

City of Deltona, Volusia County, Florida

Planning and Development Services, Community Development
SHIP Affordable Housing Programs

AFFORDABLE HOUSING ADVISORY COMMITTEE

Tuesday, April 21, 2015 @ 6:00 p.m.

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

Meeting Minutes

- I. **Call to Order** – Ruben Colon (Chair) 6:00 p:m:
- II. **Roll Call** – 3 Absent – John Enyart, Yordanis Gonzalez, and Steven Sokow.
 - No correspondence received concerning their absences.
- III. **Approval of Minutes**
 - February 17th AHAC Meeting
 - Motion – Eric James / Seconded – Jodi Pena Castaldi
 - ✦ Vote passed unanimously
 - March 19th, 2015 AHAC Meeting
 - Motion – Eric James / Seconded – Jodi Pena Castaldi
 - ✦ Vote passed unanimously
- IV. **Public Comments 6:02 p:m:**
 - Allister Hamilton – Realtor for Total Realty and listing Agent for the City's NSP program.
 - Dennis Casey Introduced himself. – He stated he received the By Laws and Mission Statement from Staff and found it quite interesting the complexion of the committee and all the disciplines within it. He said he was not aware of this at the last meeting and is very impressed.
- V. **Old Business 6:03 p:m:**
 - Committee stated they would like an update on the SHIP/Home Owner Occupied Program. Staff updated the committee on the status of the program and how the program is carried out from the pre-screen application, inspections, final application, contractors, and the bidding process, etc. Committee asked what kind of items the residents were applying for. Staff replied, most of the requests are for roofs, septic issues, windows & HVAC. However we do have some that request flooring, appliances, etc. but it is in

the LHAP not to include such items so we could make sure the dwelling is sound. Cabinets, flooring and such are view as luxury items. The City looks at the main items like is the roof not leaking, the doors and windows secure, heating and AVAC is working, hot water heaters, electrical, basically life safety health issues. The City had handed out approximately 80 applications, 5 in progress and around 7 more that are waiting on inspections. Staff continued that once the applications are vetted a percentage will fall out due to various reasons, and then you have the percentage that never turns in the application. For those who continue and go through the vetting process a percentage may go on to participate in the program. Committee asked what the maximum repair dollar limit is. Staff replied the maximum amount is \$30,000.00. The amount includes making sure the title is clean and inspections. Committee asked how much the City received for this program. Staff replied \$393,000.00 for SHIP which is state funds and 250,000.00 for CDBG, which is federal. Committee stated it was the first time hearing of the CDBG program and asked what the CDBG funding is for. Staff replied it is called the Community Development Block Grant; it is for Home Owner Occupied Repair program. It is also for public works. After the hurricanes the City chose to use a lot of it for drainage repairs. The City has also used it for parks projects. Some of it is used for administration to pay staff and a portion goes to the public service grants, which are like mini grants that fund services like the Boys and Girls Club, Windward Behavioral, Futures Foundation, Neighborhood Center, Early Learning Coalition, Council on Aging and New Hope. Staff described the service each public service entity performed and that each mini grant is around more or less \$10,000.00. Committee asked where the Neighborhood Center is located and staff replied it is located in Deland but they service Deltona because we have very few resources like that in Deltona. Staff stated we get around \$450,000.00 a year for CDBG, it is an entitlement grant and we receive it because of our population and income level in Deltona. Committee asked if any admin money came out of the SHIP Grant and staff replied yes, 10%. Committee asked if with the remaining balance we should be able to do around 10 or 11 homes and that we have a procedure in place where we would not over commit and not be able to finish the repairs for someone else. Staff stated yes, we monitor the program very strictly, all programs are stringently monitored. Staff discussed the procedures they follow for all the programs and the requirements of the State and Federal rules and guidelines and the various set asides.

- Public Question from Dennis Casey, he asked what is the range of amounts for individual grants historically? Staff gave a brief history of the grants and grant awards and the various programs, amounts, etc.
- Committee asked how we get the information out to the public about our programs. Staff gave a brief description of how we get the word out and

advertise to the public. The committee asked how long we have to expend the funds and staff reviewed the process and terms and deadlines to be met utilizing the funds with the committee. A discussion ensued between the committee and staff on the funds, time frames and future amounts and how it will help the community. 6:25 p:m:

