

**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
Sumter County, FL

Meeting: January 8, 2009

**Present:** PJ Lewis-Lewis Brothers Construction; Virginia Watson-Watson/Moffitt Realty; Matt Yoder-T&D Concrete; Gary Schick-Citizens First Bank; Glenn Frazier-Watson/Moffitt Realty; Richard Cole-Zoning and Adjustment Board; Kathy Young and Sandie Purvis-Sumter County Housing Department.

**Public Attendees:** Deb Barsell-Sumter County Community Services Division Director

A copy of the public notice for this meeting is on file.

Meeting of the A.H.A.C. Board called to order at 2:09pm by Gary Schick.

**First order of business:** A motion to approve the November 20, 2008 minutes was made by Rich Cole and seconded by Virginia Watson; the motion carried unanimously.

**Second order of business:** *AHAC Meeting Schedule for 2009.* Kathy Young stated this would be in terms of how often the committee would like to meet indicating the Statute Requirements have been met and now the committee is looking at the funds available for affordable housing and how to spend it. Ms. Young noted Mr. Arnold, County Administrator, has provided her with a county map that indicates there are approximately 9 parcels that may be coming up for sale. Kathy Young indicated that to her knowledge developers will be paying their portions to affordable housing as phases are produced. No current definitive numbers are available at this time. Ms. Young noted that she and the Assistant Housing Manager will be traveling to Atlanta, Georgia next month to become certified homeowner counselors and will be offering these services in house. Previously this service was performed by Homes in Partnership with an annual expense of \$2,500.00. Kathy Young reiterated the importance of educating the consumers in regards to improving credit scores and she would like to use some of the funds for monthly consumer education. Gary Schick stated lenders have raised the bar in terms of expectations and qualifications required of the buyers. Buyers must understand what they need to do to prepare themselves for home ownership. Gary agreed to educate the consumers on how to prepare themselves to own a home, run a budget and put themselves in a position that they will be approved for a loan. Kathy Young stated she needed to know how often this committee would like to meet. Rich Cole suggested meeting on a quarterly basis. The Chairman would be able to call a special meeting in the event something should arise. Matt Yoder asked when the "pot of money" would be available; Kathy stated there is some money there but Item "J" must be discussed. Virginia Watson asked if quarterly meetings would allow this committee sufficient time to attain the required accomplishments; Kathy Young indicated she believes it will. Ms. Young noted in the mean time she could email members with

proposals as she receives them. Kathy stated once homeowner certification was achieved, her goal was to set up an educational program. Virginia Watson questioned if there would be any problems regarding advertising requirements by calling an unscheduled meeting. Kathy indicated no, annual advertising could be done in advance and if a special meeting was necessary, advertisement would be done accordingly.

Rich Cole made a motion for the AHAC board to meet quarterly for the 2009 year and, in the event the Chairman feels additional meeting(s) become necessary, it will be addressed at that time. Glenn Frazier provided a second and the motion carried unanimously. Gary Schick asked Kathy Young to circulate proposed dates. Ms. Young indicated she would and noted Thursdays at 10:00am appear to work for most everyone and suggested maintaining that routine. Ms. Young will set up a schedule and email to all board members.

**Third order of business:** *Discussion of Item "J".* Kathy Young stated the BOCC was not real sure about the "Realtor" route, which appeared to be the biggest concern. Ms. Young noted the BOCC is currently working on the 2030 visioning process and interlocal agreements with the cities and indicated it might be a good time to get more involved with Brad Cornelius and get the AHAC's input on bringing a more detailed Item "J" back up. Gary Schick noted that he felt the BOCC was understanding and receptive to this item but had some concern as to how it might affect other codes and wanted to approach with some caution. Kathy Young stated she plans to review the concerns associated with Item J and will be in touch with Deb Barsell, Community Services Division Director as well as Mr. Arnold. Rich Cole suggests getting in touch with Mr. Cornelius as well as Mr. Arnold to get a feel for what they are really looking for.

Rich Cole made a motion to authorize Kathy Young to discuss Item J with Mr. Cornelius and Mr. Arnold and bring back some concepts for further review at the next quarterly meeting. A second was provided by PJ Lewis and the motion carried unanimously.

**New Business:** *Board Member Larry Lawrence.* Kathy Young noted no one has heard from Mr. Lawrence and she has been unable to locate him. A new board member will be needed and could possibly be filled by a current alternate Board member. Virginia Watson made a motion to elect Glenn Frazier to the AHAC Board to fill Mr. Lawrence's position. Mr. Frazier indicated he is in fact a resident of Sumter County. Kathy Young noted that is the only requirement for the position. Rich Cole provided a second and the motion carried unanimously. Kathy Young indicated it would be a good idea to locate another alternate to replace Mr. Frazier's previous position; any capacity will suffice and requested bringing those suggestions from committee members forward. Rich Cole noted this order would have to be approved by the BOCC, noting this AHAC committee can move an alternate to a committee position; however they can not move someone off the streets to an office. A recommendation must be made to the BOCC by this committee. Gary Schick asked if one person would be the limit and Kathy Young noted it would be the committee's call, but feels more would be better. Virginia

Watson noted her agreement, as well as PJ Lewis. Rich Cole requested that Kathy Young send an email to each AHAC committee member indicating alternates are needed and what the requirements are in order to qualify. Committee members will respond back accordingly.

**Old Business:** None

**Public Input:** None

**Items for next agenda:**

- New Item "J" concepts (Kathy Young)

**Next Meeting:**

- TBA

A motion was made to adjourn the meeting by Chairman Rich Cole at 2:20pm and a second was provided by PJ Lewis. The motion carried unanimously.

Submitted by: \_\_\_\_\_  
Virginia Watson, Secretary

Approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Gary Schick, Chairperson