

## MINUTES - Final

**County of Volusia  
Affordable Housing Advisory Committee  
Wednesday, February 6, 2019 2:30pm  
Hope Place Conference Room  
1340 Wright Street  
Daytona Beach, Florida 32117**

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

The meeting of the Volusia County Affordable Housing Advisory Committee (AHAC) was called to order at 2:35 p.m. by Allen Harrell. Paula Szabo called the roll and it was determined that a quorum was present.

**Public Participation.** There were no members of the public present to provide comment.

**Item 1 – Chair report and board discussion/action of board minutes of the meeting of January 16, 2019.**

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 Rosemary Walker, seconded by Max Hackman, and by unanimous vote the minutes were accepted as proposed.

**Item 2 – Discussion of proposed format revisions to previously approved recommendations for Strategies C, E, F, G and H**

Anne Evans directed the committee's attention to the revisions to these strategies that were provided in the board packet handout 2. At the January meeting, the group had reached a general consensus on the recommendations. She reviewed the proposed format revisions and explained that her intent was to simplify and condense into a more easy to read format. She clarified that the Appendix A was the same Appendix A included in the 2016 AHAC report. At the request of the Chair, Anne Evans separately read and reviewed each of the revised strategies. A discussion followed.

A motion was made by Max Hackman and seconded by Anne Evans to accept the recommendations as written in the handout and to include in the final report to county council. The motion was passed by unanimous vote.

**Item 3 – Discussion of affordable housing incentives strategies and recommendations for Strategies B, D, J and K and review of status in Volusia County (Strategies B, D, J and K)**

The Chair opened the discussion of Item 3, and stated that Strategy B, regarding impact fees, would be discussed last.

**Discussion of Strategy D** – The Chair opened the discussion, and David Stallworth provided a brief status overview. It was noted that the previous AHAC had not made any recommendations regarding this strategy. A motion was made by Max Hackman and seconded by Sue Odena to not make any recommendation regarding this strategy. The motion was passed by unanimous vote.

**Discussion of Strategy J** - Paula Szabo commenced the discussion regarding the status of Strategy J, inventory of surplus land, by directing the committee's attention to the Resolution No. 2019-4, which was enacted by County Council on January 10, 2019. The resolution identified ten parcels that were suitable for affordable housing to be put on the inventory of county-owned land that is suitable for affordable housing in accordance with the requirements of Florida Statutes s.125.379. She explained that the county periodically undertakes a review of county-owned surplus land, and at least every three years determines if the inventory should be amended. As reported by staff with Growth and Resource Management, the county's inventory of publically owned land primarily contains conservation tracts, recreational parcels and the like.

A discussion followed on whether the statute defined the term "suitable for affordable housing," and the procedure that the county uses to determine whether land is surplus. The committee also learned that it is the County's practice to transfer surplus parcels located within municipal boundaries to the cities for their determination and use. Paula Szabo explained that the statute does not define the term "suitable for affordable housing", and the county considers factors such as the size and location, and whether the parcel is buildable under current zoning and land use regulations. She further explained that of the ten parcels on the inventory, nine were already allocated for specific affordable housing activities by the community assistance division.

Sue Odena stated that she has some concerns about the county's inventory and was unable to locate it on the website. She produced a spreadsheet of properties that she stated had been provided to her of surplus properties, some in the County and other owned by the City of Daytona Beach. Sue Odena provided the spreadsheet to Paula Szabo who promised to research the same. A cursory review of the list indicated that the parcels were located within Daytona Beach.

Sue Odena voiced concern that the inventory should include a map of the parcels, and that the review should be completed more consistently. A discussion followed on the need to map the parcels on the inventory. Sue Odena made a motion, which was seconded by Anne Evans, to make two recommendations regarding Strategy J. The first recommendation is that the county should review all properties that are suitable for affordable housing on a consistent basis. The second recommendation that the parcels identified as suitable for affordable housing should be mapped and published on the County website. The motion was passed by unanimous vote.

**Discussion of Strategy K** - The Chair commenced the discussion of this strategy which supports development near transportation hubs and major employment centers. David Stallworth provided a status update. He reported that the majority of the land that falls under the jurisdiction of Volusia County is primarily rural and that most of the transportation hubs and major employment centers are within municipal boundaries. The exception to this is the future DeLand Sun Rail Activity Center. However, although the county has established the framework for a transit-oriented development in this area, until Sun Rail is actually extended the development will not move forward.

Max Hackman moved to delete the previous recommendations made for this strategy. The motion was not seconded. Rosemary Walker moved to keep recommendation one and delete recommendation two. Max Hackman seconded the motion. The motion passed on a vote of five for and one opposed.

**Discussion of Strategy B** – The Chair opened the discussion regarding the status of impact fees. Anne Evans noted that since the County Council had recently commissioned an impact fee study, and had voted to increase the impact fees assessed by Volusia County, that there was little likelihood that County Council would be inclined to take further action on this strategy in the near

future. She suggested that perhaps the committee should just include the status of this strategy and not make any recommendations. A discussion followed. Anne Evans made a motion which was seconded by Max Hackman to make no recommendations regarding this strategy. The motion passed by unanimous vote.

**Item 4 – Review the proposed format for the AHAC Recommendation Report to County Council**

Max Hackman, in the absence of the Chair, opened the committee discussion regarding the format for the AHAC Recommendation Report. A brief discussion ensued that the report should follow the bulleted style approved in prior meetings. A motion was made by Max Hackman and seconded by Sue Odena directing staff to draft the report using this style in the report to be acted on by the AHAC at the public hearing. The motion was passed by unanimous vote.

**Item 5 – Set the date and time for the public hearing to adopt the recommendations by the AHAC**

Paula Szabo reported that she had explored the availability of the conference room at the Volusia County Health Department for Wednesday, February 27<sup>th</sup> at 2:30 p.m. A motion was made by Max Hackman and seconded by Sue Odena to hold the required AHAC public hearing at this location, and on the date and time stated by staff. The motion was passed by unanimous vote.

**Discussion by committee members of matters not on the agenda.**

Allen Harrell asked staff if the vacancy on the AHAC would be filled. Diana Phillips responded that this is a matter for the County Council as only they appoint AHAC members. However, there is not sufficient time for County Council to appoint another member prior to the public hearing.

Anne Evans questioned whether County Council would consider expanding the scope of the AHAC beyond their current charge of completing the required review of affordable housing incentive strategies. Diana Phillips responded that the request would need to come from the AHAC, and they would need to know what they wanted their scope to be. Allen Harrell stated that this committee, like others, was merely fulfilling its required action. A discussion followed regarding the AHAC mission. Staff noted that the name of the committee causes frustration because many current and past AHAC members believe that the scope of the committee will be broader than it is. Diana Phillips stated that staff would review the AHAC ordinance to determine whether the scope of the AHAC can be expanded beyond the present task.

Sue Odena reminded the committee members that the Sadowski Affiliates have a weekly webinar to encourage advocacy of the Florida Legislature to fully fund the state and local housing trust funds (SHIP). The next webinar is Friday, February 8, 2019 at 1:30. Paula Szabo will send the email notice of the webinar to the committee.

**Adjournment.** There being no other comments by the AHAC or staff, the Chair moved to adjourn. The meeting was adjourned at 3:45 pm.

Accepted by:

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Anne Evans, Secretary

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Date