



Minutes

Volusia County Affordable Housing Advisory Committee

Wednesday, April 12, 2023 at 3:00 p.m.

Volusia County West Annex Conference Room

121 W. Rich Avenue, DeLand, FL

BOARD MEMBERS

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

STAFF

Carmen Hall, Community Assistance Director
Corry Brown, Operations Manager
Maureen Sikora, Assistant County Attorney
Brittany Louis, Housing & Grants
Administration Manager

CALL TO ORDER

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

ROLL CALL

Brittany Louis, Housing & Grants Administration Manager, called the roll. D.J. Lebo and Sarah Ulrich were absent. All other members were present and there was a physical quorum.

PUBLIC PARTICIPATION

Sue Odena asked to speak on behalf of a member of the public, Chad Walton. She shared photos of tiny homes being developed that were going to be presented at the Daytona Beach Housing Fair. Ms. Odena explained to the committee that the tiny homes are 320 square feet and they are being sold for \$60,000. She informed the committee that the company is looking for small lot exceptions for tiny home communities.

Savannah Griffin from The Neighborhood Center introduced herself to the committee members as the CEO. She explained that her organization is seeing the effects of limited affordable housing because while the center has grants to secure leases, they are having challenges finding affordable rental housing. Ms. Griffin also spoke to the increase in the need for homeless prevention services due to increases in rent.

Jayson Myer spoke as a developer to encourage the board to consider minimum square footage as a part of their incentive strategies for their annual report. He also asked the committee to look into stormwater consideration as a strategy. Mr. Myer asked to submit a memorandum for the next AHAC meeting with suggestions that would be beneficial to developers to incentivize creation of additional affordable housing.

Scott Banta from Dreamquest Tiny Neighborhoods gave an overview of his company and the work they are doing to build tiny home communities that are affordable for those between 80% and 120% of the area median income. He explained that his company is not looking for funding but would benefit from expedited permitting and higher density on lower density properties. He stated he believes if the ideas in the county's affordable housing plan were to be implemented, it would create great change.

ELECTION OF OFFICERS

Brittany Louis explained to the AHAC that as current officers had held their positions for two consecutive years, per the bylaws, they would not be eligible for election to the same position. She further explained that previous officers could be nominated for a different position than the position they previously held.

Anne Evans made a **MOTION** to elect Waylan Niece to the position of Chair. Sue Odena seconded the motion. The motion carried unanimously 5-0.

Mark Billings made a **MOTION** to elect Anne Evans to the position of Vice-Chair. Waylan Niece seconded the motion. The motion carried unanimously 5-0.

Mark Billings made a **MOTION** to elect D.J. Lebo to the position of Secretary. Jake Johansson seconded the motion. The motion carried unanimously 5-0.

APPROVAL OF FEBRUARY 8, 2023 MINUTES

Sue Odena made a **MOTION** to approve the minutes of the February 8, 2023 meeting. Jake Johansson seconded the motion. The motion carried unanimously 5-0.

NEW BUSINESS

AHAC Report – Affordable Housing Incentive Strategies

Corry Brown, Operations Manager, gave an overview presentation discussing the process and timeline for evaluating and recommending affordable housing incentive strategies. Ms. Brown explained each existing strategy, went over the recommendations made by AHAC the previous year, and whether or not they were implemented since the recommendations had been made.

Anne Evans, Vice-Chair, asked whether the strategies that were not implemented were closer to an implementation point for the current year. Corry Brown explained that they were closer as the new ordinance had been drafted which the AHAC had reviewed previously. Stephen Shams, Planning and Development, stated that the new ordinance would be going to the Planning and Land Development Regulation Commission (PLDRC) in the upcoming months and then would go to the County Council for final approval.

Sue Odena stated she would like the committee to look into a recommendation that reduces the amount of parking needed per dwelling unit if the unit is within walkable distance of public transportation. Ms. Odena also recommended the committee review expanding construction opportunities to include container and tiny homes.

