

AFFORDABLE HOUSING ADVISORY COMMITTEE
Sumter County, FL

Meeting: April 12, 2012

Present: PJ Lewis - Lewis Bros. Construction; Glenn Frazier – Real Estate Broker; Annette McCullough – Community Bank of Florida; Gary Schick - Citizens First Bank; Jacqueline Smith - Homes in Partnership; Hilary Cook – USDA; Diana Coulliard - Dibarco Building Corporation; Darlene Ford – Southern Comfort Enterprises, Inc.

Public Attendees: Robert Kegan – Building Official; Denna Lafferty - Sumter County Housing Services.

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

Hand-outs to members: Agenda, Affordable Housing Fund quarterly report, SHIP Fund quarterly report and a copy of the advertisement for availability of SHIP 11/12 funds.

Call to Order. Gary Schick called the meeting to order promptly at 10:00 a.m.

First order of business: *Approval of minutes dated January 12, 2012.*

A motion to approve the minutes was made by Mrs. Coulliard and seconded by Mrs. Lewis. The motion carried unanimously.
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Second order of business: *Affordable Housing Fund Quarterly Report.* Denna Lafferty, Sumter County Housing Coordinator, gave a detailed accounting of the Affordable Housing fund. The committee was given a spreadsheet showing the total amount of encumbered funds to date and the ending balance after those funds are expended. Mrs. Lafferty informed the committee the remaining Affordable Housing funds will be spent on emergency repair projects and down payment assistance instead of replacement homes. Mrs. Lafferty further explained the reasoning for this decision; more families can be assisted with emergency repair and down payment assistance than replacement homes due to the costs associated with a replacement.

No action required.

Third order of business: SHIP Quarterly Report. Mrs. Lafferty gave a detailed accounting of the SHIP 10/11 and SHIP 11/12 funds. Mrs. Lafferty explained all SHIP 10/11 funds have been encumbered and will be expended by the June 30th deadline. Housing Services will submit the close-out report to Florida Housing Finance Corporation on September 15th, 2012 as required. Mrs. Lafferty continued with the total amount of SHIP 11/12 funds expended to date and the current balance in the account. Mrs. Lafferty informed the committee the rehabilitation waiting list will be opening May 7th, 2012 and closing June 29th, 2012. Mrs. Lafferty was told by Florida Housing Coalition if Sumter County receives an application for rehabilitation and the structure must be replaced with a new home, all documentation must be sent to their office for discussion with Florida Housing Finance Corporation. Furthermore, under no circumstances does Housing Services deny replacement assistance without following the above procedure. Mrs. Lafferty stated this is great news for applicants who are in need of a new home. Mrs. Cook asked if this meant a family who buys an existing home will qualify for a replacement or if a person who already owns a home will receive a replacement. Mrs. Lafferty responded only a current homeowner who has owned the property for at least a year and the home can not be repaired would be recommended for a replacement. Mrs. Smith asked what if a person is buying a home that needs repairs. Mrs. Lafferty explained if the homebuyer qualifies for down payment & closing cost assistance a portion of those funds could be used for repairs. The final HUD settlement statement must detail where the funds are being expended for a clear audit trail. Mrs. Cook asked what money is available for down payment and closing cost assistance. Mrs. Lafferty responded that there are SHIP funds available for existing home purchase only and Affordable Housing funds can be used for newly constructed and existing homes.

No action required.

Fourth order of business: Update on the SHIP & Affordable Housing projects. Mrs. Lafferty gave an overview of the current housing projects.

No action required.

Fifth order of business: Discussion about Committee Members with an expiring term date of July 12, 2012: Mrs. Lafferty informed the committee there are seven members with expiring terms of July 12, 2012. Housing staff has received renewal applications from five members. Mr. Glen Frazier stated he would like to continue participating as a member and Mrs. Lafferty gave him an application to complete after the meeting was adjourned. The applications received will be forwarded to County Administration for the Board of Sumter County Commissioners consideration for approval. Mrs. Lafferty will have the Board's decision at the next AHAC meeting.

No action required.

Sixth order of business: Office relocation. Mrs. Lafferty notified the committee of the plan to relocate the Housing office to 237 East Anderson Avenue in Bushnell before the 1st of June according to Mr. Kegan.

No action required.

Public Input: None.

Items for next agenda:

- No items were discussed at this time.

Next Meeting:

- July 12, 2012 @ 10:00 a.m. in Room 142 (as published for public notice)

Mrs. Coulliard made a motion to adjourn at 10:40 a.m. and Mrs. Cook seconded the motion. The motion carried unanimously.

Submitted by: Virginia Watson
Virginia Watson, Secretary

Approved on the 12 day of July, 2012.

By: Gary Schick
Gary Schick, Chairperson