

City of Deltona, Volusia County, Florida

Planning and Development Services, Community Development
SHIP Affordable Housing Programs

AFFORDABLE HOUSING ADVISORY COMMITTEE

Thursday, March 19, 2015 @ 6:00 p.m.

**Deltona City Hall, City Hall Room 150A
2345 Providence Boulevard, Deltona, FL 32725**

AGENDA

- I. Call to Order – Ruben Colon (Chair)
- II. Roll Call
- III. Approval of Minutes from the February 17, 2015 AHAC Meeting
- IV. Public Comments
- V. Old Business
- VI. New Business
 - a. Flexible Density of Affordable Housing
 - b. Reservation of Infrastructure Capacity for Affordable Housing Projects
 - c. Fair Housing Open House – possible AHAC table
- VII. Member Comments
- VIII. Staff Comments
- IX. Adjournment

NOTE: If any person decides to appeal any decision made by the Affordable Housing Advisory Committee with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 878-8100.

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**CITY OF DELTONA, FLORIDA
ORGANIZATIONAL MEETING
AFFORDABLE HOUSING ADVISORY COMMITTEE
TUESDAY, FEBRUARY 17, 2015 @ 6:00 p.m.**

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MINUTES

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An Organizational Meeting of the Affordable Housing Advisory Committee was held on Tuesday, February 17, 2015, at the Deltona City Hall, Commission Chambers, 2345 Providence Boulevard, Deltona, Florida, 32725

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1. CALL TO ORDER:

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Ruben Colon, Chairman of the AHAC Committee called the meeting to order at 6:12 p.m.

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2. ROLL CALL:

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Roll call was not officially taken but the following people were present:

William L. Bradley, Jr.	Absent - Excused
Jodi Pena Castaldi	Present
Ruben Colon	Present
John Enyart	Present
Yordanis Gonzalez	Absent - Excused
Eric James	Present - Arrived at 7:00pm
Peter J. Kurkjian	Present
Steven L. Sukow, III	Absent - Excused
Patricia A. Ulicny	Present
Michael E. Williams	Absent - Excused

Also present were: From Housing and Community Development - Mari Leisen, Financial Analyst, Angelia Briggs, Housing Coordinator, and Denise Brooke, Administrative Assistant 1. From Planning & Development Services – Ron Paradise, Assistant Director

A. Member James arrived at 7:00pm, with his arrival, Quorum was met.

3. APPROVAL OF MINUTES

Approval of Minutes – Affordable Housing Advisory Committee Meeting December 16, 2014.

Motion by Member Castaldi, Seconded by Member Enyart to approve the minutes of the AHAC Meeting of December 16, 2014

1 **Motion carried unanimously members voting as follows: Member Castaldi, For; Member**
2 **Enyart, For; Member James, For; Member Kurkjian, For; Member Ulicny, For; and**
3 **Chairman Colon, For.**

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6 **4. PRESENTATIONS / REPORTS:**

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8 **A. Power Point Presentation Part 1 on Affordable Housing relating to Expedited**
9 **Permitting.**

10 Mr. Paradise directed himself to all the board members. He asked for their attention for
11 the viewing of the Power Point presentation on Affordable Housing and Expedited
12 Permitting and the need to add verbiage to the Comp Plan relating to Expedited
13 Permitting for Affordable Housing Projects.

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15 **Motion by Member Castaldi, Seconded by Member Enyart to recommend that the City**
16 **Commission add verbiage to the Comp Plan as it relates to Expedited Permitting for**
17 **Affordable Housing Projects.**

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19 **Motion carried unanimously members voting as follows: Member Castaldi, For; Member**
20 **Enyart, For; Member James, For; Member Kurkjian, For; Member Ulicny, For; and**
21 **Chairman Colon, For.**

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23 **B. Power Point Presentation Part 2 on Affordable Housing relating to Impact Fees.**

24 Mr. Paradise completed Part 2 of the power point presentation on Impact Fees and asked
25 that the AHAC Committee recommend that the City take no action regarding Impact Fees
26 as it relates to Affordable Housing.

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28 **Motion by Member Castaldi, Seconded by Member Enyart to recommend that the City**
29 **take no action regarding Impact Fees as it relates to Affordable Housing.**

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31 **Motion carried unanimously members voting as follows: Member Castaldi, For; Member**
32 **Enyart, For; Member James, For; Member Kurkjian, For; Member Ulicny, For; and**
33 **Chairman Colon, For.**

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35 **5. PUBLIC COMMENTS:**

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37 A. Dennis Casey, 443 Beloit Ave, Winter Park, Florida 32789, stated he owns several
38 parcels of land in Deltona and wanted to know about the Impact Fees and how they could
39 affect the building of Low Income Apartments for multi-family. He also is happy to see
40 new knowledgeable people working on things like this for the City and its future.

