

AFFORDABLE HOUSING ADVISORY COMMITTEE

Sumter County, FL

Meeting: April 9, 2015

Members Present: Richard Cole – Zoning & Adjustment Board; Diana Couillard - Dibarco Building Corporation; Sandra Woodard – Early Learning Coalition of Nature Coast.; PJ Lewis – Lewis Brothers Construction; Matt Yoder – T & D Concrete; Samantha Crane – Suncoast Schools Federal Credit Union; Cheryl Barnes – Barnes Realty & Appraisals, Inc.; Leland Greek - Sumter County Fire & EMS; Karen Davis – SCARC; Darlene Ford – Southern Comfort Enterprises, Inc.

Members Absent: Gene Barton – Helping Hands Outreach; Donna Brown – Community Housing Partners.

Public Attendees: Denna Lafferty - Sumter County Housing Coordinator.

Location: 7375 Powell Road, Suite 208, Wildwood, FL. 34785.

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

Hand-outs to members: Agenda, SHIP & Affordable Housing Quarterly Report, Housing News and SHIP 15/16 funding sheet.

Call to Order. Mr. Cole called the meeting to order at 10:05 a.m.

Public Forum: None.

Mr. Cole noted for the record that the January 15th, 2015 AHAC meeting was canceled due to lack of a quorum.

First order of business: *Approval of AHAC minutes dated October 16, 2014.*

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

Second order of business: *Request to change the upcoming pre-schedule AHAC meeting from July 9, 2015.* Mrs. Lafferty stated that the next AHAC meeting was scheduled for July 9th, 2015 and requested approval from the committee to change the date to July 16th, 2015. Mrs. Lafferty informed the committee that she will be attending a class for the Certified Public Manager Program on July 7th through July 10th. Mr. Cole stated he would not be able to attend on July 16th due to a prescheduled obligation.

After further discussion among the committee, it was decided to change the meeting to July 23rd, 2015. Mrs. Lafferty stated she would publish a new legal advertisement to inform the public of the new date.

A motion to change the pre-scheduled meeting from July 9, 2015 to July 23, 2015 was made by Mrs. Woodard and seconded by Mr. Yoder. The motion carried unanimously.

Third order of business: *Affordable Housing Fund and SHIP Quarterly Report.* Mrs. Lafferty gave a detailed accounting of the Affordable Housing fund and stated there were two applications for septic repair which have been approved. Mrs. Lafferty stated the Affordable Housing funds will be used for emergency repair projects after the account has generated more revenue from the monthly mortgage payments. Mrs. Lafferty gave a detailed accounting of the SHIP 14/15 funds. The committee was given the current balance available for utilization and was informed of the upcoming projects which have been approved for assistance. After those projects have been completed, the SHIP 14/15 fund will be closed out in preparation for the new SHIP 15/16 funding. Mrs. Couillard asked if there were families on the waiting list for replacement homes. Mrs. Lafferty replied, "Yes, there are seven families waiting on replacement assistance." Mrs. Lafferty stated staff would be opening up the waiting list and accepting applications because it is not guaranteed that the current families on the list will be approved. Accepting application will provide additional families to select for assistance and will allow for those families to receive assistance in the future. Mrs. Lafferty explained she will process the current applications first and determine eligibility before moving to the new applications. If a family is determined ineligible, staff will process the new applicants by the date and time that their application was received. Mr. Cole asked how many families were assisted with last year's funding. Mrs. Lafferty replied, "There were six replacement homes, two rehabilitation projects, four emergency repair projects and six families were assisted with down payment money to purchase a home." Mrs. Lafferty explained that a large amount of the funding went to replacement homes.

No action required.

