

City of Deltona, Volusia County, Florida

Planning and Development Services, Community Development
SHIP Affordable Housing Programs

AFFORDABLE HOUSING ADVISORY COMMITTEE

Thursday – November 20, 2008 @ 7:00 p.m.

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

I. Call to Order

Vice Chair Mylene Valderrama called the November 20, 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 Richard Rowland, Carl Stephens, Caroline Turgeon, Mylene Valderrama, Ramon Villanueva, were present.

Robert MacDonald, James Steele, Steve Westbrook, Harry Wilkins and Michael Williams

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 – November 6, 2008

There was not a quorum at this meeting. Minutes will be placed on the agenda for the December 4, 2008 meeting

III. Review of the 2008 Incentive Review and Recommendation Report Staff Presentation of City Commission Actions Regarding the 2008 Incentive Summary Report

Ms. Lori Serino explained that the Workshop had originally been scheduled in the Second Floor Conference Room but had been changed to City Commission Chambers. She said meetings held in the Commission Chambers are generally more

formal. The Commission only had a few questions and was generally very supportive of the Committee's recommendations.

The City Commission meeting was held at 7:00 p.m., after the Workshop. The report was removed from the Consent Agenda for discussion.

After discussion, the Deltona City Commission voted 5 to 2 to approve amending the Local Housing Assistance Program (LHAP) to include following incentive programs:

- The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects. This incentive is required by FHFC to continue receiving SHIP funds and currently is listed in the 2007-2009 Local Housing Assistance Plan. (Expedited Permitting)
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing. This incentive is required by FHFC to continue receiving SHIP funds and currently is listed in the 2007-2009 Local Housing Assistance Plan. (On-going Review Process)
- The allowance of affordable accessory residential units in residential zoning districts. (The allowance of accessory residential unit in residential areas.)
- The allowance of flexible lot configurations, including zero-lot line configurations.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

The Deltona City Commission directed staff to include the following topics as part of the Evaluation and Appraisal Report (EAR) based Comprehensive Plan Amendment:

- The reservation of infrastructure capacity for housing for very-low income persons, and low-income persons, and moderate-income persons. (The reservation of infrastructure capacity: changing the level of service thresholds on roadways to accept more traffic on roads to allow more dense and intense development.) (The reservation of infrastructure capacity: calculations established for redevelopment project.)
-

- The allowance of flexibility in densities, increased density levels for affordable housing.
- Support of development near transportation hubs and major employment centers and mixed use developments. (Support of development near transportation hubs and major employment centers and mixed use developments: limiting the proposed Urban Infill Residential land use to lots in close proximity to thoroughfares.)

Staff did not support the following Affordable Housing Advisory Committee recommendations due to time constraints and financial feasibility during this budget year.

- Modification of Impact Fee Requirements: research the foundation on which the fees are bases.
- The Reservation of Infrastructure Capacity: such as developing a priority system for concurrency allocation with affordable housing being a high priority
- Support of Development Near Transportation Hubs and Major Employment Centers and Mixed Use Developments: consider providing concurrency bonuses for affordable housing projects located in close proximity to mass transit

IV. New Business

The Committee has completed its State mandate. Staff will send the Committee a copy of the completed report including City Commission actions. The report is not immediately sent to the State. After public notice has been provided and the amendments to the Local Housing Assistance Plan have been adopted, the entire package will be forwarded to the State.

The next meeting will be December 4, 2008 to discuss the 2009 meeting schedule/frequency and topics.

Among the topics proposed for discussion are Local Housing Incentive Strategies (January), SHIP Disaster Recovery Program, Neighborhood Stabilization Program (February), Community Development Block Grant Projects (March), Deltona Social Services (April), What's New for FY 2009/2010 (May) and June (Final Meeting Term).

Neighborhood Stabilization Program (NSP)

Ms. Serino said the when the funds become available, the City of Deltona will advertise to very low income clients. 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. Most of the homes will be sold after they have been rehabilitated. However some of the homes will be leased with an option to buy and some may be rented to families in need. If a home is rented out, the City will contract with a property manager who will also perform minor repairs as needed. The intent is that the money collected for rent will cover the cost of maintenance. The city will target very low income persons first.

Staff has generally located homes that have been foreclosed upon and abandoned and found that there is no concentration in any area but rather spread across the most of the City. The homes must have been vacant for 90 days. The City cannot relocate any families. The funds must be encumbered within 180 days. In order to be considered encumbered, the City must have a sales contract to purchase the homes.

Housing and Community Development has hired a financial analyst, who will start tomorrow.

V. Adjournment

There being no further business, the meeting was adjourned at 7:40 p.m.

Approved this 4th day of December, 2008.

Mylene Valderrama

Mylene Valderrama, Chair

Diane Marinaro-Tyler

Diane Marinaro-Tyler, Recording Secretary