

**AFFORDABLE HOUSING ADVISORY COMMITTEE**

Sumter County, FL

Meeting: January 14, 2010

**Present:** Gary Schick-Citizens First Bank; Brad Burris-Sumter County Fire Rescue; Glen Frazier-Watson/Moffitt Realty; PJ Lewis-Lewis Bros. Construction; Virginia Watson-Watson/Moffitt Realty; Richard Cole-Zoning and Adjustment Board; Diana Couillard-Dibarco Building Corporation; Annette McCullough-Banking Industry; Kathy Young and Sandie Purvis-Sumter County Housing Department

**Public Attendees:** Kelly Pisciotta-Habitat for Humanity

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 10:04am by Chairman, Gary Schick.

**Note:** Glenn Frazier arrived at 10:11am.

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

A motion to approve the October 8, 2009 minutes was made by Richard Cole and seconded by Brad Burris; the motion carried unanimously.

**Second order of business:** *Federal Regulations discussion regarding violent criminal and drug activity.* Copies of Code of Federal Regulations 982.553 were made available to members in response to questions raised during the October 2009 AHAC meeting. Ms. Young noted all Federal programs are different and operate from different regulations noting Title 24 regulates the Section 8 program which prohibits persons from the program who have engaged in this type of activity for a minimum of 3 years. It is at the discretion of the Housing Authority to increase the number of years. Sumter County's plan prohibits persons from participating in the Section 8 program who have engaged in this type of activity within the past 5 years; in addition a participant will be terminated from the program for engaging in these behaviors while receiving assistance. Ms. Young also noted regulations differ in terms of Meth Labs and sexual offenders/predators as they are banned from participation period. Ms. Young continued this discussion as it pertained to Lake County's recent similar inquiry and today's next item for business.

No action required.

**Third order of business:** *Lake County's quest to eliminate criminals from program assistance.* Copies of a recent email originating from Lake County relative to this topic were provided to members for review. Ms. Young discussed the e-mail she received indicating the Lake County Board of County Commissioners interest in eliminating criminals from the SHIP program. Ms. Young suggests this committee observe as Lake County does the leg work and approaches the State General Council for their position on this topic. Ms. Young also noted she had contacted Florida Housing with a similar concern and was told one Florida County has already submitted

their local housing assistance plan which eliminated sexual offenders and the plan was denied; the stipulation had to be removed to gain approval. Diana Couillard stated sufficient "watchdogs" are in place and available indicating her agreement with Ms. Young's suggestion to observe Lake County and use their outcome as a guide for Sumter County. Ms. Young briefly reviewed the e-mail handout with regard to Marion County's approach; this committee was in agreement this option was not workable and possibly opened doors for a lawsuit by not adhering to the Fair Housing guidelines. Ms. Young stated one method which has proved to flush out some criminal activity is a document included during the application process which asks if the applicant has *ever been convicted of a crime other than a traffic violation*. Ms. Young continued, when an applicant provides false information to this statement, they have committed fraud and are disqualified.

Ms. Young notified members she has to produce a new local housing assistance plan, this is a three year plan which will begin July 1, 2010. No verbiage will be included at this time as it would be denied, however the plan can be amended at any time. Again, Ms. Young suggests following Lake County's progress and being reactive upon conclusion.

A motion was made by Diana Couillard to table this topic until the next meeting when possibly more information will be available. A second was provided by Richard Cole and the motion carried.

**Fourth Order of Business:** *Homes in Partnership seeking Lake/Sumter Board Members.* Virginia Watson, a member of the Homes in Partnership Board discussed the restructuring plan of the current Board. Ms. Watson indicated the plan was to re-organize to include committees to oversee different projects in an effort to meet some project deadlines. The Board seeks to obtain more members, preferably familiar with housing, finance and similar areas but they are open to others as well. Ms. Watson stated meetings are quarterly, generally during a working lunch atmosphere and held in Apopka.

No action required.

**Fifth Order of Business:** *Discuss with Kelly Pisciotta, the number of employees to see if she qualifies to replace committee member Lena Wasserman.* Kelly Pisciotta was present and stated Habitat currently employees 28 individuals but that number does not include workforce employees and volunteers. Kathy Young noted no defining number existed and Habitat serves a very broad area and believes Ms. Pisciotta's knowledge and expertise would be invaluable to this committee. Gary Schick indicated his agreement.

A motion to nominate Kelly Pisciotta to the A.H.A.C. committee to fill the local employer capacity was made by Diana Couillard. A second was provided by Richard Cole and the motion carried.

Kathy Young will draft a resolution to add Ms. Pisciotta for January 26, 2010. No other nominees have been brought forward at this time. Ms. Young noted she has pursued Wal-mart and has not had a response to date.

**New Business:** Kathy Young stated she will provide a draft of the new LHAP (local housing assistance plan) at the next meeting for input on strategies to serve the citizens of Sumter County.

Diana Couillard shared a picture of the first SHIP home built in Sumter County in 1994 in which she participated in. Kathy Young requested a copy of the photo to be used in the County's annual report; Ms. Couillard noted her agreement to provide the reprint.

**Old Business:** None

**Public Input:** Kelly Pisciotta stated she will be lobbying in Tallahassee February 16-17, 2010 in reference to "scrapping the cap" and staying on top of the Legislators to keep housing on the agenda. Ms. Pisciotta notified members to relay any related issues they wish her to pursue in this area to Kathy Young.

**Items for next agenda:**

- New LHAP (local housing assistance plan) review

**Next Meeting:**

- April 8, 2010 @ 10:00am in Room 142 (as published for public notice)

A motion was made to adjourn the meeting by Richard Cole at 10:45am and a second was provided by Diana Couillard. The motion carried unanimously.

Submitted by: Virginia Watson  
Virginia Watson, Secretary

Approved on the 8<sup>th</sup> day of April, 2010.

By: [Signature]  
Gary Schick, Chairperson

Richard Cole, Vice Chairperson