

MINUTES

**County of Volusia
Affordable Housing Advisory Committee
Wednesday, January 16, 2019 2:30pm
Hope Place
1340 Wright Street, Conference Room
Daytona Beach, Florida 32117**

Committee Members Present	Committee Members Absent	Staff Present
Allen Harrell, Chair	Peggy Hart	Diana Phillips, Manager, Housing and Grants Administration
Anne Evans, Secretary		Paula Szabo, Housing & Grants Planner
Max Hackman, Vice Chair		David Stallworth, Planner II
Waylan Niece		Brittany Louise, Grants Coordinator
Sue Odena		
Rosemary Walker		

The meeting of the Volusia County Affordable Housing Advisory Committee (AHAC) was called to order at 2:30 p.m. by Allen Harrell. Paula Szabo called the roll and it was determined that a quorum was present. Brittany Louis, staff with Volusia County Community Assistance Division, introduced herself to the members of the committee.

Public Participation. Councilwoman Barbara Girtman introduced herself as a newly elected member to the County Council for District 1. She stated that one of her interests, and focus, as a Council member will be on workforce and affordable housing. She also stated that she had received inquiries from the public about being a member of the AHAC and she wanted to attend a meeting in order to determine who would be a good fit for the committee.

Item 1 – Chair report and board discussion/action of board minutes of the meeting of November 14, 2018.

Allen Harrell asked for questions regarding or need to correct the minutes as proposed. There being no questions or corrections, a motion was made by Anne Evans, seconded by Sue Odena, and by unanimous vote the minutes were accepted as proposed.

Item 2 – Discussion of proposed revisions to Strategies A and I

Anne Evans directed the committee's attention to the handout that she had passed out which reformatted the strategies for A and I as had been discussed and agreed to at the previous AHAC meeting. She explained the recommendations as outlined. Waylan Niece made a motion, which was seconded by Sue Odena, to accept Strategy A as written on the handout provided by Anne Evans. The motion was accepted by unanimous vote.

A discussion followed regarding the direction of the committee, with some members expressing concern that the scope of the committee was so limited. Anne Evans asked if it was possible to ask County Council to expand the scope of the AHAC. Diana Phillips recommended that since the members were appointed to a two year term, that the committee focus initially on the required work and then outline their desires and concerns for an expansion of their scope which could be

presented to upper management. Allen Harrell also suggested that the recommendations and report should be written in a direct style and some of the verbiage be eliminated.

The committee then commenced a discussion of Strategy I as drafted in the handout provided by Anne Evans. A discussion followed regarding the current review process which is completed by the Development Review Committee, and that it was best to ensure the process for review was written broadly. The committee also discussed the second recommendation that the AHAC be provided a report on the implementation of this strategy triennially. A motion was made by Rosemary Walker, and seconded by Max Hackman, to approve Recommendation 1 and 2 of Strategy I was written. The motion was accepted by unanimous vote.

Item 3 - Discussion of affordable housing incentive strategy and review of status in Volusia County – Strategy C – The allowance of flexibility in densities for affordable housing.

The chair introduced Item 3 for discussion and action by the committee. The previous AHAC had made three recommendations for Strategy C, including an appendix which provides very specific recommendations for reductions in lot size, setback requirements, etc. Anne Evans stated that HUM owned some land close to Hope Place, and the organization had recently encountered issues with density allowed under the existing zoning designation in considering developing affordable housing on the land. Max Hackman suggested that perhaps the AHAC should not make any recommendations on the strategy. Rosemary Walker posited that perhaps the AHAC should get rid of the specificity and make a more generalized recommendation that the county should re-evaluate its approach to density as it relates to affordable housing. Allen Harrell agreed that if there is too much specificity the recommendation can lose its punch, and the wording should be condensed.

Upon request of the Chair, David Stallworth further explained the cluster subdivision concept and how it relates to density. Anne Evans expressed concerns that the current committee does not have the knowledge to evaluate the specific components as outlined in the appendix, and whether to continue recommending the adoption of the specifics in the recommendation itself, and the appendix. Waylan Niece stated that in his opinion, the recommendation as currently drafted should remain. Following further discussion, a motion was made by Anne Evans, and seconded by Sue Odena, to adopt Recommendation 1 as drafted. The motion was accepted by unanimous vote.

The discussion followed to Recommendation 2. Rosemary Walker stated that the first sentence and last sentence of the first paragraph should be stricken. Waylan Niece added that the last paragraph should be deleted. Anne Evans recommended that the members and staff should wordsmith the remaining portions of recommendation 2, submit revisions to staff to send out to the committee in the interim, and come back for final review at the next meeting.

