



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

Sumter County, FL
The Villages Sumter County Service Center
7375 Powell Road Wildwood, FL 34785

Meeting Minutes Date: January 12, 2017

Members Present: Gene Barton – Helping Hands Outreach; PJ Lewis – Lewis Brothers Construction; Darlene Ford – Southern Comfort Enterprises, Inc.; Cheryl Barnes – Barnes Realty & Appraisals, Inc.; Sandra Woodard – Early Learning Coalition of Nature Coast; Karen Davis – SCARC.

Members Absent: Diana Couillard - Dibarco Building Corporation; Matt Yoder – T & D Concrete; Samantha Crane – Suncoast Credit Union; Donna Brown – Community Housing Partners; Leland Greek - Sumter County Fire & EMS; Joe Elliott – Zoning & Adjustment Board.

Public Attendees: Denna Lafferty - Housing Coordinator; Jada Ciftci – Economic Development Professional.

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 and SHIP & Affordable Housing Quarterly Report.

Call to Order: Mrs. Woodard called the meeting to order at 10:00 a.m.

Public Forum: None.

First order of business: *Approval of AHAC minutes dated October 13, 2016.*

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| A motion to approve the minutes was made by Mr. Barton and seconded by Ms. Ford. The motion carried unanimously. |
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Second order of business: *Vacant committee member for the Local Planning Agency sector.* Mrs. Lafferty informed the committee that Mr. Joe Elliott was recently elected to the City of Wildwood's Commission; therefore, he will no longer serve on Sumter County's Zoning and Adjustment Board (ZAB) or the Affordable Housing Advisory Committee (AHAC). Mrs. Lafferty stated Mr. Karl Holley, Director of Development Services, will be discussing the vacancy with the ZAB at their meeting on January 17, 2017. Mr. Holley will ask the committee to appoint a new member to fill the vacancy left by Mr. Elliott. Mrs. Lafferty stated she expects the new member to attend the April 6th AHAC meeting.

No action required.

Third order of business: *Discuss continuing to meet at 7375 Powell Road, Room 208, Wildwood, FL 34785.* Mrs. Lafferty discussed continuing to meet at 7375 Powell Road, Room 208, Wildwood, FL 34785. The committee members agreed, no change was made.

No action required.

Fourth order of business: *Discuss the proposed upcoming meeting date and time.* Mrs. Lafferty discussed the proposed dates and time for the next four AHAC meetings. The committee members agreed, no changes were made.

No action required.

Fifth order of business: *Affordable Housing and SHIP Quarterly Report.* Mrs. Lafferty gave a detailed accounting of the Affordable Housing fund, and reviewed the projects that have been completed. Mrs. Lafferty discussed the amount of revenue received from mortgage payments. Mrs. Lafferty explained there have been no expenditures in this account because staff has been utilizing the SHIP funding.

Mrs. Lafferty gave a detailed accounting of the SHIP 15/16 and 16/17 funds and reviewed the projects that have been completed. Mrs. Lafferty informed the committee of how much funding was available for utilization. Mrs. Lafferty explained that SHIP 15/16 will not generate any revenue or have further expenditures. Mrs. Lafferty stated that after the encumbered funds for a demolition/reconstruction project in Center Hill are fully expended, the small remaining amount of funds will be transferred to the 16/17 account and 15/16 will be closed. Mrs. Lafferty reviewed the rehabilitation bids for the SCARC group homes and explained that all bids received exceeded to maximum award amount of \$40,000. Mrs. Lafferty informed the committee that a meeting has been scheduled and Marsha Perkins will delete line items agreed upon by all parties to reduce the cost of the rehabilitation until a bid is within the allowable award amount. After such deletion, the lowest bidder will be awarded the contract. Mrs. Lafferty reviewed the upcoming projects planned for SHIP 16/17 funding. Mrs. Woodard asked for further clarification about the tree removal and roof repair project. Mrs. Lafferty explained that the homeowner needs a new roof and there are two trees which have branches hanging over the house. The trees will be removed to eliminate future hazards to the new roof. Mrs. Lafferty stated that if a tree had fallen on a house, the work would be completed immediately to eliminate the safety hazard to the family. Mrs. Lafferty clarified that most emergency repair projects are completed within sixty to ninety days. Mr. Barton asked if staff requires the contractor to be licensed in order to bid on the projects. Mrs. Lafferty replied "yes sir". Mr. Barton stated there is a family in need of assistance and asked if it would ok to send them to our office. Mrs. Lafferty replied "yes sir, if you come across any family in need of assistance, you can always

send them to us. If we are unable to help them, we will provide them with a listing of other community agencies”.

No action required.

Committee Members: None.

Items for next agenda: None.

Next Meeting:

- April 6, 2017 @ 10:00 a.m. at 7375 Powell Road, Room 208, Wildwood, Florida 34785 (as published for public notice).

Mrs. Davis made a motion to adjourn at 10:23 a.m. and Mrs. Barnes seconded the motion. The motion carried unanimously.

Submitted by: Donna Brown
Donna Brown, Secretary

Approved on the 6 day of April, 2017.

By: Diana Couillard
Diana Couillard, Chairman