



MEMORANDUM

DATE: November 17, 2025

TO: City Commission

FROM: Jordan Smith, Director, Planning and Development Services

THRU: Doc Dougherty, City Manager

SUBJECT: Resolution No. 2025-162, Approval to Transmit the Affordable Housing Advisory Committee 2024, Incentive Review and Recommendation Report to the Florida Housing Finance Corporation. (Public Hearing – Legislative) (Quentin Grose, Housing Coordinator Supervisor)

REFERENCES: Affordable Housing Advisory Committee

Request: Adoption of Resolution No. 2025-162 to transmit the Affordable Housing Advisory Committee 2024 Incentive Review and Recommendation Report to the Florida Housing Finance Corporation.

Discussion: 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):

Expedited Permitting	The City of Deltona will maintain the current policy that affordable housing projects can be placed ahead of other projects to prevent delays.
Modification of Impact Fees	The City 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	The AHAC Committee's recommendation is for staff to review density bonuses for multi-family affordable housing developments and affordable rental "small" cluster homes.
Reservation of Infrastructure Capacity	The City will continue to allocate grant funds to support affordable multi-family developments. These funds will be in the form of infrastructure impact fee assistance to developers who demonstrate the ability to develop affordable multi-family housing units. In addition, staff will reinstate the Sewer retrofit program for single-family homes to connect to sewer.
Affordable Accessory Dwelling Units	The 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	The AHAC recommends allowing 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	The AHAC did not make a recommendation for this strategy but will revisit the strategy in the 2025 AHAC Report.
Process of Ongoing Review	The 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 is currently reviewing City owned parcels for suitability for the development of affordable housing to donate to the CLT and approved up to a 1% budget allocation of the annual budget to assist with acquisition and/or development of affordable housing

Support of Development Near Transportation Hubs	As per the AHAC Committee's 2023 recommendation, 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.
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The AHAC reviewed the mandatory recommendations and approved the 2024-2025 AHAC report at a public Meeting on October 15th, 2025.

The 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 that the City Commission approve and adopt Resolution No. 2025-162, to transmit the Affordable Housing Advisory Committee 2025, Incentive Review and Recommendation Report to the Florida Finance Corporation.

ATTACHMENTS:

- Resolution No. 2025-162
- Affordable Housing Advisory Committee 2025 Report
- AHAC Report Advertisement