

AFFORDABLE HOUSING ADVISORY COMMITTEE
Sumter County, FL

Meeting: October 14, 2010

Present: PJ Lewis-Lewis Bros. Construction; Virginia Watson-Virginia Watson Enterprises; Diana Couillard-Dibarco Building Corporation; Kelly Pisciotta-Habitat for Humanity; Matt Yoder-T&D Concrete; Lori Roscoe-Century 21; Kathy Young and Sandie Purvis-Sumter County Housing Department

Public Attendees: None

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

Hand-outs to members: Foreclosure Prevention strategy

Call to Order. Virginia Watson called the meeting to order at 10:12am in the absence of the Chair and Vice-chair persons.

First order of business: *Approval of minutes dated July 8, 2010.* Virginia Watson requested the "Watson-Moffit" be corrected to reflect Virginia Watson Enterprises for the record.

A motion to approve the minutes with the correction as noted by Virginia Watson was made by Diana Couillard and seconded by Kelly Pisciotta. The motion carried unanimously.
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Second order of business: *Introduction of new committee member (Lori Roscoe).* Ms. Roscoe gave a brief introduction noting she is currently employed at Century 21 for the past 5-6 years; previously she was with Amsouth Bank as a customer service representative, in addition to some loan processing. Ms. Roscoe moved to Sumter County in 1994 from California, she is the mother of 3 children and recently purchased her first rental home with her husband. Ms. Roscoe feels her strong customer service abilities will be beneficial to her service on the Affordable Housing Advisory Committee (AHAC).

No action

Third order of business: *Affordable Housing Funds quarterly review.* Kathy Young stated a quarterly report has not been prepared, since the funds have not yet been used. Kathy continued noting housing staff recently completed the application cycle for the rehabilitation/replacement program; current plans are to complete six homes, splitting the costs between SHIP and affordable housing funds, in addition to a couple of down payment assistance loans and emergency repair loans, which should exhaust most of the funding. A quarterly report should be available at the next AHAC meeting; Kathy also stated there is a possibility of additional affordable housing funds coming in from three different developers; that information will be reported as it is made available. Ms. Young stated she continues to pursue grant funding, however meeting the funding requirements has proved frustrating for a small county that is not part of an MSA. Most recently, Ms. Young stated she is attempting to apply for a grant of 25 vouchers for the Family Unification Program. This program is designed to assist young people phasing out of the Foster Care system, also children who have been removed from homes by DCF, in addition to those released from the prison system, in an effort to assist them in becoming self-sufficient. In order to do this, there must be a network of support services in place as well as be creative in the presentation to avoid the stereotypical Not in My Back Yard (NIMBY) scenario. Ms. Young stated she is preparing a review with the County Administrator, Bradley Arnold, to get a feel on the Board of County Commissioners (BOCC) decision in pursuing and administering the grant in Sumter County; the deadline for the application is December 1, 2010. Ms. Couillard stated she recently attended a meeting at the Coleman Federal Prison concerning similar funding for prisoners re-entering society, and believes there may be

some federal funding available also. Ms. Couillard indicated she had the name of the gentleman in charge and will provide Ms. Young with that information. Ms. Young believes the BOCC is leaning more towards economic development, due to the fact when kids grow up in Sumter County, there are little to no jobs available. Ms. Couillard noted in her experience moving with a family many times, when you move in to a new area, people want to see recreation and amenities geared toward families and entertainment. Ms. Couillard continued, citing Clermont's ideal location, proximity to Disney, amenities and large amount of land available as being the prime reasons for its growth and success; additionally noting Sumter County does not have a public beach or pool. Ms. Young believes E5 Solutions is moving in the right direction to seek the economic and industrial growth needed in Sumter County for the future.

No Action

Fourth Order of Business: Foreclosure Prevention Strategy. Ms. Young stated the Foreclosure Prevention Strategy was included in the 2010/2011 Local Housing Assistance Plan (LHAP). However no funding is currently available through SHIP, but the need for this strategy is becoming more prevalent, now more than ever. Ms. Young continued, noting this strategy is a grant with the use of Affordable Housing funds, and applicants must meet specific criteria to be eligible. Ms. Young believes a good starting figure is \$50,000 which would assist 10 families at \$5,000 each; Kathy noted she has recently worked with five families already. Ms. Young gave a brief overview of the strategy and the eligibility requirements. Should the strategy receive BOCC approval, it will be advertised on the County's website and advertised by public notice of funding availability. Ms. Couillard suggests E5 Solutions has the ability to send mass emails and may be a good source to get this information out to the community. Virginia Watson suggests a tracking system to monitor the grant recipients to verify whether or not it is successful in keeping families in their homes. Ms. Watson states she believes it is a waste of tax payer dollars without proof of a minimal success rate of at least fifty percent. Ms. Young stated tracking the lis pendens on properties is simple and only takes a few minutes.

A motion by Diana Couillard was made to recommend the Foreclosure Prevention Strategy be sent to the BOCC for approval. A second was provided by Matt Yoder and the motion carried unanimously.

New Business: Kelly Pisciotta noted Habitat has five new constructions and five rehabilitations in the process at this time; it appears Habitat will do approximately 20 homes for the year. This number includes new construction and rehabilitations.

Old Business: Ms. Couillard stated, in reviewing the minutes from the last AHAC meeting, she hopes no one was upset about not pursuing the rental inspections. Ms. Young made note of a recent fire in the City of Wildwood, where a single residence burned down; housing staff moved a Section 8 tenant (disabled) from that unit one week prior to the fire. Additionally, Ms. Young noted the fire was traced back to the junction box and determined to be from faulty wiring which stemmed from a previous upgrade to the unit; this is the type of situation that could be preventable with proper inspections. Ms. Young stated the unit was vacant and no injuries were associated with the fire. Ms. Couillard stated faulty wiring could be traced back to the upgrade contractor and building department (county/municipal) who inspected and approved the job. Ms. Couillard continues to stand by her statements and decisions made during the last meeting of the AHAC committee.

Public Input: NONE

Items for next agenda:

- Quarterly review of Affordable Housing funds (Kathy Young)

Next Meeting:

- January 13, 2011 @ 10:00am in Room 142 (as published for public notice)

A motion was made to adjourn the meeting by Diana Couillard at 10:45am and a second was provided by Matt Yoder. The motion carried unanimously.

Submitted by: Virginia Watson
Virginia Watson, Secretary

Approved on the 13 day of January, 2011.

By: Gary Schick
Gary Schick, Chairperson