



AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING NOTES

(There being no quorum the following is a summary of discussions.)

Friday – November 18, 2009 – 9:30 a.m.

Conference Room A1-411, County Administration Building “A”, 1801 27th Street, Vero Beach, FL

Note: Audio/Video of the meeting can be found at <http://www.ircgov.com/Boards/AHAC/index.htm>

Also, all reports referenced with an asterisk (*) are on file at the Board of County Commissioners and are available upon request.

Board Members Present

Julianne Price, Advocate for Low Income Persons
Andy Bowler, Non-Profit Provider of Affordable Housing
Bob Solari, Board of County Commission Non-Voting Liaison
Mark Seeberg, Real Estate Professional in Connection with Affordable Housing
Penny Chandler, Citizen Who Represents Employers within the County

Board Members Absent

William Ahrens, Town of Indian River Shores
Kevin Sawnick, City of Vero Beach Appointee
Pete Clements, Residential Home Building Industry
Allen, Green, For-Profit Provider of Affordable Housing
Yolanda Gomez, City of Fellsmere Appointee
Deb Branwell, Town of Orchid Appointee
Gerard Weick, County Planning and Zoning Commission
Greg Amaral, Representative of Labor Engaged in Home Building
Rev. Sylvester McIntosh, Citizen Who Resides within the County
Mary Cone, Banking or Mortgage Industry
Al Minner, City of Sebastian Appointee
Donald R. Hart, Citizen Who Represents Essential Services Personnel

IRC Staff Present

Sasan Rohani, Chief Community Development Planner
Beth Casano, Commissioner Assistant, District 2
Bob Keating, Community Development Director

1. Call to Order

Chairman Bowler called the meeting to order at 9:33 a.m. followed by the Pledge of Allegiance.

2. Approval of Minutes

Due to a lack of quorum, the Board was unable to approve Minutes from the November 18, 2008 Meeting nor the Summary of February 18, 2009 Meeting.

3.-6. Review of Reports (SHIP, FHOP, HOME and NSP)*

Mr. Rohani gave a review of the SHIP, FHOP, HOME reports and the NSP progress. The following information was highlighted:

- The State Housing Initiative Partnership (SHIP) program has been funded for the last fifteen years or so but this is the first year IRC did not receive monies as Florida Housing Finance Corporation (FHFC) gave money to the Florida Housing Opportunity Program (FHOP)
- FHOP is part of President Obama's stimulus plan which enables people to receive up to \$8000 in monetary credit for purchasing their first home. Basically, the homebuyers apply to the County for up to \$8000, then, the Government pays them and they are supposed to reimburse the County.
- Loan Review Committee Status breakdowns were provided for fiscal years '08-'09 and '09-'10 for Units and Dollars including SHIP budgets and reservation lists.
- Reviewed work items and time lines for NSP with preparation of final close-out, review, and submission of package to state by September 2010.

During the discussion about the NSP, Ms. Chandler informed the members about a homeless VET living outside the Chamber and her frustration with the various agencies she has contacted to get the person some assistance.

7. Review of Draft Revised Housing Element*

Mr. Rohani explained the "Circle of Planning" involved in the periodic preparation of an Evaluation and Appraisal Report (EAR) which assesses the success or failure of the comprehensive plan. After briefly outlining the process, Mr. Rohani summarized the evaluation of the achievements of the Housing Element's 10 objectives (pages 41-59): six of the objectives were achieved, two of the objectives were only partially achieved, one objective was not achieved and one objective is not due until 2010.

Members raised a few concerns during Mr. Rohani's review:

Ms. Price felt the percentages reflected outdated data as things have changed drastically since the last census. Ms. Chandler suggested a rewording that would enable it to be easily updated when the 2010 US Census numbers are tabulated.

Ms. Price also commented on the overabundance of low income housing in Gifford in comparison to other areas of the County and asked if the EAR addressed diversification. Commissioner Solari expressed interest in seeing concrete data on whether low income housing was concentrated in just one area or spread out. He surmised that as the economy continues to struggle, the new substandard homes will surface within standard housing areas due to more and more owners being unable to afford maintenance and upkeep.

Chairman Bowler stated that Habitat for Humanity will be presenting in partnership with Valspar Paint, a new program called *A Brush With Kindness* will perform minor repairs. Mr. Bowler believes that partnering with other agencies and charities and involving more volunteers would benefit everyone.

In reference to Objective 8, Historic Housing, Ms. Price and Ms. Chandler suggested that there be more guidelines for Historic Properties and Commissioner Solari pointed out that more codes would mean more government involvement.

As to Objective 9, Intergovernmental Coordination, Commissioner Solari volunteered to hand deliver a letter from the County Community Development Department that Mr. Rohani said they would be writing to the municipalities requesting their involvement in meeting their share of County housing needs.

As there were no other matters and no further business, the meeting was adjourned at 10:37 a.m.

Attention: An educational tool for present and potential committee members regarding government in the sunshine, public records, and ethics is now available for review on the IRC website –

www.ircgov.com/Boards/Sunshine.pdf