

AFFORDABLE HOUSING ADVISORY COMMITTEE
Sumter County, FL

Meeting: September 11, 2008

Present: PJ Lewis-Lewis Brothers Construction; Virginia Watson-Watson/Moffitt; Matt Yoder-T&D Concrete; Diana Couillard-Dibarco; Glenn Frazier-Watson-Moffitt; Frank Topping-Zoning and Adjustment Board; Gary Schick-Citizens First Bank; Hilary Cook-USDA; Annette McCullough-Community Bank & Trust of Florida; Larry Lawrence and Jacquelyn Smith-Homes In Partnership; Kathy Young and Sandie Purvis-Sumter County Housing Department. Copy of public notice of this meeting on file.

Meeting of the A.H.A.C. board is called to order at 10:04am by Chairman Gary Schick.

Note: Annette McCullough arrived late at 10:06am as did Glenn Frazier at 10:10am in addition to Hilary Cook and Jacquelyn Smith at 10:25am.

For the record: Gary Schick requested that this board take a moment of silence to remember the terrorist attacks of September 11, 2001.

First order of business: A motion to approve the August 14, 2008 minutes was made by Diana Couillard and seconded by Matt Yoder; the motion carried unanimously.

The chairman moved to item 6 of the Agenda in regard to the by-laws and asked Kathy the reason the by-laws were being brought forward again. Kathy stated the Sumter County BOCC and attorneys decided the AHAC committee should be responsible for approval and appropriate signatures. Since the by-laws were approved by this board previously, the appropriate signatures need to be obtained for the record.

Second order of business: *Item J – The preparation of a printed inventory of locally owned public lands suitable for affordable housing.* Kathy Young indicated that Brad Cornelius was unable to attend today's meeting and wondered if this board would like to table this issue again until October. Kathy noted that the county does not appraise or title-search the properties they put up for sale. The properties are placed for sale with a minimum bid to recoup the costs of foreclosure, back taxes and upkeep. Kathy stated the sale of properties such as those that are land locked could possibly come back to reflect negatively on Sumter County. Diana Couillard asked if at some time in the recent past there was a notice in the paper regarding RFP's for a realtor regarding these properties. Kathy indicated no, there was an RFP in regards to the old DCF (Department of Children & Families) building in Wildwood. Kathy reviewed a write-up in a Tampa, FL newspaper where someone purchased a piece of property with unpaid taxes for \$11, 000 through the sale of tax deed certificates. The parcel was land locked and the new owner was able to force the previous owner to give easement through his own highway frontage property to the previously land locked parcel, which was then resold for \$100,000. Kathy stated

the potential cash value of the properties is not being reaped. Frank Topping stated he had some confusion as to the actual inventory being prepared by July 1, 2007 as required by statute. Kathy indicated that the initial list was code properties that went up for sale and the BOCC approved which met statute guidelines. Kathy indicated that the AHAC board needs to present to the BOCC a way to take their county property inventory and get a higher return on the sale of properties for affordable housing. Mr. Topping feels this goes beyond the statute requirements. Kathy stated that the statute requires the list be done and the AHAC board makes recommendation(s) as to the best way to dispose of the property, noting that there are several ways for disposition. Diana Couillard suggested going back to the ordinance and reviewing the empowerment this AHAC board has been given by the BOCC to make certain recommendations. Diana read the ordinance in its entirety out loud to those present. Larry Lawrence stated his agreement to the empowerment issues to make the recommendations that are needed. Kathy noted that the BOCC does not have to accept the recommendations. Diana Couillard stated that this board should not "hamstring" the local government by recommending that the properties could only be available for use for affordable housing; but they must at a minimum have the properties appraised, clear title and start sale at a minimum bid with those proceeds from the sale to go towards affordable housing. Kathy indicated that the minimum bid was the three to five thousand dollars that was expended on the property by the County. Kathy stated that there is a large amount of current properties that she and Brad Cornelius will be working on to create a list for the BOCC to review. Some properties have current restrictions and will not be suitable for affordable housing or for sale. Frank Topping suggested a process to be established for all county owned properties that are put up for sale including appraisals and clear titles. Diana Couillard does not feel this item should be tabled until Brad Cornelius' return. She knows where it stands and knows what is lacking, indicating that the county does not have "teeth" in any ordinance which makes them do what this board feels should be minimally required. Diana feels title insurance should be in place to protect the county as the parcel will be properly researched and will have clear title. Local government should be expected to minimally abide by the law as others would have to when selling a piece of property. Frank Topping asked that Brad Cornelius provide input from an administrative standpoint in October describing a process that will do what this board wants done to present to the BOCC. Kathy indicated that is the job of this AHAC board; Brad is available to bring information only. Virginia Watson feels two separate issues are at hand. First, bring someone in to evaluate parcels and eliminate those that would not be suitable for affordable housing; second, look at policies to handle disposition. Diana Couillard noted that the current stock of properties is immaterial at this time as that can and will change from month to month. The recommendation as to the procedures set forth in disposing of the properties is what needs to be asked of the BOCC. Diana feels the AHAC board can not dictate to the county that the properties be used for affordable housing, but can recommend that the highest price for the property be a requirement. Kathy stated that the BOCC has the right to decide which

