

City of Deltona, Volusia County, Florida

Planning and Development Services, Community Development
SHIP Affordable Housing Programs

AFFORDABLE HOUSING ADVISORY COMMITTEE

Thursday – November 6, 2008 @ 7:00 p.m.

**Deltona City Hall, 2nd Floor Conference Room
2345 Providence Boulevard, Deltona, Volusia County, Florida**

I. Call to Order

Chair Steve Westbrook called the November 6, 2008 meeting of the Affordable Housing Advisory Committee to order at 7:00 p.m. in the second floor conference room of the Deltona City Hall, 2345 Providence Boulevard, Deltona, Volusia County, Florida.

Members Robert MacDonald, Richard Rowland, James Steele, Carl Stephens, Caroline Turgeon, Mylene Valderrama, Ramon Villanueva, Steve Westbrook, Harry Wilkins and Michael Williams were present.

Staff members, Ms. Lori Solitro, Community Development Manager; Mr. Ron Paradise, Planning Manager (Future Planning); and Diane Marinaro-Tyler, Recording Secretary were also present

II. Approval of Minutes – October 23, 2008

October 23, 2008

The minutes of the October 23, 2008 meeting were approved as written.

III. Review of the 2008 Incentive Review and Recommendation Report

On November 5, 2008, Staff provided a copy of Draft 3 to Committee members to review. However, on November 6, staff made further modifications to the Report and forwarded a copy to the Committee members in the early afternoon.

Staff explained the titles of the incentives had been changed to reflect the wording contained within F. S. § 420.9076 (2).

Incentives “The allowance of flexibility in densities, increased density levels for affordable housing” and “The Allowance of Affordable Accessory Residential Units in Residential Zoning Districts” had been combined in Draft 3 and were separated in Draft 4 to reflect the incentives listed in the Statute.

Incentive “Support of Development Near Transportation Hubs and Major Employment Centers and Mixed Use Developments” was not included in Draft 3 but was added back into Draft 4.

The Committee advised that the recommendation for “The Allowance of Flexible Lot Configurations, Including Zero-Lot Line Configurations” incentive should read, “The Committee recommended that the City Commission consider flexible lot configurations such as zero lot line configurations for affordable housing projects and mixed use projects that include an affordable housing component” rather than, “The Committee did NOT recommend that the City Commission consider flexible lot configurations or zero lot line configurations.” Members also requested that staff include a definition for zero lot line configurations in the synopsis for this incentive.

Ms. Serino explained that the Report would be presented to the City Commission in a workshop forum prior to the November 17, 2008 City Commission. It will then be presented to the Commission for a vote to accept the recommendations, deny the recommendations, or accept a modified version of the recommendations. Ms. Serino reminded the Committee that it is serving in an advisory capacity and that final decisions regarding the incentives rest on the City Commission. Staff will report the City Commission’s actions regarding the proposed incentives to the Committee at its November 20, 2008 meeting.

IV. New Business

A. Neighborhood Stabilization Program

Ms. Serino said the City of Deltona is eligible to receive \$6.6 million for a Neighborhood Stabilization Program (NSP). The grant is federal money, similar Community Development Block Grants (CDBG). The main focus of the program is to purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes. The redeveloped homes and properties will be resold to low and moderate/middle income persons. The City must purchase the homes at a discounted rate and cannot make a profit, any profit must be returned to the federal government.

B. Disaster Funding Award

The City of Deltona is a State Housing Initiatives Partnership (SHIP) grantee receiving annual funding allocations from Florida Housing Finance Corporation (FHFC) since Program Year 2001-2002.

On October 8, 2008, Florida Housing Finance Corporation awarded the City of Deltona an additional \$500,000 in State Housing Initiatives Partnership disaster funds to address damages incurred from Tropical Storm Fay in accordance with Executive Order Number 08-170.

State Housing Initiatives Partnership disaster funds must be expended under the mitigation/recovery strategy in the Local Housing Assistance Plan and meet program requirements. The expenditures must be directly related to assisting victims of Tropical Storm Fay. All disaster assistance State Housing Initiatives Partnership funds must be encumbered by March 31, 2009 and expended by June 30, 2010.

Applications are accepted on a first come-first complete, first served basis.

Funding will be awarded as grants with no recapture provision and loans will be in the form of a zero (0%) interest deferred payment, forgivable for a term of 10 years. On each anniversary of the date of conveyance of title, ten (10%) of the amount owed will automatically be forgiven and will not have to be repaid.

C. Housing Opportunities for Persons with HIV/Aids (HOPWA)

Housing and Urban Development's (HUD) Office of HIV/AIDS Housing manages the Housing Opportunities for Persons with HIV/Aids program to ensure that all Housing and Urban Development programs and initiatives are responsive to the special needs of people with HIV/AIDS. Grants are available to local communities, States, and nonprofit organizations for projects that benefit low income persons medically diagnosed with HIV/AIDS and their families.

Housing Opportunities for Persons with HIV/Aids distributes program funds using a statutory formula, relying on AIDS statistics (cumulative AIDS cases and area incidence) from the Centers for Disease Control and Prevention (CDC). Three quarters of Housing Opportunities for Persons with HIV/Aids formula funding is awarded to qualified states and metropolitan areas with the highest number of AIDS cases. One quarter of the formula funding is awarded to metropolitan areas that have a higher-than-average per capita incidence of AIDS.

City of Deltona, Volusia County, Florida
Affordable Housing Advisory Committee (AHAC)
Thursday – November 6, 2008

Deltona has the opportunity to receive Housing Opportunities for Persons with HIV/Aids funds for 2009.

V. Adjournment

There being no further business, the meeting was adjourned at 7:45 p.m.

Approved this 4th day of December, 2008.

Steve Westbrook, Chair

Diane Marinaro-Tyler, Recording Secretary