VI. New Business

a. Flexible Density of Affordable Housing

- Staff presented a power point presentation on Flexible Density of Affordable Housing. Staff recommendation to the committee was to include language within the City Comprehensive Plan to encourage/promote the strategic expansion of infrastructure, including sewer. With regards to clarifying the density bonus concept, staff stated this language can be added during the next update to the Comprehensive Plan. Committee asked if the City was contemplating anything with the sewer and waste water treatment plants and staff stated an investment of \$24,000,000.00 to the waste water plant east of town has been implemented. Further discussion ensued within the committee with staff about other areas of the City and what the future looks like pertaining to the Comprehensive Plan and other factors the City could be facing.
- Public Comment from Dennis Casey, being in observance of this meeting I have not heard anything for age as it relates to density. As you age or even when you are younger you need something that is smaller or has less maintenance. Say adult congregate living where there is very little maintenance; things like this would really help. 6:54 p:m:
- Committee asked if the issue of density has prohibited any developers from coming to the City. Staff noted that in the past the City had struggled with multi-family proposals but now with the City's regulations multi-family can be done easier.
- Public Comment from Dennis Casey, spoke of his property and experience with Volusia County and the City and the issues he faced and still faces today regarding his property. Multi-family is needed and we need the community support for such.
- Committee discussion ensued, and wanted to let people know that they only make the recommendation to the City Commission, and that ultimately it is up to the Commission to decide if they want to go with their recommendation.
- Chairman states that there are recommendations on the table to include language within the City Comprehensive Plan to encourage/promote the strategic expansion of infrastructure, including sewer, to clarify the density

bonus concept and that the language can be added during the next update to the Comprehensive Plan.

- Motion – Member Williams / Seconded – Member James
- ✚ Vote passed unanimously

b. Reservation of Infrastructure Capacity for Affordable Housing Projects

- Staff continues the power point presentation on Reservation of Infrastructure Capacity for Affordable Housing Projects.
- Discussion ensued between Committee and Staff concerning the level of service, the meaning of concurrency items and the different classes of concurrency. Committee asked about the level of service capacity and Staff explained Deltona has up to 120% available for “infill” development. Committee asked for an example of the type of housing we have been discussing and a type of location that we have been discussing for a reference. Staff went on to give examples and descriptions to committee for reference purposes. Staff explained that multi-family developments have not been developed more due to the fact that the single family home is so affordable in Deltona. Committee stated that some areas for multi-family being utilized at this time are somewhat inconvenient due to lack of transportation and for many not being near I-4 and state road 415 is an issue. The areas now utilized do not have close availability to shopping or employment and without easy access to other centralized routes for travel to and from work for many may discourage further growth and development. Committee gave examples of areas that would be very beneficial to many with the aspect of multi-family that already has sewer and water and that maybe not now but in the future should be looked upon for multi-family. Those areas can be more attractive not only to residents but to new businesses and more growth for the City.
- Chairman stated that staff has been giving Infrastructure Reservation Recommendations for 2015 to Establish a capacity threshold of up to 120% for affordable housing projects relating to traffic level of service and to address it as part of a Comprehensive Plan policy(ies).
 - Motion – Member James / Seconded – Member Castaldi
 - ✚ Vote passed unanimously

c. Fair Housing Open House – possible AHAC table

- This was recycled from the last agenda and should have been removed.

VII. Member Comments
VIII.

- Member Ulicny commented that she enjoyed her participation in the Affordable Housing Event and is very happy with the level the meeting attained. Moving forward she would like to see everyone being responsible for attending the meetings with the responsibility this committee has placed on them for the City to see things move forward to make it a better place to live for all.
- Member Enyart agreed with what Member Ulicny said.
- Member Williams commented that Staff explained everything very well. And with everything they covered tonight it explains how the decisions they make can help everyone in the City.
- Member Bradley wanted to make suggestions for the next Fair Housing Event that there be an established system for advertising the event to be able to contact more participants and entities to promote the event and that he would love to be a part of the process moving forward.
- Member Castaldi commented on how well the Fair Housing Event went and since, she has seen the number of people calling to participate in the Home Owner Events grow.
- Member James said the Fair Housing Event was great and he loved the participation. He thinks we should put on more events like it.
- Member Ulicny also said she would like to see more services and utilities for veterans.

- Discussion ensued between several committee members about the Fair Housing Event and Veterans. They all agreed they would like to be able to get more help for them through various resources.

- Chairman Colon stated he had contacted Chris Bowley about credit counseling for our residents and holding more events.

- Discussion ensued between Staff and Committee on these issues and new venues to hold different events for the residents.

IX. Staff Comments

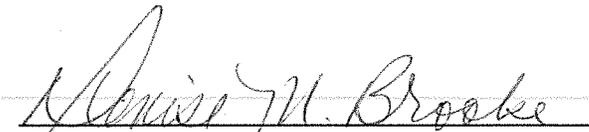
- Staff Members Briggs and Leisen handed out the awards to committee members for participating in the AHAC committee and thanked everyone for participating in the Fair Housing Event and future events. Staff stated they would at their earliest convenience try to establish more events and to work with the committee in contacting more churches to participate and help promote the events.

X. Adjournment

- Chairman Colon announced the meeting adjourned at 7:59 p.m.



Chairman Ruben Colon,



Denise M. Brooke, Recording Secretary

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.