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42 **6. MEMBER COMMENTS:**

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44 A. Member Ulicny commented on how the City's history has evolved from being a small
45 township to a City and she believes that in the beginning the direction of the City was a

1 lot different, but now with all the changes to the economy and the large growth in
2 population, apartment complexes are just one of the issues confronting the City.
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4 B. Member Castaldi asked if a reminder could be sent out to everyone in case someone has
5 to cancel to insure that the Committee can make Quorum.
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7 C. Member James also commented on the growth of the City since he moved here and all
8 the improvements on the roads the City has made. That maybe not only apartment
9 complexes may but maybe town houses which are more like homes and could be a good
10 start for low income families or residents that have lost their homes to better able them
11 with the transition from renting to home ownership.
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13 D. Chairman Colon wanted to know the where we were on the SHIP program, the number of
14 applications coming in and the responses from the residents and so forth. Staff Member
15 Briggs gave him an update and the changes made to help expedite the process along with
16 the time frame from beginning to end for the applicant. She also informed him that the
17 program will start on February 23 at 8:00am. He responded saying that he was very
18 pleased and if there was anything the committee or him personally could do to help to
19 please let him know.
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21 **STAFF COMMENTS – NONE**
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24 **7. ADJOURNMENT:**
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26 There being no further business, Chairman Colon announced the meeting adjourned.
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28 **THE MEETING ADJOURNED AT 7:34 P.M.**
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30 Approved this _____ day of MARCH 19, 2015.
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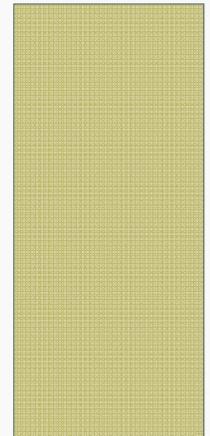
36 _____
37 Ruben Colon, Chairman
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39 ATTEST:
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43 _____
44 Denise M. Brooke, Recording Secretary

AHAC

MARCH 19, 2015



TOPICS OF DISCUSSION

- Flexible Density for Affordable Housing
- Reservation of Infrastructure Capacity for Affordable Housing Projects

DENSITY

- What is density?
- Sometimes generically referred to as high medium and low density.
- Residential density is often expressed in the number of acres per unit or the number of units per acre.
 - Example: 10,000 square foot lots = about 4 **gross** dwelling units per acre

DENSITY

- Gross v. Net Density
- Gross density is the acreage of the parent tract divided by the number of lots entitled by zoning/comprehensive plan.
- Net density is the acreage of the parent tract divided by the number of lots less the non-developable areas like roads, infrastructure, parks/open space, etc.
- Net density will always be less than the gross density.

DENSITY: WHAT DOES IT LOOK LIKE? URBAN/HIGH DENSITY



DENSITY - SUBURBAN



DENSITY: THE DELTONA EXPERIENCE

- Platted, marketed and sold as a retirement community featuring over 30,000 single-family detached dwellings on individual lots
- Overall net density is about 3 dwelling units per acre.
- Some opportunity for multi-family development at densities up to 20 units per acre.

DENSITY AND REALITY

- Planners, urban progressives and the like tend to advocate higher densities:
 - Compact, efficient, less consumptive growth patterns
 - Maximizes public investments in infrastructure
 - Promotes transit and less automotive dependence
 - Directs growth and development away from ecologically sensitive and arable areas
 - Comprehensive Plan speaks to density bonuses but language is very vague and not measurable

BUT

REALITY

- Density may to not be well received by the public and can be politically unpopular.
 - Traffic
 - Crowding
 - Pollution
 - Noise
 - Perceptions about socio-economics/demographics
 - Etc.

PAST RECOMMENDATIONS AND ACTIONS

- Create new land use designations in the Comprehensive Plan- done 2010.
- Provide ability to have 'granny flats' (increase of density) by a conditional use – done 2013.

EFFECTIVENESS OF ACTIONS

- None of the created Future Land Use categories have been applied.
- Granny Flat provisions not taken advantage of.
- Reasons –
 - Existing development pattern tends to dictate future development trends
 - Lack of central sewer
 - Process and lack of pecuniary incentive
 - Abundant existing, affordable housing stock

RECOMMENDATION

- Include language within the City Comprehensive Plan to encourage/promote the strategic expansion of infrastructure, including sewer.
- Help clarify density bonus concept.
- Language can be added during the next update to the Comprehensive Plan.

INFRASTRUCTURE CAPACITY RESERVATIONS



INFRASTRUCTURE

- Infrastructure has been a cornerstone of civilization as we know it.
- Water/Sewer
- Roads
- Drainage
- Parks
- Public Safety
- Etc.

LEVEL OF SERVICE

- Class "A" Concurrency items managed by the City Comprehensive Plan
- Capacity must be available to support development



CAPACITY

- Level of service is afforded by the investment in infrastructure like new roadway lane miles, upgraded wastewater treatment plants, larger pipes, bigger stormwater retention areas, etc.
- The provision of infrastructure is a prime governmental function and an expensive undertaking.

CAPACITY

- Funded through impact fees, exactions, general taxes, by federal, state and local units of government.
- Capacity in Deltona is a first come/first serve basis.
- No capacity reservation provision explicitly for affordable housing; there is an ability to a LOS capacity for up to 120% (traffic) for “infill” development.
- Not all infrastructure items are created the same.

INFRASTRUCTURE RESERVATION

- Previous AHAC recommendations/actions include:
 - Change the LOS on City roads: done
 - Reserve capacity at a rate specific to affordable housing projects: not acted on
 - Develop a priority system: not acted on

INFRASTRUCTURE RESERVATION RECOMMENDATIONS 2015

- Establish a capacity threshold of up to 120% for affordable housing projects relating to traffic LOS.
 - Address as part of a Comprehensive Plan policy(ies)