



Minutes

Volusia County Affordable Housing Advisory Committee Tuesday, June 27, 2023 at 3:00 p.m. Emergency Operations Center 3825 Tiger Bay Road, Daytona Beach

BOARD MEMBERS

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

STAFF

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

CALL TO ORDER

Waylan Niece, Chair, called the meeting to order at 3:02 p.m.

ROLL CALL

Brittany Louis, Housing & Grants Administration Manager, called the roll. D.J. Lebo and Sarah Ulrich were absent. At the time of the roll call, Sue Odena was not present but arrived later at 3:08 p.m. All other members were present and there was a physical quorum.

PUBLIC PARTICIPATION

There was no public participation during the AHAC meeting.

APPROVAL OF APRIL 12, 2023 MINUTES

Mark Billings made a **MOTION** to approve the minutes of the April 12, 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 of what the committee discussed at the prior meeting. Ms. Brown reminded the committee that they decided to review the

affordable housing incentive strategies and send staff comments or suggestions to compile for discussion.

Anne Evans, Vice-Chair, made a **MOTION** to keep all of the strategies and recommendations that had to do with comprehensive plan changes to the housing element, which included strategies A, I, B, F, C, and G. Mark Billings seconded the motion.

Discussion ensued among the members regarding which recommendations had been implemented since the report was completed the previous year. Corry Brown explained that several recommendations were drafted as comprehensive plan changes but had not been adopted by the county council for implementation. Stephen Shams, Planning & Development explained that the draft changes to the comprehensive plan had been approved by the Planning and Land Development Regulation Commission (PLDRC) and were going before the Volusia County Council for approval in August.

Members further discussed the strategies and recommendations that were previously adopted and included in the current Local Housing Assistance Plan (LHAP). Corry Brown clarified which strategies and recommendations were implemented previously and informed AHAC that they could recommend continued adoption of the recommendations already implemented.

Anne Evans made a **MOTION** to keep the strategies and recommendations made the previous year for the 2023 Affordable Housing Incentive Strategies with the exception of strategies D and H which had no recommendations from the AHAC. Dwight Selby seconded the motion. The motion carried unanimously 6-0.

Waylan asked staff to present more information on strategies D and H which did not have recommendations from the AHAC the previous year.

Corry Brown gave an overview of strategy D, explaining that the strategy's purpose is to reserve infrastructure capacity for affordable housing. Committee members discussed potential infrastructure that the strategy would apply to, including water, sewer, and road capacity. Ultimately, the committee decided that they didn't want to recommend strategy D as a part of their report.

Stephen Shams provided additional information on strategy H, which included specific street requirements for affordable housing. He explained that there are several state regulations that the county follows regarding street requirements and that it is unclear how the county would be able to implement modifications to street requirements. The committee had no further discussion and did not decide to recommend the strategy.

Anne Evans explained to the committee that she drafted potential language for an additional strategy L about supporting education, communication, and collaboration amongst stakeholders as discussed at the previous AHAC meeting.

Waylan Niece asked for further clarification regarding the recommendation to publish educational opportunities regarding affordable housing. Jake Johansson discussed that

many people in Volusia County are not aware of the educational opportunities related to affordable housing and encouraged staff to explore different ways to make information more accessible to the public. Mr. Niece suggested utilizing social media to get more information out to the public.

The committee discussed possibilities for an affordable housing summit including what would be discussed, who would be involved, and a joint meeting with the Daytona Beach and Deltona AHACs to plan the summit. The consensus of the committee was to create a task force to plan the joint AHAC meeting and eventually a summit.

Anne Evans made a **MOTION** to submit strategy L as drafted with the recommendations to create a task force to plan for a joint meeting and conduct an affordable housing summit to further educate and collaborate with stakeholders. Mark Billings seconded the motion.

Corry Brown explained to the committee that they could make the recommendations drafted by Ms. Evans without adding an additional incentive strategy to the report. Ms. Brown confirmed that while the drafted strategy would likely incentivize affordable housing, the report historically discussed strategies to incentivize developers to create affordable housing.

Anne Evans rescinded her motion with the consensus of the committee members to direct staff to begin implementing the strategy without adding it to the affordable housing incentive strategy report.

Jake Johansson made a **MOTION** to direct staff to begin organizing a joint meeting with the Daytona Beach and Deltona Affordable Housing Advisory Committees. Dwight Selby seconded the motion. The motion carried unanimously 6-0.

Affordable Housing Plan Annual Review

Corry Brown gave an overview of the strategies identified in the five-year affordable housing plan and provided updates on the status of each year 1 action step.

Stephen Shams reviewed the strategies that included making changes to the housing element of the comprehensive plan and reminded AHAC that those changes would be going to the County Council in August for approval to begin implementation.

Anne Evans made a **MOTION** to direct staff to submit a letter of support for the agenda item related to the comprehensive plan changes. Sue Odena seconded the motion.

Concerns were expressed amongst the committee because not all of the members reviewed the changes that were originally drafted as a part of the five-year affordable housing plan because they were not members of AHAC at the time.

A suggestion was made to host a special meeting prior to the County Council meeting to give members time to review the changes and staff to draft a letter of support for approval. Anne Evans rescinded her motion.

The AHAC agreed to a tentative date of August 2, 2023, and asked staff to schedule the special meeting and draft a letter of support to be reviewed.

FY 2023/24 Annual Action Plan

Brittany Louis gave a presentation on the Annual Action Plan's purpose, process, and the public comment period. The committee members asked to receive a copy of the draft once the public comment period opens so they may review and potentially provide comments.

DISCUSSION BY BOARD MEMBERS OF MATTERS NOT ON THE AGENDA

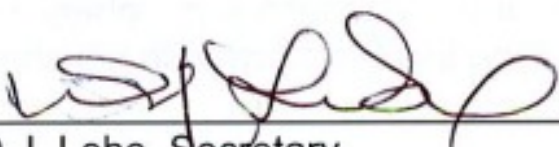
There were no discussion items of matters not on the agenda.

ITEMS FOR STAFF DISCUSSION


There were no additional items for staff discussion.

ADJOURNMENT

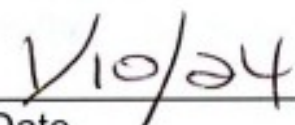
The meeting was adjourned at 4:23 p.m.



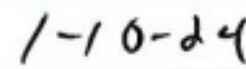
D.J. Lebo, Secretary



Waylan Niece, Chair



Date



Date