

## MINUTES

**County of Volusia  
Affordable Housing Advisory Committee  
Thursday, October 23, 2008 3:30pm  
Thomas C. Kelly Administration Center  
County Council Chambers  
123 West Indiana Avenue  
Deland, Fl. 32720**

<b>Committee Members Present</b>	<b>Committee Members Absent</b>	<b>Staff Present</b>
Frank Severino, Chair	Deborah Michaud	Edward Jasper, Director, Community Assistance Division
Richard Fraser, Vice Chair		Carlotta Hiers, Administrative Aid
Janet Bellows		Diana Phillips, Manager, Housing & Grant Administration
Michelina Bowman		Paula Szabo, Housing & Grants Planner
William Hansard		
Tadd Kasbeer		
MaryEllen Osterndorf		
Sara Truhlar		
Richard Vincik		
Rosemary Walker		

The meeting of the Volusia County Affordable Housing Advisory Committee (AHAC) was called to order at 3:30 p.m. by Frank Severino, Chair. Carlotta Hiers called the roll and a quorum was present.

**Item 1- Approval of the minutes of the Affordable Housing Advisory Committee.**

The Chair tabled this agenda item to the next meeting as the minutes of the October 9, 2008 AHAC meeting had not yet been submitted to committee members for review.

**Item 2 – Introduction of Committee member MaryEllen Osterndorf**

Paula Szabo introduced MaryEllen Osterndorf, a real estate attorney, who was approved by the Volusia County Council to fill the vacancy due to the resignation of Lynn Kaiser Conrad. Ms. Osterndorf expressed her enthusiasm at being named to the AHAC.

**Item 3 – Discussion of affordable housing incentive issue eleven - The support of development near transportation hubs and major employment centers and mixed-use developments.**

The Chair opened the floor for a staff presentation by Rick Michael, Director of Volusia County's Economic Development Department. He provided comments regarding the status of economic development in Volusia County and its impact on housing development. The Economic Development Department focuses its recruitment activities on companies that will produce jobs in the upper price ranges – averaging \$40,000 and higher. The County's average wage for the retail sector is \$20,000 - \$22,000/annually and for hospitality workers is \$15,000/annually.

Currently Volusia County has more than 200,000 housing units, with an additional 1,600 new housing units to be added this year. This is a substantial reduction in new home permits issued from the past 3 years. Permits issued for new home construction numbered approximately 2,400 in 2007, approximately 4,000 permits in 2006 and approximately 6,800 permits in 2005. Their analysis showed that one in three homes in Volusia County fall in the price range of \$120,000 to \$135,000. According to Rick Michael, the availability of affordable housing does not appear to be a predominant concern for employers that have interviewed for relocation to Volusia County. Another issue for Volusia County is that approximately 60,000 of the workforce commutes outside the County to higher wage communities. There is a need to increase public transportation to transport workers to employment centers.

Sara Truhlar encouraged the Committee to incorporate future housing trends into their recommendations. She noted that the \$40,000 average wage earner can only afford a home in the lower price range (approximately \$120,000). Janet Bellows noted that a problem she has encountered in recruiting employees outside Volusia County is the difficulty of both spouses finding acceptable level salaries.

**Item 4 – Discussion of affordable housing incentive issue two – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payments for affordable housing.**

The Chair opened the floor for staff presentations. Mary Robinson, the Volusia County Building and Zoning Director, addressed the Committee and provided comments on impact fee reduction or waiver for affordable housing. Since 1991 Volusia County has had a policy that provides for an annual impact fee payment on behalf of one (1) Habitat for Humanity home in each of the four (4) impact fee zones. The impact fee is paid with general funds.

Mary Robinson directed the Committee's attention to the materials in the Agenda packet that are portions of the Impact Fee Study (Appendix F and G attached to these minutes) which was undertaken on behalf of Volusia County by a consultant. The consultant proposed increases to all four of the impact fee schedules. However, the County Council is not moving forward with proposing impact fee increases due to economic concerns. The consultant's proposal recognized the concept of affordability as they proposed that the transportation impact fee be tiered to reflect a lesser fee increase for smaller house sizes that are sold to income eligible households.

The Committee discussed adding the impact fees to the real property tax roles. Ms. Robinson replied that adding the impact fee to the real property taxes had been the subject of staff level discussion, but that it had not been proposed to the County Council.

The Chair opened the floor to public comment by Mr. Sam Roth. Mr. Roth asked the Committee to support a waiver or substantial reduction of impact fees to construct 69 houses on Kepler Road in order to make them affordable for veterans returning to Volusia County after serving in Iraq and Afghanistan. The Chair thanked Mr. Roth for the information, and advised Mr. Roth that they did not provide recommendations on specific proposals.

**Item 5 - Discussion of affordable housing incentive issue six - The reduction of parking and setback requirements for affordable housing.**

The Chair opened the floor for a staff presentation by Scott Ashley, Zoning Division Director. Scott Ashley gave an overview of parking standards for single family and multi-family housing (which includes townhomes), and off street parking standards. He discussed the process for reduction of parking standards, including reductions for historic tree preservation, variance process, and the PUD process using a parking study. According to Scott Ashley, Volusia County has primarily considered reducing parking standards for industrial and retail usage, not

for residential. He also stated that although Volusia County does not tie parking to square footage, in his opinion they would be open to discussing those concepts.

**Item 6 – Discussion of affordable housing incentive issue eight - The modification of street requirements for affordable housing.**

The Chair opened the floor for a staff presentation by Palmer Panton, Land Development Director. Palmer Panton stated that Volusia County had amended its land development code in 1996 to reduce right of way requirements from 50 to 40 feet. He provided an overview of the street components that are located in the right of way. Volusia County's land development code does not currently address on-street parking standards. According to Palmer Panton, on-street parking can work well on wider streets, thereby allowing smaller lots and increased density. The Committee discussed the need to ensure that street requirements for affordable housing meet public safety needs.

**Item 7 – Discussion of affordable housing incentive issue nine - 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.**

The Chair opened the floor for a staff presentation by Gregg Stubbs, Volusia County Growth and Resource Management Director. Gregg Stubbs expressed his concerns that establishing a process for review of these types of actions could be very extensive and cumbersome because so many of the decisions that are made may, to some degree, impact the cost of housing. The Chair reminded Gregg Stubbs that establishing a process for regulatory review, prior to adoption, is one of the required affordable housing incentive strategies, and that Volusia County must implement such a process to ensure continued SHIP funding. The committee briefly discussed whether the issue could be addressed as an item on a checklist or whether the AHAC had a role to play in the review.

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

The Chair brought the committee's attention to the updated schedule of meetings in the meeting agenda package. The public hearing location was changed to the Volusia County Health Department and meetings were scheduled for October 28, 2008 at 3:00 pm at the Center for Business Excellence, and October 30, 2008 at 3:00 pm at the Volusia County Health Department.

**Items for staff discussion.** There were no items for staff discussion.

**Public Participation.** There was no public participation, other than as described in Agenda Item 3.

**Adjournment.** The meeting was adjourned at 5:15 pm.