



AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

Meeting Minutes

Wednesday, August 18, 2010, 9:30 a.m.

Conference Room B1-501, County Administration Building " B ", 1800 27th Street, Vero Beach,
FL

Note: Audio/Video/Minutes of the meeting can be found at
<http://www.ircgov.com/Boards/AHAC/2010.htm> .

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

MEMBERS PRESENT:

Frank (Pete)
Clements
Greg Amaral
William "Bill" Ahrens
Julianne Price
Penny Chandler
Jason Nunemaker
Kevin Sawnick
Andy Bowler
Greg Smith
Bob Solari

REPRESENTATIVE OF:

General Building Industry
Affordable Housing Building Industry
Town of Indian River Shores
Low Income Advocate for Affordable Housing
Employers of IRC (Chamber)
City of Fellsmere
City of Vero Beach
Not-for-Profit Affordable Housing Provider
IRC Planning and Zoning Commission
IRC Board of County Commissioners District 5

MEMBERS ABSENT:

Allen Green
Rev. Sylvester
McIntosh
Donald R. Hart, Sr.
Al Minner
Mary Cone
Mark Seeberg
Deb Branwell (exc.)

For-Profit Affordable Housing Provider
County Resident
Essential Services Personnel
City of Sebastian
Banking Industry
Affordable Housing Real Estate Professional
Town of Orchid

OTHERS IN

ATTENDANCE:

Bob Keating
Sasan Rohani
Diane Pickhardt
Louise Hubbard
Robin Miller
Beth Casano

IRC Community Development Director
IRC Planning Chief
IRC SHIP Planning Assistant
Treasure Coast Homeless Services Council Director
IRC Section 8 Program Manager
IRC District 5 Commissioner Assistant/Recording Secretary

1. Call to Order

The meeting was called to order at 9:30 a.m. by Chairman Bowler. Initially a quorum was not met. Chair/Vice-Chair elections and approval of minutes were delayed until the arrival of a 9th voting board member at 10:00 a.m.

2. Approval of Minutes

On Motion by Mr. Ahrens and **Seconded by** Chairman Bowler the November 19, 2008 AHAC Meeting Minutes were approved unanimously as presented.

On Motion by Ms. Price and **Seconded by** Chairman Bowler the February 18, 2009 AHAC Meeting Notes were approved unanimously as presented.

On Motion by Ms. Price and **Seconded by** Chairman Bowler the November 18, 2009 AHAC Meeting Notes were approved unanimously as presented.

3. Election of Chairman and Vice-Chairman

Ms. Chandler nominated Ms. Price for Chairman. Ms. Price accepted.

On Motion by Mr. Clements and **Seconded by** Chairman Bowler, the Board unanimously chose Ms. Price as Chairman.

On Motion by Mr. Clements and **Seconded by** Chairman Price, the Board unanimously chose Mr. Bowler as Vice- Chairman.

4. Review of Affordable Housing Programs

IRC Memorandum* (August 6, 2010/Community Development)

Mr. Rohani updated the Board on the 6 Affordable Housing Programs presently being managed by the County: State Housing Initiatives Partnership Program (SHIP), Florida Housing Opportunity Program (FHOP), Hurricane Housing Recovery Program (HHR), HOME, Neighborhood Stabilization Program (NSP), and the Hurricane Wilma Community Development Block Grant (CDBG.) He summarized each program's mission and provided statistical highlights for each:

- SHIP –

For fiscal year 08/09 the County provided 31 loans for a total of \$716,985.14.

- FHOP –

For fiscal year 09/10 the County provided 16 loans for down payment assistance in conjunction with the Federal 1st time homebuyer's tax credit program.

- HHR –
Prior to the June 30, 2010 closeout, the program funded 481 loans to extremely low, very low, low, and moderate income households.
- NSP –
Program implemented through contracts with the IRC Housing Authority (homes for sale) and the Treasure Coast Homeless Services Council (homes for rent.) Each organization has purchased and is presently rehabilitating 16 units.
- Hurricane Wilma CDBG –
To date, 27 homes have been rehabilitated and eight are still in the process.

5. Updates on Nonprofits

Indian River Habitat for Humanity:

Mr. Bowler provided a brief review of the Indian River County Habitat for Humanity. He said the organization was established nineteen years ago and have assisted 250 families. He explained the organization's requirement for "sweat equity" and educational classes for the applicants. He said they were building 21 homes in the Fellsmere and Oslo area and were rehabbing a total of nine residences.

Mr. Bowler continued with an explanation of the Neighborhood Revitalization Initiative. He said the program was for existing low-income homeowners who were unable to complete necessary repairs on their own homes. He explained the program makes existing homes more affordable and livable for their owners.

Every Dream Has A Price

Ms. Price gave an overview of the Every Dream Has a Price. She explained the organization helps low income individuals to restore, rebuild, or build homes their homes. She said the latest project involved restoring hurricane damaged residence. She added they were starting building on the surplus lot. Ms. Price announced and invited all the committee members to attend the Every Dream Has A Price upcoming fundraiser title "Field of Dreams" on November 6, 2010, which will include a softball game with the Indian River County local government vs. local celebrities.

Coalition for Attainable Homes

Ms. Hubbard reviewed the report on the Coalition for Attainable Homes. She explained some of the issues the Coalition was having with Condo Associations while working on the Neighborhood Stabilization Program. She said some Condo Associations have refused access to the properties and they were having problems with Condo rules and requirements that were against the provision of fair housing.

6. Adjournment

The meeting was adjourned at 10:48 a.m.