properties are deemed eligible for affordable housing or other future needs. Kathy stated that the purpose of the AHAC board is to educate the BOCC and give them feasible, workable ideas that they can use for the county owned properties that will not be a burden on them. Virginia Watson recommends the RFP process to hire a realtor or pool of realtors because it does not impose a cost to the county. Diana Couillard made a motion to recommend to the BOCC for any land that comes available to the county and the BOCC deems suitable for affordable housing, that an RFP for realtors be issued for that sale. All necessary documentation that would be pertinent will be adhered to and that the realtor be allowed to set the starting market value for the sale with the proceeds, after the county recoups their costs, will go to the Housing Department for affordable housing. Gary Schick requested clarification on the realtor being the listing agent and setting the market value. Diana stated yes. The expenditures of acquisition to the county would be taken out right off the top and the liability of selling property the way the county has been selling it would be relieved. The county would not be held liable for land locked or contaminated property, etc. Virginia Watson noted the way the county made use of a previous RFP during a plat review which worked well is that it did not allow a single entity to monopolize the arena. A review of the current motion on the floor is requested by Gary Schick and provided by Kathy Young: Any land that is available, the county should request an RFP from realtors with them as the listing agent to supply all proper documentation. The realtor will set the minimum starting bid with proceeds going to affordable housing, relieving the liability issues for the county, noting that the liability is the biggest issue for the county. This way the properties would sell with the least amount of work to the county and receiving the most money with the least amount of liability. Matt Yoder provided the second to the motion and with no further discussion, the motion carried unanimously.

Virginia Watson suggested that Kathy and Brad Cornelius review the properties together by piece meal. Diana Couillard feels the issues surrounding the county owned properties should be addressed with some strong verbiage noting the importance to the BOCC of following through with this process. Kathy noted that she and Brad are working very hard to schedule time to work through these "properties". Frank Topping feels the job of sorting through the properties should be contracted out. Diana requested a motion be made on this subject for the record. Frank Topping made a motion to recommend the BOCC consider requesting proposals from outside firms to review the inventory of county owned parcels and determine suitability of sale of each parcel. Diana Couillard provided a second and the motion carried unanimously.

Third order of business: *Update on inter-local agreements.* This information was to be provided by Brad Cornelius who was absent. Discussion will be tabled until the October meeting.

Fourth order of business: *Tax Sale Certificates.* This information was provided via email to each AHAC member by Kathy Young prior to today's meeting. A copy was provided today to each member for the record. Kathy gave a brief review of that

information. Kathy was unable to locate the exact statute relating to the interest bearing account, so she could not provide official information as to the handling of the transfer of funds received as interest, but did note that no money would be available in reference to the scope of the AHAC board. No further discussion.

Fifth order of business: *Approval of AHAC bylaws.* Gary Schick noted this has already been done earlier in the meeting and the required signatures have been obtained.

New Business: Frank Topping questioned what will be the future of this AHAC board and the BOCC's expectations once the AHAC board has made their report at the end of the year. Kathy Young stated that she would like to see it continue; by statute requirements meetings must be held at least tri-annually. Kathy indicated she would prefer something more frequent. Virginia stated her agreement. Kathy noted recommendations of this board are due by December 30, 2008. Discussion was held in terms of how often the AHAC board should continue to meet once recommendations are made. A motion was made by Larry Lawrence to bring ideas forward in October for the use of the money collected. Diana felt Brad Cornelius' report is important in regards to the county's inter-local agreements and the direction this board may take on the issues of the money eligible and the comprehensive land use plan and the 2030 visioning process in regards to housing. Current motion died for lack of a second. Larry made an additional motion to discuss in October, after Mr. Cornelius's inter-local agreement update, to bring forth ideas for the utilization of monies in the proposed "pot". A second to the motion was provided by Glenn Frazier and the motion carried unanimously.

Diana Couillard asked if a draft or review of the incentives that this board has addressed for the report to the BOCC has been prepared yet. Diana stated that a draft for review during the October meeting would be helpful allowing any corrections or additions to be done and ready for finalization in November and presentation to the BOCC in December. Virginia Watson suggested that she and Kathy Young get together and prepare a draft for review which will be sent to each board member by Kathy prior to the October 2008 meeting.

Matt Yoder asked if there are any other ideas or ways to generate funds for the pot of money. Kathy noted that a lot of counties use community land development trusts, but noted this is a restriction on the deed and is not sure how this would be monitored to ensure income eligible families continue to occupy the land. Kathy also noted a lot of non-profit developers are receiving the land from the counties to develop affordable housing.

Kathy reviewed the SHIP (State Housing Initiatives Partnership) recapture provisions and other SHIP guidelines and rules as requested by committee members.

Jacquelyn Smith asked if Sumter County received any ADI funds. Kathy stated no. Jacquelyn was not sure of the acronym, but stated that Orange or Seminole County

received these funds to assist VLI (very low income) families. Kathy did note that there is some foreclosure prevention assistance out there, but normally geared toward the larger counties. Discussion was held on the income level limits that are set by H.U.D. for Sumter County and the impact that the Villages retirement community has on those determinations.

Old Business: None

Public Input:

- None

Items for next agenda:

- Update on inter-local agreements (Brad Cornelius)
- 2030 visioning process in relation to housing (Brad Cornelius)
- Utilization ideas for the funds in the “pot of money”
- Draft of AHAC decisions for review (Kathy Young and Virginia Watson)

Next Meeting: October 9, 2008 at 10:00am, Room 142

The motion was made to adjourn by Diane Couillard at 11:19am and was seconded by Gary Schick. The motion carried unanimously.

Submitted by: _____
Virginia Watson, Secretary

Approved on the 9th day of October 2008

By: _____
Gary Schick, Chairperson