Fourth order of business: *Housing news and SHIP 15/16 funding.* Mrs. Lafferty reviewed the handout provided to the committee. Mrs. Lafferty began with explaining that the Sadowski Coalition is a nonpartisan collection of thirty diverse statewide organizations who has been in Tallahassee conducting presentations to advocate for affordable housing. Mrs. Lafferty reviewed the enactment of the Sadowski Act and how it created a dedicated revenue source to fund Florida's affordable housing programs. By law, 16.19% of all Doc Stamp collected are placed in the Housing Trust funds. Mrs. Lafferty stated that the proposed SB 586 changed the housing distribution to 16.19% of 67% instead of 16.19% of 100% of the available money in the trust fund. The Florida Housing Coalition and other members of the Sadowski Coalition had a Call to Action. Housing Advocates from across the State of Florida sent thousands of emails to

Senator Dean's committee asking them to file an amendment to change the language in the proposed bill. Mrs. Lafferty continued explaining that SB 586 was part of a package of bills written to implement Amendment 1 and to comply with the constitutional requirement of allocating 33% of doc stamp revenues to Amendment 1 programs. SB 586 was heard in the Senate Appropriations Committee meeting on March 18th, 2015 and Senator Hays and Smith filed an amendment to fix the language in the bill so that it would not hurt affordable housing trust funds. The Senate Appropriations Committee voted unanimously in favor of Senator Hays' amendment. The language was changed and affordable housing would continue receiving 16.19% of 100% of the available money and 33% of doc stamp revenue would be allocated to Amendment 1 programs as required. Mrs. Lafferty stated this was a great victory. The Sadowski Coalition applauded the Senate Appropriations Committee and sent a special thank you to both Senator Hays and Smith for supporting affordable housing.

Mrs. Lafferty began discussing Appropriations for SHIP 15/16 funding. On March 19, 2015, the Senate Appropriations Subcommittee on Transportation, Tourism and Economic Development (TED) included full funding for the SHIP and SAIL program in their fiscal year 2015-16 budget proposal. The subcommittee recommended that \$153.6 million be allocated to SHIP which would give Sumter County \$849,551 in funding. Mr. Cole asked what was the funding for Sumter County last year. Mrs. Lafferty replied, "Sumter County received \$507,000 last year". Mrs. Lafferty continued explaining that the House Appropriations Subcommittee recommended that \$84 million be allocated to SHIP which would give Sumter County \$437,599 in funding. The actual appropriation takes an agreement between the House and Senate and with the budgets not being the same; they will go to Conference Committee for a final agreement. Mr. Cole stated there is a consensus that the House and Senate is going to be required to call a Special Session because they are not going to get the budget completed in the next two weeks. Mr. Cole also stated they are required to pass a budget before June 30th. Mrs. Couillard expressed her disappointment in seeing the consistent decrease in SHIP funding for Sumter County over the years. Mrs. Lafferty stated that Senate Leadership should be acknowledged and thanked for their support of affordable housing. Mrs. Lafferty stated she would like to acknowledge and thank all of the housing advocates and the Sadowski Coalition for all of their hard work and dedication to continuing the affordable housing programs. Mrs. Lafferty gave the committee the Sadowski Coalition's website link to obtain more information on affordable housing.

No action required.

Fifth order of business: *Term expiration for several committee members.* Mrs. Lafferty informed each member who had an expiring term and asked if those members were interested in continuing to participate on the committee. All of the members who are up for re-election stated they would continue participating on the committee and

requested Mrs. Lafferty to email them an application. Mrs. Lafferty thanked the members for their continued participation.

No action required.

Mrs. Lafferty discussed the upcoming application cycle. Mrs. Davis asked what happens if a family can not come into the office to complete an application. Mrs. Lafferty stated she would conduct a home visit for a family who is unable to come into the office. Mrs. Lafferty informed the committee that Sumter County has partnered with other local housing agencies to conduct homeownership education courses. Mrs. Davis asked if there were any assistance to upgrade or to help with small maintenance problems on the SCARC group homes. Mrs. Lafferty stated that the current strategies do not include group homes, but; staff did have a contact number for a person who might be able to help with the small repairs. Mrs. Lafferty stated she would send the information by email. Mrs. Couillard stated there could be other programs available to provide funding for the group homes and suggested Mrs. Davis contact the Sadowski Coalition to inquire about those programs.

Committee Members: None.

Items for next agenda:

- None at this time.

Next Meeting:

- July 23, 2015 @ 10:00 a.m. at 7375 Powell Road, Room 208, Wildwood, Florida 34785 (as published for public notice).

Mr. Cole made a motion to adjourn at 10:35 a.m. and Mrs. Couillard seconded the motion. The motion carried unanimously.

Submitted by: _____
Diana Couillard, Secretary

Approved on the ___ day of _____, 20__.

By: _____
Rich Cole, Chairman