

**AFFORDABLE HOUSING ADVISORY COMMITTEE**

Sumter County, FL

Meeting: October 8, 2009

**Present:** Gary Schick-Citizens First Bank; Brad Burris-Sumter County Fire Rescue; Glen Frazier-Watson/Moffitt Realty; PJ Lewis-Lewis Bros. Construction; Jacquelyn Smith-Homes In Partnership; 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; Kathy Young and Sandie Purvis-Sumter County Housing Department

**Public Attendees:** Deb Barsell-Sumter County Community Services Director; 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 10:08am by Vice-Chairman, Rich Cole in the absence of Chairman Gary Schick.

Note: Gary Schick arrived at 10:09

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

A motion to approve the July 9, 2009 minutes was made by Diana Couillard and seconded by Matt Yoder; the motion carried unanimously.

**Second order of business:** *Election of A.H.A.C. Officers for 2010-201 term.* Rich Cole polled the current officers for their willingness to serve in the same capacity for the next term; those polled all accepted.

A motion to re-elect the current officers to serve an additional term of one year was made by Diana Couillard and a second was provided by Matt Yoder. The motion carried unanimously.

**Third order of business:** *Absence from meeting review.* An attendance report was provided detailing each member's attendance from the inception of the AHAC committee to present. Diana Couillard stated she has spoken with Sumter Electric Cooperative (SECO) on several recent occasions in an attempt to recruit an employee to serve on the AHAC committee; SECO has declined at this time. Kathy Young introduced Kelly Pisciotta with the Lake-Sumter Habitat for Humanity noting her wish to be a part of the AHAC committee. Ms. Pisciotta will be the back-up for Hilary Cook or Jacquelyn Smith as an alternate, and will have the ability to vote as well. Ms. Young also noted other members need to be pursued, especially for workforce as Lena Wasserman has continually been unable to attend meetings. Mr. Cole noted the

committee would continue to welcome Ms. Wasserman's attendance as well as any input she may bring as a member of the public. Mr. Cole suggested a committee member to fill the workforce seat be from a large employer who is not affiliated with county government or in the housing business. Discussion ensued naming multiple possibilities such as Progress Energy, Thomas Langley Medical Center, Publix and Wal-mart; Ms. Young asked all to use their connections to bring forth names noting no limits are imposed on the number of allowable alternates but the number should be kept in moderation. Gary Schick questioned Kelly Pisciotta's appointment and Ms. Young indicated it must be done by resolution. Ms. Young continued noting once several alternates have been selected, they will be brought before the Board of County Commissioners (BOCC) for appointment.

**Fourth Order of Business:** *SHIP update and plan review.* Kathy Young noted the current balance in the SHIP 08/09 fund is \$327,872.87. The main goal will be in meeting statute requirements which means the first \$293,000.00 must be spent on new construction; \$22,000.00 for very-low income; \$51,000.00 for low and \$68,000.00 for home ownership. A review of the rental assistance program was provided by Ms. Young including discussion of the problem with several applicants providing false information on applications which results in denial of assistance. Ms. Young continued the review noting the difference between federal and state regulations for termination or denial of assistance and the leeway given to local government to make that determination. In terms of the Affordable Housing funds (\$466,966.00) which mirror the SHIP plan, Ms. Young recommends amending the local housing assistance plan to reflect the federal guidelines zero tolerance for applicants against drugs, violent criminal activity for the past 5 years and sexual predators forever banned from receiving assistance.

A motion was made by Rich Cole in reference to the County's Affordable Housing Funds, to recommend the BOCC adopt the Federal regulation guidelines as part of the requirements which would eliminate applicants with a history of violent criminal and drug related activity within the past 5 years and sexual predators not being eligible for assistance. A second was provided by Virginia Watson and the motion carried unanimously.

Rich Cole made a motion in regards to the SHIP funds, to authorize Kathy Young to write a letter to both Florida Representatives advising of the situation and strongly urge them to take legislative action to correct and become consistent with Federal law. Matt Yoder provided a second, the motion carried unanimously.

Discussion ensued following the motion when Hilary Cook stated she represents a Federal Agency and is not aware of these guidelines and requested more information. Ms. Young briefly reviewed the guidelines as applied to Section 8 rental assistance noting a consult with the County Attorney would be advisable as well to avoid any possible discrimination issues. Ms. Young noted the flexibility of the SHIP program so long as statute and rule compliance are adhered to. Gary Schick stated it would be wise to hold the letter to legislators until the AHAC committee can review the Federal regulations and comment; Ms. Young concurs and will provide the necessary documents via email to committee members for review and input. If members can agree on a draft, Ms. Young will prepare for presentation to the County Administrator and County Attorney for approval prior to requesting BOCC action.

Virginia Watson asked for clarification of the SHIP and Section 8 rental assistance programs. Ms. Young provided a brief overview of the SHIP rental deposit strategy and the Section 8 rental assistance strategy including the fair market rent guidelines and the applied utility allowance. Ms. Young also reviewed some of the work Lake-Sumter Habitat for Humanity has recently been involved in and it's relation to the affordable housing funds. Habitat is providing rehabilitation to foreclosed homes which makes them eligible for the new construction monies; this is important in adhering to statute and rule. An example would be the purchase of an older home which had a new roof constructed; documented proof must be provided.

**Fifth Order of Business:** *Affordable Housing funds availability.* Ms. Young stated plans are underway to advertise for funds availability in January as staff is working out the bugs with the amended SHIP plan now. Ms. Young also noted the recent increase of landlords seeking Section 8 tenants. A review of the recapture provisions was provided by Kathy Young noting all funds are now a 0% percent interest loan and must be repaid; no difference on the term length exists. Additionally, mobile homes built post 1994 are now eligible.

**New Business:** None

**Old Business:** None

**Public Input:** Kelly Pisciotta stated she is very excited to be working with committee members, noting Habitat of Lake-Sumter has already completed 3 homes in Sumter County and a fourth is underway. Ms. Pisciotta briefly reviewed the purchase of foreclosed homes and their rehabilitation process currently being pursued by Habitat for Humanity.

**Items for next agenda:** New committee members

**Next Meeting:**

- January 14, 2010 @ 10:00am in Room 142 (as published for public notice)

A motion was made to adjourn the meeting by Diane Couillard at 10:55am and a second was provided by Matt Yoder. The motion carried unanimously.

Submitted by: Virginia Watson  
Virginia Watson, Secretary

Approved on the 14 day of January 2010.

By: Gary Schick  
Gary Schick, Chairperson