

AFFORDABLE HOUSING ADVISORY COMMITTEE

Sumter County, FL

Meeting: April 14, 2011

Present: PJ Lewis - Lewis Bros. Construction; Diana Couillard - Dibarco Building Corporation; Kelly Pisciotta - Habitat for Humanity; Lori Roscoe - Century 21; Hilary Cook - USDA; Jacqueline Smith - Homes in Partnership; Richard Cole - Zoning and Adjustment Board; Gary Schick - Citizens First Bank; Matt Yoder - T & D Concrete; Kathy Young and Sandie Purvis - Sumter County Housing Department

Public Attendees: Brad Cornelius, Sumter County Planning & Development Division Director

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

Hand-outs to members: Affordable Housing Fund Financial Statement

Call to Order. Gary Schick called the meeting to order promptly at 10:00am.

First order of business: *Approval of minutes dated January 13, 2011.*

A motion to approve the minutes was made by Diana Couillard and seconded by Lori Roscoe. The motion carried unanimously.
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Second order of business: *Affordable Housing Funds Quarterly Report.* Kathy Young supplied copies of the Affordable Housing Funds voucher program as a handout to members today, additionally reporting no monies have been spent on programs to date. Ms. Young stated she is in the process of encumbering all SHIP funds which is required by a certain date, noting 4 new homes are currently under construction and hopes to produce an additional 6 new homes. Ms. Young noted SHIP monthly payments have increased by 40% now that funds are being repaid. The balance remaining is approximately \$420,000 for program funds and \$7,000 for administrative. Richard Cole questioned the current shape of the administrative funds. Ms. Young responded, noting a change of plan in administrative fees is on today's agenda for discussion; however that item has been removed. Administrative fees will remain at the current 10% level. Additionally Ms. Young noted she is still waiting on budget guidelines from HUD for the Section 8 program. Brad Cornelius, Director of Planning and Development noted he is in the process of putting together the proposed budget for the fiscal years of 2011-2012, which is due to be submitted the first week in May. Mr. Cornelius noted and commended Ms. Young's efforts to produce ideas and solutions to address the shortfall in funding for the Housing Department; however one position from housing staff will have to be eliminated as a part of the recommended

budget as of today. Mr. Cornelius noted the Housing Staff I position is the position to be eliminated, and staff is aware of the change. Ms. Young reminded members, the SHIP funding has been lost, except for the repayments of which 10% is available for administrative purposes. Additionally, HUD is currently funding at the rate of 90% of the 2009-2010 year, and 2010-2011 has not yet been established. Ms. Young stated she recently received an email indicating this funding may be reduced to 79% currently and 72% for the following year.

Ms. Young gave a brief review of new funds available by Florida Housing as *Florida's Hardest Hit Program*. This program will require participating administrators of funds to upload documents directly to Florida Housing. Two programs will be offered and eligible applicants must be either underemployed or unemployed; however that situation must be due to a reduction in hours or job loss only. Funding will be administered strictly by Florida Housing, who will pay the Housing Department for set-up, closings, and determination of an applicant's eligibility. Recipients will be required to spend at least 25% of their income towards their mortgage. Administrators of the program can not advertise funding availability for their agency. Florida Housing will be the deciding entity as far as dispersing the workload to an agency according to the amount of staff each agency has to assist and counsel the applicants. Ms. Young stated \$1 billion dollars has been set aside for this program state-wide until the funds are gone and will be distributed on a first come, first serve basis. The application process is slated to begin Monday, April 18, 2011.

No action

New Business: *Discuss change in plan for administration fees.* This item has been removed (see discussion above).

Gary Schick questioned if any progress had been made in regards to revenue generated from code properties. Mr. Cornelius indicated a report from the county attorney's office he received indicating 15 to 20 properties (+/-) that may be eligible for sale; Alysia Akins from the Code Compliance office can provide specific details on each parcel. Mr. Cornelius stated once the sale(s) has been approved, a summary report will be provided to Kathy Young. Mr. Cornelius continued, noting the commissioners recently approved a rezoning on a county owned parcel which has been owned since approximately 1939. They county is currently attempting to sell this parcel, which is approximately 1 acre and located on State Road 44 in Wildwood. Mr. Schick noted the change in the method of sale of the properties by a broker and requested the broker's name. Mr. Cornelius believes the broker is Danny Smith. Mr. Cornelius noted the net proceeds of those properties which go through the foreclosure and sale process will go to affordable housing. Ms. Young reminded members, 90% of proceeds would be program funds and 10% for administrative fees. As always, staff is open to new ideas or strategies to assist people as the local housing assistance plan can be adjusted

accordingly. Additionally, funds can be distributed among strategies on an as needed basis.

