

AFFORDABLE HOUSING ADVISORY COMMITTEE

Sumter County, FL

Meeting: April 9, 2009

Present: Virginia Watson-Watson/Moffitt Realty; Matt Yoder-T&D Concrete; Richard Cole-Zoning and Adjustment Board; Hilary Cook-U.S.D.A.; Diana Couillard-Dibarco Building Corporation; Annette McCullough-Community Bank; Frank Topping-Zoning and Adjustment Board; Denna Lafferty and Sandie Purvis-Sumter County Housing Department.

Public Attendees: Brad Cornelius-Sumter County Planning Department

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

Call to Order. The meeting of the A.H.A.C. Committee was called to order at 10:10am by Rich Cole, Vice Chair. Mr. Cole will conduct today's meeting in the absence of Chairman Gary Schick.

First order of business: *Approval of previous minutes.*

A motion to approve the January 8, 2009 minutes was made by Virginia Watson and seconded by Matt Yoder; the motion carried.

Second order of business: *2030 Visioning Process Update by Brad Cornelius.* Mr. Cole thanked Brad Cornelius for taking the time to make this presentation to the AHAC Committee. Mr. Cornelius stated that a presentation for the 2030 process was brought before the Sumter County Board of County Commissioners on March 17, 2009 to review overview concepts as previously shared with this A.H.A.C. committee. These concepts would be in terms of identifying urban areas within the county and where the growth will occur, which is primarily tied to the future growth boundaries of the cities and where they want to expand current boundaries. This would also include identifying urban activity centers and mixed use development or industrial development which will be focused around primary corridors such as CR 470, SR 44, US 301 and Interstate 75, the Villages, Beville's Corner and the Tarrytown area. Finally, those areas that fall out of these broad defined areas would be the rural preservation areas. Mr. Cornelius noted this does not mean rural areas will not be developed, but rather they want to do a better job encouraging development within the urban service areas to protect the agricultural and rural character of those portions of the county. Mr. Cornelius indicated the BOCC are very supportive of this approach and will direct staff to continue to move through the amendment of the comprehensive plan over the next year and a half. The City of Bushnell is conducting their own visioning process. Once complete, they will tie in with the BOCC vision. The City of Bushnell will be doing a visioning workshop on May 6, 2009. Mr. Cornelius continued with a review of current inter-local agreements noting the county will continue to be the primary service provider with regard to

affordable housing. This would include the development of an incentive strategy on the promotion of affordable housing by performing a study. No timetable is attached to this clause. Denna Lafferty questioned who would be conducting the study. Mr. Cornelius' response is the county, no one specific. Mr. Cornelius noted this would be a starting point for this committee to move forward with. The City of Wildwood is in agreement with the BOCC and the adoption agreement is planned during April 2009. Mr. Cornelius provided a brief review of the cities of Webster and Center Hill who are still working to configure utilities and where they would like to expand to. The City of Coleman was late coming on board and has recently entered into an agreement which is still in the first stages. Mr. Cornelius concluded his report by congratulating the City of Wildwood and City Manager Mr. Robert Smith for a job well done. Rich Cole again thanked Brad Cornelius for his work. Mr. Cornelius excused himself at 10:15am.

New Business: *New Item "J" concepts.* Mr. Cole reviewed January 2009's minutes understanding that Kathy Young was to return today with some ideas and provide an update on the current situation. Denna Lafferty noted Ms. Young was on a walk-through for the Community Development Block Program today. Mrs. Lafferty stated she is not aware of any information on this item. Mr. Cole suggested waiting until the next meeting and polled those present to see if anyone had sent any suggestions to Ms. Young. The poll results were negative. Virginia Watson stated she was not present for the last meeting and questioned the feedback from the BOCC after the A.H.A.C. presentation was submitted in December. Diana Couillard stated her opinion was the report was given and that was it. Mr. Cole explained the report was given to the BOCC in advance and was accepted. The committee members present were acknowledged and thanked for their work which was taken under advisement. There was no feedback given by the BOCC. Mrs. Watson would like some personal feeling from the BOCC such as maybe lack of control or too much money going towards affordable housing in order for this committee to have some direction. Mrs. Couillard suggested Kathy Young should answer that question; Mr. Cole concurred. Mr. Cole stated he did not feel the BOCC thought too much money was going to affordable housing, stating in his personal opinion they were more uncomfortable with the concept of the process with the realtors and so forth but rather they are looking for an alternative way to proceed. Mrs. Couillard felt maybe the process presented was too restrictive and the BOCC would rather stick with the previous process rather than differ. Denna Lafferty interjected that no funds set aside from the AHAC have been used to her knowledge. Mrs. Couillard indicated her main concern for Item J is for the process in the future. Mrs. Watson stated her agreement noting it was not how the funds are spent when they are received but rather the procurement process.

A motion to defer Item "J" to the next AHAC meeting and request Kathy Young to provide a presentation at that time was made by Diana Couillard and seconded by Virginia Watson. Further discussion ensued.

