

**AFFORDABLE HOUSING ADVISORY COMMITTEE**

Sumter County, FL

Meeting: May 25, 2011

**Present:** PJ Lewis - Lewis Bros. Construction; Lori Roscoe - Century 21; Hilary Cook - USDA; Jacqueline Smith - Homes in Partnership; Gary Schick - Citizens First Bank; Matt Yoder - T & D Concrete; Virginia Watson – Watson Enterprises; Glenn Frazier – Rainbow Ventures, LLC; Annette McCullough – Community Bank & Trust; Kathy Young, Denna Lafferty and Sandie Purvis - Sumter County Housing Department

**Public Attendees:** Brad Cornelius, Sumter County Planning & Development Division Director; Terry Chance, Habitat for Humanity of Lake-Sumter, Inc.

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

Hand-outs to members: Affordable Housing Funds Housing Assistance Plan 2010/11, 2011/12, 2012/13

*Call to Order.* Gary Schick called the meeting to order promptly at 11:00am.

**First order of business:** *Approval of minutes dated April 14, 2011.*

A motion to approve the minutes was made by Virginia Watson and seconded by PJ Lewis. The motion carried unanimously.
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**Second order of business:** *Combining of the CATF and AHAC committee's.* Brad Cornelius reviewed continuous change occurring within Sumter County including recent discussions between himself, county administrator Bradley Arnold and Kathy Young in regards to combining the AHAC committee and the CATF (Citizens Advisory Task Force) committee. Mr. Cornelius explained when the county has CDBG (Community Development Block Grant) projects, the CATF committee serves as a task force for comment and this committee meets very rarely. Mr. Cornelius continued, in the streamlining and consolidation process, these two committees can be combined and current AHAC members ultimately serve in both roles. The change is expected to be on the BOCC agenda in June and the meetings are expected to continue quarterly. Mr. Cornelius indicated Denna Lafferty would be the primary contact person, in addition to Public Works personnel as CDBG projects come available.

In additional business, Mr. Cornelius noted the BOCC approved last night, submitting a letter addressed to Citrus County requesting they take over existing Section 8 vouchers from Sumter County no later than September 30, 2011. This process is due to staffing changes and the uncertainty of future funding. Mr. Cornelius noted the only benefit to

Citrus County would be becoming a good regional partner in terms of addressing the housing situation, in addition to a small amount of administrative funds. Ms. Young added, a blended administrative fee due to serving a large area may be possible.

No action

**New Business:** *Further reduction in housing staff.* Kathy Young announced she will no longer be working for Sumter County due to personal reasons and staff reductions. Ms. Young introduced Denna Lafferty as the sole employee of the housing department, noting some SHIP funding will be coming in monthly in addition to existing and future affordable housing monies. Recently a code property generated an additional \$4,500 to the affordable housing fund; there is approximately \$421,000 to spend in addition to limited SHIP dollars. Gary Schick commended Ms. Young for her guidance and expertise and all the work she has provided.

Ms. Young noted the next quarterly meeting is scheduled for July 14, 2011 and requested input from committee members to remain on this schedule or meet quarterly from today's date. It was the consensus of members present, to maintain the current schedule.

Ms. Young notified members, Kelly Pisciotta is no longer with Habitat for Humanity of Lake-Sumter and introduced Mr. Terry Chance, currently with Habitat. Mr. Chance has submitted his application for the AHAC committee and is awaiting BOCC approval.

Ms. Young noted state and federal funds will not be used for new construction until the existing housing stock is used. Additional funding will only be acquired through local mitigation and code property sales.

No Action

**Third order of business:** *Revisions to Local Housing Assistance Plan (LHAP).* Kathy Young noted the basic changes to the plan were to remove two strategies (rent deposits and foreclosure prevention) that were not conducive to Sumter County and extend the plan to 2013. The plan is now geared toward those who own their homes and are in need of repairs or rehabilitation. Additionally, the hardest hit funds will be returned as the plan is not feasible. Sumter county citizens will still be able to apply online and be connected with a counselor, but housing staff will not be assisting in this process. Jacqueline Smith indicated Homes in Partnership has also returned their hardest hit funds.

Ms. Young indicated Ms. Lafferty has instituted a working relationship with the Department of Children and Families (DCF) as a community platinum partner to assist applicants and participant with the online process for assistance.

Hilary Cook questioned the \$85,000 amount for the rehab/replacement strategy. Ms. Young explained SHIP funds were to be matched with CDBG funds in order to construct replacement homes which the occupants would repay. However, CDBG funds were not received for housing; they were used instead for drainage in Lake Panasoffkee. Ms. Young reported monthly income has increased by approximately 40% since SHIP funds are now being repaid, and homes are currently being constructed for approximately \$62,000; additional funds are there as a cushion for problems which sometimes arise with stem walls, septic, or other issues. The replacement homes are repaid interest free over a period of 30 years.

A motion to approve the Local Housing Assistance Plan revisions was made by Virginia Watson. The motion was seconded by Glenn Frazier and carried unanimously.

**Old Business:** None.

**Public Input:** Terry Chance stated Habitat for Humanity is trying to become more actively involved in Sumter County and he is pleased to submit his application for approval of the Sumter County AHAC committee.

Gary Schick thanked Kathy Young for her hard work, dedication and the information she brought forward for this AHAC committee.

**Items for next agenda:**

- None at the time of this meeting

**Next Meeting:**

- July 14, 2011 @ 10:00am in Room 142 (as published for public notice)

A motion was made to adjourn the meeting by Matt Yoder at 11:34 and a second was provided by Glenn Frazier. The motion carried unanimously.

Submitted by: Virginia Watson  
Virginia Watson, Secretary

Approved on the 14 day of July, 2011.

By: Gary Schick, Chairperson

*Richard L. Cole Jr. Vice Chair*