATION

There was no public participation during the AHAC meeting.

NEW BUSINESS

Affordable Housing Dashboard and Strategy Status Presentation

Corry Brown, Community Services Operations Manager, gave a presentation on the affordable housing dashboard. She reminded the committee that the dashboard was an action step identified in the five-year affordable housing plan to create an environment supportive of affordable housing through effective communication. Ms. Brown explained how the dashboard works, the data it reports, and the different features that can be utilized.

D.J. Lebo asked if the dashboard was only displaying Volusia County funded projects and whether staff planned to add city funded projects if the cities provided the information. Corry Brown confirmed that the dashboard only displays Volusia County funded projects and added that cities could be something for staff to explore. She also explained that staff is exploring ways to add match dollars to ensure transparency on how much funding is being spent for each project.

Waylan Niece asked for clarification as to what projects were currently on the dashboard. Corry Brown explained that the dashboard reports on all projects since October 1, 2021, including projects that were started but not yet completed by that date. She explained that staff had to determine a starting point and decided to start at the fiscal year the five-year affordable housing plan was approved and move forward from that point.

Mr. Niece asked if there were any plans to work with local agencies developing affordable housing but don't receive any grant funding. He mentioned that he was aware of agencies in discussions to develop affordable housing and wanted to know if staff had any intention of adding those developments to the dashboard as additional housing stock. Ms. Brown explained that staff had not planned to do so but could explore the topic for the future.

Jake Johansson emphasized a need to possibly include cities on the dashboard and asked whether staff would have access to the information or if the cities would have to provide it. Corry Brown explained that it would depend on what information is being reported. She also explained that for assisted rental housing, the information is reasonably available but for homeownership projects, the cities would likely need to be involved to get all information.

Mark Billings stated he was very proud of the work the committee had put in over the past years and congratulated staff on the affordable housing dashboard. He emphasized the need to educate the municipality's elected officials on affordable housing and what the county is doing to see where they can come in.

Corry Brown presented the strategies portion of the dashboard and explained to the committee that all the strategies and action steps will be tracked so members of the public and other municipalities can see the county's progress over the next five years. Ms. Brown presented each strategy to inform the committee of the status of the year 1 action steps.

Review of the Proposed Comprehensive Plan Changes

Stephen Shams, Planning and Development, presented the draft proposed comprehensive plan changes to the housing element to the committee members. He explained that the proposed changes were based on the direction from the Land Development Regulation affinity group which focused on planning costs, fees, and code changes associated with affordable housing. Mr. Shams explained that while the committee had already approved the changes as a part of the plan, the changes were being brought to the committee to ensure there were no concerns before bringing them to the Planning and Land Development Regulation Commission (PLDRC) and the county council for final approval.

Sarah Ulrich asked where the funds from impact fees would come from if waiving all for affordable housing projects as proposed in Policy 1.1.3.11. Corry Brown explained that the

state had changed the regulation requiring municipalities to pay such fees from their general funds, so the impact fees do not have to be paid by the county if waived for the developer. Ms. Ulrich expressed concerns about the policy causing issues later including current concerns about crowding and water issues.

Ms. Ulrich cited concern with Policy 5.1.1.8, specifically the proposed change to allow deviation from the existing standard set forth in the zoning ordinance for design features not to exceed 40 percent, stating she believe 40 percent was too high a percentage. Stephen Shams explained that it was an incentive for developers and projects with deviations would still have to be approved by the Development Review Committee as outlined in the policy. D.J. Lebo explained that she was a part of the Land Development Regulation affinity group, and the percentage was researched to be consistent with what other municipalities offer. She added that the intent was to allow further flexibility for developers while making it so deviations would still need to be reviewed and approved by a committee.

Sarah Ulrich then explained that she had concerns with Policy 5.1.1.9, stating she believed the language was vague and not measurable in terms of impacts on wetlands. Mr. Shams explained that the policy was meant to allow flexibility but previously there have been few situations in Volusia County where developers try to develop near wetlands. He also explained that the change would allow staff to look into potential affordable housing projects near wetlands, but the projects would still have to go through an approval process including an internal review, PLRDC approval, and county council approval.

There were no other concerns or questions by the committee members on the proposed changes to the housing element of the comprehensive plan.

DISCUSSION BY BOARD MEMBERS OF MATTERS NOT ON THE AGENDA

Sue Odena invited the committee members to the Volusia Interfaith Hearing Conference on February 18, 2023, to discuss housing needs, health services, help for the homeless, and recovery from disasters.

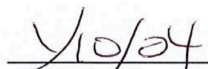
ITEMS FOR STAFF DISCUSSION

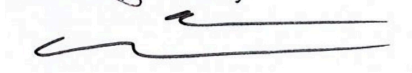
Corry Brown informed the committee that staff is currently working on a solicitation to develop multi-family rental housing units utilizing a variety of available funding and would like direction on how involved the committee would want to be with the solicitation. Ms. Brown explained that with the current timeline if the committee wanted to discuss a draft solicitation, a meeting would need to be added in March. The committee members agreed they would like to be involved and see a draft to possibly give feedback.

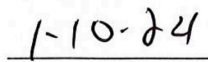
ADJOURNMENT

The meeting was adjourned at 4:20 p.m.


D.J. Lebo, Secretary


Date


Waylan Niece, Chair


Date