



MEMORANDUM

DATE: November 18, 2024

TO: City Commission

FROM: Angelia Briggs, Community Development Manager

THRU: Jordan Smith, AICP, PP Planning and Development Services Director

SUBJECT: Resolution No. 2024-66, Approval to Transmit the Affordable Housing Advisory Committee 2024, Incentive Review and Recommendation Report to the Florida Housing Finance Corporation (Public Hearing – Legislative – First Reading) (Angelia Briggs, Project Manager)

BACKGROUND: Local governments which receive funds through the State Housing Initiative Partnership (SHIP) program are required to establish an Affordable Housing Advisory Committee (AHAC). On March 18, 2023, the City Commission adopted Ordinance No. 05-2013 to reinstate the AHAC, as required by Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City’s housing activities that can impact the provision of affordable housing. The AHAC is specifically directed by Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, the AHAC may recommend to the City Commission that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage the production of affordable housing.

The AHAC report recommends specific actions or initiatives to encourage or facilitate removing regulatory barriers that limit or increase the costs of development and preservation of affordable housing units within the City. The City is required to submit the report to the Florida Housing Finance Corporation annually to evaluate the implementation of each approved action.

The Committee has reviewed, considered, and evaluated the following strategies provided in the SHIP Statute at F.S. 420.9076(4):

Strategy	AHAC Recommendation
Expedited Permitting	None
Modification of Impact Fees	Staff currently has an established program, in the LHAP, to provide a local contribution (gap financing) of impact fees for multi-family affordable housing developments.
Flexible Densities	Staff will facilitate density bonuses for multi-family affordable housing development and affordable rental “small” cluster homes.

Reservation of Infrastructure Capacity	Staff has allocated grant funds to support affordable multi-family developments. In addition, staff will reinstate the Sewer retrofit program for single-family homes to connect to sewer.
Affordable Accessory Residential Units	AHAC will review this strategy in the 2025 fiscal year. The review will include current ADU guidelines, their impact on infrastructure (sewer retrofits), parking, and cost.
Parking and Setback Requirements	The AHAC recommends the City reduce the current visitor parking requirement from 1 space per 10 multi-family units, to 1 space per 12 units.
Flexible Lot Configurations	AHAC recommends to allow cluster developments for affordable housing in any single-family or multi-family zoning and follow the square footage requirements outlined in Chapter 76 – Affordable Housing, in the City’s Land Development Code.
Modification of Street Requirements	AHAC did not make a recommendation for this strategy but will revisit the strategy in the 2025 AHAC report.
Process of Ongoing Review	City currently has an Ongoing Review process in place. The AHAC will review the impact of this process/strategy on affordable housing development in 2025.
Public Land Inventory	The City of Deltona does not have any land that is currently suitable for the development of affordable housing; therefore, the AHAC would like to revisit the 2022 recommendation that the City provide a percentage of the annual budget to assist with acquisition and/or development of affordable housing.
Support of Development Near Transportation Hubs	The AHAC would like to advocate for more park and ride facilities. The Committee would like to build upon the Gallery of Villages concept, which could produce different transportation models within different communities.

The AHAC reviewed the mandatory recommendations and approved the 2024-2025 AHAC report at a public Meeting on October 17th, 2024.

The 2024-2025 AHAC report is being presented to the City Commission for review and final approval to be transmitted to the Florida Housing Finance Corporation.

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. 2024-66 to Transmit the Affordable Housing Advisory Committee 2024, Incentive Review and Recommendation Report to the Florida Finance Corporation.

NEXT STEPS: Transmittal of the Affordable Housing Advisory Committee 2024, Incentive Review and Recommendation Report to the Florida Finance Corporation.

ATTACHMENTS:

- Resolution 2024-66
- Affordable Housing Advisory Committee 2024 Report
- AHAC Report Advertisement