Item 4 - Discussion of affordable housing incentive strategy and review of status in Volusia County – Strategy E – The allowance of affordable accessory residential units in residential zoning districts.

The chair introduced Item 4 for discussion and action by the committee. Following a brief discussion of the purpose of this strategy, a motion was made by Waylan Niece, and seconded by Sue Odena, to accept the Recommendation 1, the only recommendation, as written. The motion was accepted by unanimous vote.

Item 5 – Discussion of affordable housing incentive strategy and review of status in Volusia County – Strategy F – The reduction of parking and setback requirements for affordable housing.

The chair introduced Item 5 for discussion and action by the committee. Rosemary Walker offered comments on the original intent of the AHAC in adopting this recommendation. According to Ms. Walker the purpose of adding the specificity to this recommendation, as provided in the appendix, was to provide “food for fodder” and to get the discussion going with county government regarding the various allowances possible to encourage flexibility for affordable housing. A brief discussion followed. A motion was made by Waylan Niece, and seconded by Anne Evans, to approve Recommendation 1 as written. The motion was accepted by unanimous vote.

Item 6 – Discussion of affordable housing incentive strategy and review of status in Volusia County – Strategy G – The allowance of flexible lot configurations, including zero-lot line configuration for affordable housing.

The chair introduced Item 6 for discussion and action by the committee. A discussion commenced regarding the first of the three recommendations made by the previous AHAC. Rosemary Walker offered an explanation of recommendation 2, and how the practice of administratively combining non-conforming lots with common ownership had negatively impacted her organization, Southeast Volusia Habitat for Humanity. Anne Evans proposed that staff take the lead, in combination with feedback from AHAC members, to simplify the wording of the three recommendations and bring back to the AHAC for action at the next meeting. A motion was made by Anne Evans, and seconded by Max Hackman, to revise and simplify the language, and provide for action at the next meeting. The motion was accepted by unanimous vote.

Item 7 – Discussion of affordable housing incentive strategy and review of status in Volusia County – Strategy H – The modification of street requirements for affordable housing.

The chair introduced Item 7 for discussion and action by the committee. The committee discussed the one recommendation made by the previous AHAC. Concerns were expressed that public safety issues regarding the ability of fire trucks and ambulances to have sufficient room to navigate a street is an overarching concern that will take precedence over affordable housing. David Stallworth provided a summary of the county road requirements for streets, both in terms of minimum street width, and parking space requirements. Rosemary Walker made a motion that the words “is widened and” be removed from the recommendation, and that otherwise it be approved as amended. The motion was seconded by Max Hackman, and accepted by unanimous vote.

Item 8 – Report from Sue Odena, liaison to Attainable Housing Steering Committee

Sue Odena provided a brief summary of the actions taken by the Attainable Housing Steering Committee at their meetings in December and January. The focus of this committee is twofold – raise awareness of the business committee for housing that is affordable by all segments of the population and to support applications by local agencies applying for funds for permanent supportive housing, and other large scale financing. The target dates for the public awareness event is February 25 – March 1. The event would have a keynote speak and roundtable discussion.

Discussion by committee members of matters not on the agenda.

Sue Odena reported that the Faith organization had decided that their specific focus within affordable housing concerns is to advocate for adoption of inclusionary zoning ordinances by the various local governments. There were no other comments offered by the committee members.

Items for staff discussion. Paula Szabo raised the timing of the required public hearing for the AHAC to adopt their recommendations. The County is required to submit to Florida Housing Finance Corporation the application for its local housing assistance plan (LHAP) no later than May 2. The LHAP must include the adopted affordable housing incentive strategies.

The next meeting was previously scheduled for February 20th, but staff saw the need to reschedule to earlier in February to have sufficient time to complete the required review, and draft a preliminary report for action by AHAC at the public hearing. Anne Evans stated that the conference room at Hope Place is available on Wednesday, February 6, and the members agreed to hold the next meeting on February 6th at 2:30 pm. The public hearing must be advertised at least 10 days prior to the date, and the draft report needs to be available at the time of publication of the notice of the public hearing. It was agreed that the location, date and time for the public hearing will be researched by staff, and presented at the next meeting for action.

Adjournment. There being no other comments by the AHAC or staff, the Chair moved to adjourn. The meeting was adjourned at 3:50 pm.

Accepted by:

Anne Evans, Secretary

Date