

AFFORDABLE HOUSING ADVISORY COMMITTEE
Sumter County, FL

Meeting: November 20, 2008

Present: PJ Lewis-Lewis Brothers Construction; Virginia Watson-Watson/Moffitt; Matt Yoder-T&D Concrete; Diana Couillard-Dibarco Building; Gary Schick-Citizens First Bank; Annette McCullough-Community Bank & Trust of Florida; Brad Burris-Sumter County Fire and Rescue; Glenn Frazier-Watson/Moffitt; Lena Wasserman-Community State Mortgage; Jacquelyn Smith-Homes In Partnership; Kathy Young and Sandie Purvis-Sumter County Housing Department.

Public Attendees: Deb Barsell-Sumter County Community Services Division Director and Aimee Webb-Sumter County Planning & Development

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

Meeting of the A.H.A.C. board called to order at 10:06am by Gary Schick.

First order of business: A motion to approve the September 11, 2008 minutes was made by Rich Cole and seconded by Diana Couillard; the motion carried unanimously.

Note: Rich Cole took a moment to thank Kathy and her staff for an excellent job in record keeping and presenting clear, concise recommendations on the work this board has done over that last several months.

Second order of business: *Inter-local agreement update.* Brad Cornelius gave a brief overview of the recent discussions between the cities and the local government pertaining to affordable housing. Currently, there are no changes to affordable housing; the County continues to be the primary point of contact for all housing issues via the Housing Department. The County and cities are continuing discussions. Brad reports that the City of Wildwood is approximately 95% in agreement in regards to planning, water and sewer issues. The City of Webster is coming along as well, the most recent meeting was October 2, 2008 and discussions will continue over the next few months. The City of Bushnell is moving along at it's own pace, Mr. Arnold and Mr. Ruano are continuing discussions. There was a meeting with the City of Center Hill on Tuesday, but there are no comments for the record and they will be revisited again in November. The City of Coleman did not initiate the inter-local agreements, but have become a part of the process; the County plans to deliver a draft agreement to them later today. Brad reported that in the past 6 months inter-local discussions have proven to move forward with all the cities noting that affordable housing is not changing but being enhanced through a unified strategy.

Discussion: Diana Couillard asked whether CDBG (Community Development Block Grant) funds could be used in the cities and not just in unincorporated areas. Kathy Young indicated that the cities can apply for their own grants, but normally use those

funds for infrastructure. Kathy noted that the housing department is currently partnering with the City of Bushnell for water and sewer hook ups. PJ Lewis noted that the City of Webster has also done this type of work. Kathy noted that the housing department continues to inform the cities of assistance available and provides very useful information for grant applications such as the annual fair-housing workshop. Rich Cole noted that he would like to see the cities work together with this AHAC board to address individual issues in a more relaxed setting than the BOCC (Board of County Commissioners) meetings. Brad noted that could be done and Kathy could bring those ideas to Mr. Arnold. Kathy asked if these meetings could also provide input from the public in order to hear their needs more directly and Brad indicated yes. Rich Cole noted it is the consensus of this board to work closely with the cities, not telling them what to do, but to hear their needs and provide encouragement and resources. There was no further discussion and no motions on the floor at this time.

Third order of business: *2030 Visioning process.* Brad Cornelius stated that the County and Cities are in agreement that the focus should be putting more responsibility on the developers' end to pay their fair share to affordable housing in compliance with Florida Statutes. Brad informed the committee the Villages will be cutting a check in the amount of more than \$419,000.00 to satisfy their mitigation process for affordable housing. The payment will be made in approximately 90 days pending State approval. The Villages used an analysis study and formula approved by DCA (Department of Community Affairs) to derive at the figure. Mr. Arnold plans to present this information to the BOCC on Monday night and this fulfill the obligation of the Villages mitigation to affordable housing.

Discussion: Kathy noted that she has recently met with representatives of Landstone Communities, LLC and the same methodology will be used as a model for Landstone and other developers. Virginia Watson questioned whether the non-profits will be excluded from this formula and Brad indicated that he was currently unsure of that answer. Diana suggested the possibility of impact fee assessments on all new units that would go towards affordable housing be visited. Kathy noted that Mr. Arnold has indicated to her that the "pot of money" belongs to affordable housing, but the funds should not be used for county purchase and sale of property as the Housing staff is limited and we don't want to become real estate agents. Kathy also noted that there is a large market for rental assistance due to the amount of foreclosures. Rich Cole noted that it is very important this board be prudent with the "pot of money" to be reasonably spent in a timely manner so as not to have a large surplus while continuing to ask for more funds. Matt Yoder indicated that if developers were made aware that funds are available for assistance it may encourage them to come into Sumter County. Gary Schick asked if there were any statistics on the delinquency of the MI, LI and VLI (moderate income, low income and very low income, respectively) persons receiving assistance. Kathy indicated that there are approximately 9% of MI households that are in default versus approximately 2% of LI and VLI. The BOCC already feels the amount of down payment assistance is sufficient, so the pot of money should not provide additional down payment assistance. It should be geared more towards education, maintenance classes and foreclosure prevention. Rich Cole stated that as stewards of

public dollars, it is important for the BOCC to be made aware of the recapture statistics. There was no further discussion and no motions on the floor.

