



Funding Affinity Group Minutes

3825 Tiger Bay Road, Daytona Beach, FL 32127

Wednesday, January 12, 2022

Members

Waylan Niece - Chair
Ron Nowviskie- Co-Chair
Jim Cameron
Deborah Crane

Grey Dodge
Jeannette Duerr
Lydia Gregg
Jackie Mole

Lorranine Pedro
Tarneisha Thomas
Jeff White

Call to Order

Waylan Niece called the meeting to order at 3:03 p.m.

Welcome

Tom Cisco, Emergency Management Deputy Director, provided a building overview and discussed the safety protocols at the Emergency Operations Center.

Roll Call

Corry Brown, Special Projects Coordinator, called the roll. Tarneisha Thomas was absent. Jeanette Duerr was absent at the time of roll call and joined the meeting at 3:16 p.m. Jim Cameron was absent at the time of roll call and joined the meeting at 3:55 p.m. There was a quorum present.

Public Participation

There was one member of the public attending virtually, two members of the public and Council Member Barb Girtman were present. Dona Butler, Community Services Director, explained the logistics for participating using the GoToWebinar platform.

Item 1 – Legal Review of Sunshine

Andrea Kerr, Assistant County Attorney, provided an explanation on the Sunshine Law. The Sunshine Law requires the affinity group to make information accessible to the public. Ms. Kerr informed members they cannot discuss board related topics outside of boards meetings.

Item 2 – Election of Co-Chair

Waylan Niece asked if anyone would be interested in serving as a Co-Chair for the Funding Affinity Group. Ron Nowviskie volunteered to serve as Co-Chair. Jeanette Duer then made a motion to nominate Mr. Nowviskie's nomination as Co-Chair and the motion was seconded by Grey Dodge. The motioned carried unanimously. Grey Dodge then made a motion to appoint Ron Nowviskie as the Co-Chair of the Funding Affinity Group, the motion was seconded by Jeanette Duer. The motioned carried unanimously.

Item 3 – Group Objectives and Timeline

Dona Butler presented the objectives and timeline for the group. She reviewed what had already occurred through the affordable housing initiative, and explained that the objective of this group is to use the data and tools provided to develop strategies and priorities for an affordable housing plan that will bridge the gap of affordable housing. She stated that the recommendations from the group would be captured in a draft affordable housing plan for the review of the Affordable Housing Advisory Committee, and ultimately for the approval of the Volusia County Council.

Item 4 – Presentation and Discussion

Dona Butler led the presentation and discussion with the assistance of Carrie Baird, Executive Director of One Voice for Volusia. Ms. Butler reviewed possible funding tools and measures for the group's consideration. She went over existing affordable housing funding sources of State Housing Initiatives Partnership, Home Investment Partnerships Program, and Community Development Block Grant and their allowable uses by income levels. The group discussed the possible barriers they would face in identifying tools and measures for a plan. The group brainstormed ideas on the topics discussed, creating the following lists:

Tools:

- Affordable Housing Trust Fund (scope and uses)
 - “umbrella” for all strategies – clearinghouse
- Land contribution – Community Land Trust group
- Market rate and affordable housing together (tax incentive financing)
- Section-8 housing project-based housing choice vouchers
- Developer fee reductions for location contribution
- 4% bonds with SAIL – competitive
- 4% bonds with other funding – non-competitive
 - Review pro formas for competitive funding next meeting
- Multi-family housing in industrial zones
 - Without re-zoning
 - Land Development Regulation group
- Developer fee reduction for local contribution
- Propose SHIP policy change - % spending requirements over 3 years instead of annual

Barriers/Opportunities:

- Government offers deals to developers versus the current process
- Proactive approach
- Legal changes
- Understanding of tools (governments and Public Housing Authorities)
- Perception - NIMBY
- Current funds available - restrictive rules

The group discussed housing trust funds at length, questioning how they work and where the funding would come from. The use of project based vouchers was discussed since Volusia County has approximately 300 housing choice vouchers which are currently used by clients for the unit they choose, but a percentage are allowed to be used as project-based vouchers. Two specific fast-track funding items were reviewed with the group, \$2.4 million in program income earned available for housing programs and \$2.2 million in a one-time HOME Investment Partnerships Program – American Rescue Plan allocation for housing that benefits homeless and high-risk populations.

Item 5 – Next Meeting Agenda and Homework

At the next meeting the goal is to prioritize funding strategies.

The affinity group discussed the goal of the next meeting being to prioritize funding strategies and decided to complete the following homework items before then:

- Review two pots of funding with an immediate need for planning and allocations, \$2.4 million in program income earned available for housing programs and \$2.2 million in a one-time HOME Investment Partnerships Program – American Rescue Plan allocation for housing that benefits homeless and high-risk populations.
- Grey Dodge to develop and discuss mock pro formas
- Grey Dodge to provide information about a 2020 law on developing multi-family units in commercial and industrial zoned parcels to staff to share with the Land Development Regulation Affinity Group
- Watch all of the webinars from the Affordable Housing Initiative
- Receive and review the following information from staff via email:
 - Housing Trust Fund county memo and related ordinances
 - Florida Housing Coalition publications on Community Land Trusts and affordable housing
 - Florida Housing Finance Corporation webpage link
 - Assisted Housing Inventory

The group discussed the possibility of having guest speakers at the next meeting. They requested Mitchell Glasser from Orange County to answer questions about housing trust funds. They also requested Jenifer Rupert from East Central Florida Regional Planning Council to discuss Volusia County housing data that may be available in the near future. Lastly, they requested a speaker to discuss Section 108 funding.

Adjournment

Jeanette Duer made a motion to close the meeting at 5:05 p.m. and the motion was seconded by Grey Dodge. The motioned carried unanimously