Mr. Billings explained that he believed manufactured homes are an affordable option that could be beneficial to the community. He explained that the problem he is seeing is that if those manufactured homes are only limited to the unincorporated areas of the county, the needed infrastructure is missing to make it successful.

Mark Billings asked whether the recommendations and any ordinance that was approved by the County Council had any authority over the cities and municipalities. Corry Brown explained that any ordinance changes would only be for unincorporated areas of the county as they did not have any authority over the municipalities.

Waylan Niece suggested creating a task force to present to the various municipalities in order to try to get them on board with the recommendations made by the AHAC to incorporate them into the city's ordinances. Mark Billings suggested having a representative go to the city commission meetings once a year to present the recommendations of the committee. Jake Johansson suggested ensuring that it is the right person going to the municipalities to deliver the mission of the committee to get the best outcome.

Anne Evans asked about possibly scheduling a joint meeting with the Deltona and Daytona Beach Affordable Housing Advisory Committees to discuss common strategies.

Mark Billings made a **MOTION** to direct staff to invite the Deltona AHAC and Daytona Beach AHAC for a joint meeting. Anne Evans seconded the motion. The motion carried unanimously 5-0.

The committee discussed making sure they were certain of their recommendations before any joint meeting was to occur. The committee discussed the timeline presented and discussed potentially adding additional meetings for the year.

Jake Johansson informed the committee that he believed it may be too late in the year to get everyone together and be able to complete the report before the deadline. Mr. Johansson suggested leaving most of the strategies and recommendations the same and looking toward the next year to incorporate a joint meeting and outreach to the various municipalities.

Mark Billings stated that he believes in order to make change in the most needed areas, the committee will need to get the municipalities on the same page.

Jake Johansson suggested adding another strategy to include education and communication which would include the municipalities and other Affordable Housing Advisory Committees as previously discussed. He further explained that the recommendations would include a joint meeting and meeting with the municipalities.

Waylan Niece agreed with Mr. Johansson's suggestion that they could use the current year as their planning year and execute these meetings the next year.

Jake Johansson made a **MOTION** to add an education and communication strategy as strategy L. Sue Odena seconded the motion. The motion carried unanimously 5-0.

Anne Evans suggested the committee think about what they would like to see changed or added to the incentive report prior to the next AHAC meeting. The members decided to submit their ideas to staff for the strategies prior to the June meeting so that staff could compile all committee members' thoughts for discussion at the meeting.

DISCUSSION BY BOARD MEMBERS OF MATTERS NOT ON THE AGENDA

Sue Odena shared with the committee a flyer for the 2023 Housing Fair & Financial Clinic to be held on April 29, 2023, at the Allen Chapel AME Church. She encouraged the committee members to attend the clinic.

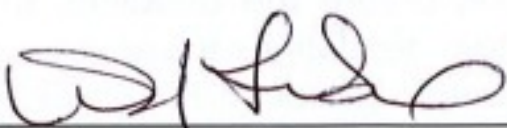
ITEMS FOR STAFF DISCUSSION

Brittany Louis explained to the committee that the AHAC currently has two vacancies that have not yet been filled. She informed the committee that they are required to fill six of the eleven service categories and with the vacancies, the committee members are only filling five. Ms. Louis asked the board to encourage anyone they may know that would fit into a service category to apply through the county manager's office.

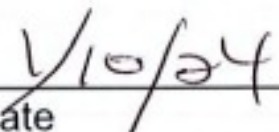
Stephen Shams shared with the committee that the PLDRC would have an item at their May 18, 2023, meeting to approve a rezoning of a parcel from urban two-family residential to a planned unit development with a residential sub-classification. He explained that the applicant planned to construct 40 single-family and two-family housing units on the site that would be utilized as affordable housing in Daytona Beach.

ADJOURNMENT


Anne Evans made a **MOTION** to adjourn the meeting at 4:36 p.m. Mark Billings seconded the motion. The motion carried unanimously 5-0.



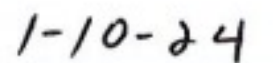
D.J. Lebo, Secretary



Date



Waylan Niece, Chair



Date