

AFFORDABLE HOUSING ADVISORY COMMITTEE

Sumter County, FL

Meeting: July 14, 2011

Present: PJ Lewis - Lewis Bros. Construction; Lori Roscoe - Century 21; Richard Cole – Zoning & Adjustment Board; Brad Burris – Sumter County Fire Rescue; Matt Yoder - T & D Concrete; Virginia Watson – Watson Enterprises; Kathy Young and Denna Lafferty - Sumter County Housing Department

Public Attendees: Terry Chance, Habitat for Humanity of Lake-Sumter, Inc.

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

Hand-outs to members: Executive summary and Ordinance regarding the Board of Sumter County Commissioners decision to approve combining the AHAC and CATF committees; Affordable Housing Incentives from September 11, 2008; Florida Statute 420.9076.

Call to Order. Richard Cole called the meeting to order promptly at 10:00am.

First order of business: *Approval of minutes dated May 25, 2011.*

A motion to approve the minutes was made by Virginia Watson and seconded by Matthew Yoder. The motion carried unanimously.
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New Business: *Combining of the CATF and AHAC committee's.* Kathy Young explained the role of the AHAC (Affordable Housing Advisory Committee) and CATF (Citizen Advisory Task Force) committees and the purpose of combining the two committees. Ms. Young stated the major difference between the two committees is the requirement for each member to be a resident of Sumter County for the CATF. If the county in the future has an open CDBG grant, only Sumter County residents of the AHAC will be invited to that meeting. Ms. Young reviewed the new ordinance approved by the Board of Sumter County Commissioners. A public meeting will be held as CDBG projects come available. All members of the AHAC committee can attend the meeting regarding any CDBG items however only Sumter County residents can vote. Discussion continued regarding the application from Terry Chance of Habitat for Humanity to become a member of the AHAC committee. Housing staff was directed to submit requests for appointments of Sumter County residents due to the combining of the committees. Since Mr. Chance is not a resident, his application will not be approved but he is encouraged to continue attending the meeting as part of the public forum to provide updates on Habitat for Humanity projects in Sumter County and other insights into affordable housing within the community. In response to the question of what

additional responsibilities the AHAC committee would be responsible for by assuming the CATF committee role Kathy Young explained the CDBG grant requirements, processes and future opportunities the county can receive funding. The AHAC committee would attend meetings to review and vote on the proposed projects for funding.

No action required

Second order of business: Affordable Housing Incentives: Each member was given a review of the Affordable Housing Incentives recommended by the AHAC members in September 11, 2008. Florida Statute requires the committee review these incentives every three years. Kathy Young explained the incentives have not changed since 2008 however the committee could make modifications to any of the past recommendations. All recommendations must be approved by the committee at the October meeting so they can be brought before the Board of Sumter County Commissioners for approval before December 30, 2011. The committee had intensively discussed 'Item J' - the preparation of a printed inventory of locally owned public lands suitable for affordable housing. Since last discussion, the BOCC hired a broker to sell any code properties acquired through liens and any money received is turned over to the affordable housing fund as required by statute. Ms. Young asked the members if they wanted to discuss each incentive now, have a special meeting before October or if all recommendations can be approved at the regularly scheduled meeting in October. Final discussion was if there will be a lot of information to review then a special meeting might be needed; however, if the committee feels it can complete the task in one meeting then all recommendations will be made at the October meeting. Staff will send an email to all members, request suggestions, comments or questions regarding the incentives with a deadline given to respond so a decision can be made.

A motion was made by Virginia Watson to email each member the review of September 11, 2008 recommendations, request suggestions from each member as well as staff and request Brad Cornelius attend the October meeting to further discuss road impact fees. The motion was seconded by Matthew Yoder and carried unanimously.

Third order of business: SHIP funding: Kathy Young explained Sumter County will be receiving \$350,000 dollars from Florida Housing which was generated from interest on funds invested by Florida Housing Finance Corporation. The main change is the Housing Department will still be required to meet the 75% new construction requirement but SHIP funds will not finance or otherwise assist the construction or purchase of housing sold to eligible individuals unless the unit had an initial certificate of occupancy prior to December 31, 2010. Therefore, down payment and closing cost funds must be used for the purchase of existing homes which need rehabilitation to meet the construction requirement. Rehabilitation will continue without replacement. A home that is beyond repair would not be eligible for assistance since replacement is

considered new construction. Staff will meet the requirement by completing emergency repairs, rehabilitation and down payment/closing cost for homes which require rehabilitation work. The bill change is going to hinder the assistance the department has provided to Homes in Partnership in the past as they are building new homes and SHIP funds can not be used. There is no dollar amount on rehabilitation cost for SHIP funds to be utilized. Ms. Young explained rehabilitation is categorized as making repairs such as electrical, flooring, roof, code issues etc., however does not include cosmetic items. Rehabilitation is primarily used to bring the home up to code or make improvements which make the home safe, not to improve the appearance. Modifications or upgrades to exterior siding would be acceptable. The rehabilitation portion of down payment assistance must be documented by bills or receipts so it can show funds are being used as required. Ms. Young noted state and federal funds will not be used for new construction until the existing housing stock is used. The department can continue with replacement homes by using the Affordable Housing funds, therefore staff will be accepting applications for replacements. SHIP funds will be matched with affordable housing funds to complete emergency repairs, down payment and rehabilitation.

Kathy Young gave the committee an update on the how much of the affordable housing money has been utilized and how. Currently, the application cycle is closed due to restructuring of the Housing Department, the amendments made to both Local Housing Assistance Plans (LHAP's), combining of the committees and changes within each program. Ms. Young informed the committee of Citrus County's decision to take over the Section 8 program effective October 1, 2011.

Richard Cole recognized Kathy Young for an excellent job and extended his appreciation to Ms. Young. Ms. Young was given best wishes for the future.

A motion was made by Virginia Watson for the AHAC committee to prepare and present a letter of recommendation to Kathy Young. The motion was seconded by Matthew Yoder and carried unanimously.

Old Business: None.

Public Input: Terry Chance from Habitat of Humanity explained their progress in Lake County and plans for Sumter County in the future.

Items for next agenda:

- Affordable Housing Incentives

Next Meeting:

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

A motion was made to adjourn the meeting by Matt Yoder at 11:30 and a second was provided by Lori Roscoe. The motion carried unanimously.

Submitted by: Virginia Watson
Virginia Watson, Secretary

Approved on the 13th day of October, 2011.

By: Gary Schick
Gary Schick, Chairperson