Discussion: Mr. Topping requested Ms. Young provide a status update via email to committee members prior to the next meeting to allow for thought process. Mr. Cole

indicated his agreement and requested the minutes reflect the request. Mrs. Couillard suggested a more direct approach with Commissioners while still abiding by the Sunshine Law. Mrs. Watson feels Kathy Young has this capacity. Denna Lafferty stated a more direct route would entail Ms. Young speaking directly with Deb Barsell, Community Services Director and Bradley Arnold, County Administrator as they should be able to provide necessary information. Mr. Cole indicated committee members can speak freely with commissioners individually and bring back their input as well.

Mr. Cole asked if there was any further discussion before calling the vote. Being no further discussion, the motion previously made by Diana Couillard and seconded by Virginia Watson carried unanimously.

Old Business: *Nominations for alternate AHAC committee members.* Virginia Watson requested an update on the progress of suggestions for alternate committee members. Mr. Cole polled members present for a response and was returned negative. Ms. Watson reiterated her nomination of Glenn Frazier from alternate to a member and requested clarification that he fit the capacity to fill the vacant position. Mr. Cole verbally reviewed the January 8, 2009 minutes including the nomination or Mr. Frazier and approved votes, noting Ms. Young verified Mr. Frazier did in fact qualify for the designated position. Mr. Cole indicated this is a moot point but the committee is still looking for more alternates. Frank Topping reminded members must keep in mind the member profiles do come with certain qualifications. Mr. Cole suggested Kathy Young provide members with the qualifications necessary for alternates and noted the committee is able to fill a vacancy from the current alternates because they have been approved by the BOCC. However the committee can not appoint a member at large. Denna Lafferty stated there are several members that have not attended several meetings and those may create some vacancies as well. Rich Cole suggested Ms. Young review those records as well and report back.

Diana Couillard indicated her concern in keeping with a designated schedule as she prepares well in advance.

New Business: *Housing Action Alert by Florida Housing.* Rich Cole reviewed the informational action alert provided by Florida Housing which indicates the Housing Trust Funds approximately \$123.01 million is planned to be swept to General Revenue by the legislature for budget shortfalls. Mr. Cole noted he does not know the accuracy of this information but is aware of drastic cuts at the state level and if this information is accurate it will essentially shut down the operation. Mrs. Watson asked if the federal stimulus would replace this funding. Denna Lafferty stated Kathy Young attended a meeting at the Department of Children and Families on April 8, 2009 and was informed Sumter County was not eligible. This determination was based on foreclosure rates vs. population as a large amount of the stimulus package is to repair/rehabilitate foreclosed properties and Sumter County does not have the numbers necessary to receive the assistance. Mrs. Lafferty noted the Villages do not show a foreclosure rate at all and suggested a buy-back clause may exist. Diana Couillard recalled the use of SHIP funds

during the term of John Marshall as the counties developed their own specific plans. Mrs. Couillard stated Sumter County was of the very few counties which required interest free re-payment suggesting recipients felt more pride and less foreclosure occurred. Mrs. Couillard feels current plans have fallen a long way from these recapture provisions suggesting this may be part of the problem. Mrs. Couillard requested information on the current recapture procedures and whether any funds are being recouped from the foreclosures and wonders if anyone is following through with this. Mr. Cole stated the foreclosures are those with no or very little equity to cover the first mortgage, much less the second. Mr. Cole suggested the writing of a letter to the legislature stating "Don't do it" in terms of sweeping the housing trust funds is essentially a waste of time. Instead, he suggests facts and figures be prepared in terms of what the fallout would mean for Sumter County in a manner that would make the most impact as the legislature is currently faced with very difficult decisions. The best this committee can hope for is to make their decisions even more difficult by giving them more information. This information must give legislators reasons to believe this program is more beneficial than others as cuts are inevitable and we are competing for dollars. Mr. Cole suggests the letter not come from individuals but rather this AHAC committee with all signatures to provide more impact. Mr. Cole noted the agreement of this committee and suggested Kathy Young and staff prepare a letter to the legislature for the AHAC committee to review and comment and move swiftly; noting Gary Schick or Mr. Cole should sign on behalf of the committee. Mr. Cole stated as an advisory committee, it is very important that effort is made although the funds will be difficult to save. Hilary Cook stated the impact of other federal programs which work in coordination with the SHIP funds should also be mentioned; Mr. Cole concurred with this point noting the reluctance to cut programs that receive matching funds. Diana Couillard stated she feels too much money is being given out to individuals in terms of the amounts of \$30,000 and \$40,000 for down payment assistance which is allowing low income families to buy in to too much house and we need to get back to adhering to the term affordable. Denna Lafferty indicated that \$343.00 was received for the last quarter.

A motion was made by Virginia Watson to authorize housing staff to prepare a letter to the Legislature for the Chairman's approval with the understanding all AHAC members will have the opportunity to give input, a second was provided by Hilary Cook; the motion carried unanimously.

Public Input: None

Items for next agenda:

- New Item "J" concepts (Kathy Young)
- Report on member attendance (Kathy Young)
- Review of alternate member suggestions (Kathy Young)

Next Meeting:

- July 9, 2009 @ 10:00am in Room 142 (as published for public notice)

A motion was made to adjourn the meeting by Diana Couillard at 10:40am and a second was provided by Matt Yoder. The motion carried unanimously.

Submitted by: _____
Virginia Watson, Secretary

Approved on the ____ day of _____, 20____.

By: _____
Gary Schick, Chairperson