

AFFORDABLE HOUSING ADVISORY COMMITTEE
Sumter County, FL

Meeting: January 10, 2013

Present: Gary Schick – Citizens First Bank; Diana Coulliard - Dibarco Building Corporation; Darlene Ford – Southern Comfort Enterprises, Inc.; Matt Yoder – T & D Concrete; Virginia Watson – Watson Enterprises; PJ Lewis – Lewis Brothers, Construction; Glenn Frazier – Rainbow Ventures, LLC; Deputy Chief Stephen Kennedy –Sumter County Fire & EMS

Public Attendees: Denna Lafferty - Sumter County Housing Coordinator

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

Hand-outs to members: Agenda, Affordable Housing fund quarterly report, Informational documents regarding SHIP funding.

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

First order of business: *Approval of minutes dated October 11, 2012.*

A motion to approve the minutes was made by Mrs. Coulliard and seconded by Mr. Yoder. The motion carried unanimously.

Second order of business: *Introduction of new board member Deputy Chief Stephen Kennedy.* Mr. Schick introduced Deputy Chief Kennedy and welcomed him to the committee.

No action required.

Third order of business: *Affordable Housing Fund Quarterly Report.* Mrs. Lafferty gave a detailed accounting of the Affordable Housing fund and the increase in monthly mortgage payments received since the last meeting. The committee was given the current balance available for utilization, projected expenditures and the new fund balance. Several committee members recommended staff prepare a different spreadsheet which clearly details all revenue and expenditures for the Affordable Housing fund.

No action required.

Fourth order of business: *Discuss how a cap went into effect which statutorily redirected the doc stamp money intended for housing into general revenue.* Mrs. Lafferty informed the committee that in 2005, the Legislature voted to cap the local housing trust fund which supported the SHIP program. Beginning July 2007, a cap went into effect which statutorily redirected the documentary money intended for housing into general revenue, so that once \$243 million had flowed into the housing trust fund all additional monies would automatically be diverted away from housing. Mrs. Coulliard stated she doesn't understand why Sumter County could not keep money flowing for housing with all the sales particularly in the Villages. Mrs. Lafferty continued explaining that in 2011, with the passage of HB 639, the campaign to repeal the cap finally came to a successful conclusion however the main problem still existed. There has been no appropriation for any of Florida's affordable housing programs from the Florida Legislature for the past three years. It is imperative for the Legislature Representatives to be aware of how important the SHIP program is to the citizens of Sumter County. Mrs. Lafferty stated she was informed that the Local Officials of Sumter County would not be lobbying for this program. Mrs. Lafferty reviewed the amount of possible funding for 2013/2014. Mrs. Coulliard asked who the Sadowski Housing Coalition was and what is their purpose. Mrs. Lafferty explained the Coalition's purpose and provided informational brochures to the committee members. Mrs. Coulliard stated she thinks contacting the local representatives as a committee to show support for the program is important. The committee gave approval to send Mr. Cole the information being discussed at the meeting. Mr. Schick stated maybe each member could write a letter to show support for the program. Mr. Schick and Mrs. Coulliard encouraged each committee member to contact their local representatives and help spread the word to others within the community about the need for the SHIP program. Mrs. Cook recommended the committee as a whole do something such as writing a letter of support to the Legislature executed by the committee and writing a letter to neighboring counties to encourage individual participation as well as recommending participation from their committee. Mrs. Watson stated she does not agree with the committee writing a letter as a group representing Sumter County to send to the Legislature because the local leaders are not supporting SHIP funding. Mrs. Watson feels this could be a conflict. Mrs. Lafferty stated again, the committee could represent themselves or the committee but not Sumter County in showing support for the program. Mrs. Coulliard stated again, she feels it is the obligation of the committee to show support for housing within Sumter County. Mrs. Cook suggested the committee send a letter to the Board of County Commissioners explaining it is a priority of the committee to support housing for the citizens of the county. Mrs. Coulliard asked if a copy of the committee's meeting minutes are sent to the County Commissioners for review. Mrs. Lafferty responded to the question by answering no, further stating the meetings are public record and are posted on the Board of County Commissioners website. Mr. Frazier stated he agrees with Mrs. Coulliard, the committee is an advisory group which was formed to advocate for housing, and in such a capacity should be able to show support for this program or any program that will represent and assist the citizens of the county. Mr. Schick agreed with Mr. Frazier and stated the committee was

designed to support the needs of Sumter County's citizens. Mrs. Cook stated the committee is supposed to be a group of people that have a lot to do with housing and have a lot of experience with the housing problems of the local area so it would make sense for the committee to show support for housing in any way necessary without restrictions. Mrs. Cook, Mr. Frazier and Mrs. Coulliard agree supporting housing programs for the citizens of Sumter County is the reason the committee exist and it should be acceptable to speak with anyone necessary in helping to solve the housing problems and needs.

A motion to draft a letter of support from the entire committee was made by Mrs. Coulliard and seconded by Mr. Schick. The motion carried 9-1 with Mrs. Watson voting nay.

Mrs. Lafferty discussed the bank settlement money. Attorney General Pam Bondi allocated some of the money for assistance to homeowners who received a bad mortgage so they could refinance and prevent foreclosure. The remaining \$200,000,000 was given to the Florida Legislature to appropriate for housing-related programs. Mrs. Cook explained there are other programs throughout the state designed to assist homeowners however less than 5% of those funds have been spent due to strict stipulations and/or guidelines of the programs. Mrs. Lafferty continued reviewing the documents provided to the committee. Mr. Schick and Mrs. Coulliard requested staff email them flyers to promote affordable housing. Mrs. Coulliard inquired if there were a large number of defaults on the mortgages. Mrs. Lafferty answered the question and gave a small summary on this subject.

Public Input: None.

Committee Members: Deputy Chief Stephen Kennedy stated he was thankful for the opportunity to be a part of the housing committee. D/C Kennedy commented on the importance of housing, the difference in communities, drop in sale prices of homes within the last several years, the importance of maintaining properties to avoid transit problems and families having the opportunity to become a part of the community. D/C Kennedy further stated there is a large homeless population among Lake and Sumter Counties therefore it is important to have opportunities available to provide people with a safe environment and affordable housing. D/C Kennedy thanked the members for given him the opportunity to be a part of the committee.

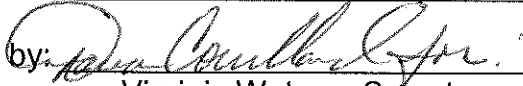
Items for next agenda:

- Review draft letter of support

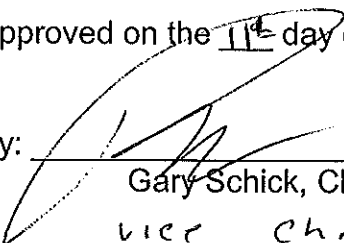
Next Meeting:

- April 11, 2013 @ 10:00 a.m. in Room 142 (as published for public notice)

Mrs. Coulliard made a motion to adjourn at 11:05 a.m. and Mr. Yoder seconded the motion. The motion carried unanimously.

Submitted by: 
Virginia Watson, Secretary

Approved on the 11th day of April, 2013.

By: 
Gary Schick, Chairperson
vice chair