Note: Brad Cornelius excused himself from the meeting at 11:35am.

Fourth order of business: *Utilization ideas for “pot of money”.* Kathy noted that within roughly 6 months there will be approximately a half million dollars in the “pot”. Gary noted that currently the largest obstacle he is encountering for buyers is down payment and affordability. Kathy informed the committee that the maximum new or existing home sales price set by the United States Department of Treasury for Sumter County is \$237,031.20 noting she has never had an applicant approved for the maximum sales price who qualifies for assistance. Diana noted the massive shut down of manufacturers due to the current economy will limit construction materials available and drive up the price of new construction homes. Hilary Cook noted that USDA (United State Department of Agriculture) can qualify applicants in the LI and VLI income categories but notes more down payment assistance is needed to buy down the principle making the monthly payments more affordable. Larry Lawrence noted to board members that he is no longer employed with Homes in Partnership due to the shut down of the Wildwood office. Larry stated he is currently going to school for Foreclosure prevention counseling and education which he feels is very beneficial information when purchasing a home and suggested some of the “pot of money” should be spent along this avenue. Kathy noted she and Denna Lafferty, Assistant Housing Manager, will be attending classes to become Certified Homeownership and Foreclosure Prevention Counselors and she has been in touch with the extension office to provide outdoor maintenance education, noting its importance in homeownership. Hilary noted that foreclosure assistance when made available should not be limited to only those caught up in ARMs (adjustable rate mortgage) or a balloon payment, it should be income based and available to those who have come across unforeseen circumstances, such as a sudden job loss or medical reasons. Kathy noted her agreement with Hilary’s statement and also feels that the MI category should also be included and credit histories must be verified to show a pattern of on time payments before a circumstance has occurred. Larry indicated that strict budget guidelines must be adhered to noting most applicants he encounters do not have a household budget set up. Hilary stated that it is very important that some of the affordable housing funds be set aside for education. Kathy indicated that the housing department previously had HHR (Hurricane Housing Recovery) funds available for foreclosure prevention. She will email the strategy to each member for review and ideas. Virginia Watson feels there should be a recapture provision in the form of a 0% interest loan to keep the “pot of money” available to help others. Rich Cole indicated his agreement to this idea and again stated his belief that there should be public input obtained and keep the needs of the people in focus. Larry asked for Hilary’s input on prioritizing the suggestions obtained during today’s meeting. Both agree that education is number one. Kathy suggests evening classes be made available and certificates for course completion received as a prerequisite for receiving any assistance. Rich indicated Lowe’s and Home Depot as options for educational assistance. Virginia noted that utility companies sometimes offer education for energy conservation. Larry indicated that once he

completes his training he is willing to offer assistance pro-bono. There was no further discussion and no motions on the floor.

Fifth order of business: *Recommendations for review.* Rich Cole suggested that Kathy reword the recommendation for item J with reference to properties suitable for sale for affordable housing to alleviate any confusion the BOCC may incur as to the recommendations this AHAC board is making. Kathy requested that all AHAC board members make a concerted effort to attend the December BOCC meeting when the recommendations will be presented, noting the importance of unification of various professionals in the community who have been involved in the process. Kathy indicated that she will let all members know via email transmission the date and time of the meeting when the recommendations will be presented to the BOCC. Diana Couillard made a motion to accept and approve the recommendations as presented; a second was provided by Rich Cole and carried unanimously.

New Business: None

Old Business: *Item J.* Previously discussed in the fifth order of business.

Public Input:

- Kelly Pisciotta present, no comments

Items for next agenda:

- Expenditure ideas for the pot of money
- Recommendations draft

Next Meeting:

The motion was made to adjourn by Diana Couillard at 11:10am and was seconded by Rich Cole. The motion carried unanimously.

Note for the Record: Due to some technical difficulty with the recording equipment in the board room, this meeting failed to record properly. No audio recorded files exist for this meeting.

Submitted by: _____
Virginia Watson, Secretary

Approved on the 9th day of October 2008

By: _____
Gary Schick, Chairperson