Brad Cornelius provided a brief update on possible future funding as three large developments (Wildwood Springs, Landstone and Southern Oaks) are coming to the City of Wildwood. Approximately \$20,000 is proposed between those three projects. Within the development approvals, a commitment is in place for an affordable housing provision to be made, however it is up to the developer whether they prefer to provide the units or the cash payment to the county. These provisions are not to be expected until approximately 2015 or later. Mr. Cornelius provided a brief review of recent census figures for Sumter County noting some change to the structure as the Villages is now segmented at US 301 which provides a better reflection of the differences in the areas of the county. Ms. Young stressed the importance of becoming a part of a metropolitan statistical area (MSA) for data collection purposes. Gary Schick noted all of Lake County belongs to Orlando's MSA. Ms. Young explained there are many advantages of belonging to an MSA as rents and incomes are designated by those statistics.

Richard Cole gave a brief review of current events in Tallahassee, noting the majority of the state's budget goes for three things: to educate, medicate and incarcerate. Leaders are looking for more efficient solutions to fund these priorities. On the housing end, a push was recently made on the courthouse steps calling lawmakers not to dismantle the funds as currently planned. Mr. Cole noted some powerful lobbyist and organizations are supporting this effort as affordable housing is the economic recovery key in the state of Florida. Currently, everybody is looking for funding to save their programs, some will make the cut and many will not. The Legislature will go out of session on May 6, 2011 and must officially have a budget at that time. While the state is currently facing a \$3.63 billion dollar deficit, and the process is underway to prioritize and eliminate services, affordable housing is not at the top of the priority list.

Kelly Pisciotta gave an update on Habitat's current construction. Currently they are completing a grant to finish new construction houses and recently held a dedication ceremony in Bushnell. Additionally 5 new construction homes are being dedicated in Eustis next week. Next fiscal year Habitat will be concentrating on 4 new construction homes, the rest of the effort will be placed on purchasing more foreclosed properties for rehabilitation projects. Ms. Pisciotta notes no foreclosed properties have been purchased in Sumter County to date due to the fact the foreclosure numbers in Sumter County are not as high as those in Lake County. Additionally, Habitat is in the early planning stages to participate in a couple of pilot projects.

Richard Cole announced Congressman Nugent will be visiting Sumter County on Monday, April 18, 2011 and will be at the Sumter County Courthouse on the 2nd floor from 9:00am to 11:00am. Additionally, Congressman Nugent will be visiting the Villages at Laurel Manor Recreation Center from 3:00pm to 4:30pm.

Diana Couillard referenced the state of the current economy in addition to the limited amount of funds available for affordable housing and believes those funds should be used to assist families staying in their homes. Ms. Young indicated the families must be able to afford to stay in the home after assistance has been provided which is regulated by SHIP. Ms. Couillard questioned the usage of the current affordable housing funds and whether they were for new construction only. Ms. Young responded noting the process is not exactly new construction, but replacing current sub-standard housing; therefore the housing stock is not being increased and the funds are being repaid. Ms. Young indicated the down payment assistance program has been very slow recently and program funds can be moved among strategies by budget transfer as the need arises. Ms. Young requested input from members as to the need they are seeing in their respective capacities.

Ms. Hilary Cook noted some changes within U.S.D.A.; Sumter County has always been eligible as a rural area, however post the 2010 census, the Villages will no longer be eligible. However, no funding is currently available at this time.

Richard Cole provided a brief review of the APD (Agency for persons with disabilities) in Tallahassee which deal primarily with severely disabled persons, requiring caregivers. Last year, this agency overspent their budget by \$169,000,000. As a result, the governor has cut back some of their provisions. Many of these people are unable to get by with the day to day necessities, showing a direct example of current situations in Tallahassee and the budget process underway.

Richard Cole commended Kathy Young on her work with the limited resources she has available. Additionally, Diana Couillard expressed her appreciation to Ms. Young and staff for their dedication and hard work and does not want to see a loss of staff.

No Action

Old Business: None.

Public Input: None.

Items for next agenda:

- Quarterly review of Affordable Housing funds (Kathy Young)

Next Meeting:

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

A motion was made to adjourn the meeting by Diana Couillard at 11:07 and a second was provided by Richard Cole. The motion carried unanimously.

Submitted by: Virginia Watson
Virginia Watson, Secretary

Approved on the 25 day of May, 2011.

By: Gary Schick
Gary Schick, Chairperson