

AFFORDABLE HOUSING ADVISORY COMMITTEE
GADSDEN COUNTY, FLORIDA
DECEMBER 15, 2010 – 10:00 A.M.

Members

Present: Richard Lockwood, Presiding
Sherry VanLandingham
Alma Venisee ()
Rev. Charles Flowers (appeared by phone)
Don Vickers
Jeff Davis (May 17, 2010)

Staff

Present: Phyllis Moore, SHIP Administrator
Curtis Fletcher, Deputy Clerk

Members absent:

Eric Hinson
Dr. Julius Houston
Alonzo McBride

Ms. Moore called the meeting to order at 10:00 a.m. It was established on the record that Rev. Flowers was appearing via telephone conference call.

Housing Incentives

Ms. Moore explained that she had to report to the State whether the Gadsden County Affordable Housing Advisory Committee had made any changes to the housing incentives which was approved by the County Commission in 2008. She made a brief review of the incentives with the committee and recommended that no changes be made to it.

UPON MOTION BY MR. DAVIS AND SECOND BY MR. VICKERS, THE COMMITTEE VOTED UNANIMOUSLY TO DECLARE TO THE BOARD OF COUNTY COMMISSIONERS THAT NO CHANGES TO THE GADSDEN COUNTY HOUSING INCENTIVES WERE NEEDED AT THIS JUNCTURE.

Comprehensive Plan Policy Recommendations

Ms. Moore went on to say that the Comprehensive Plan is being reviewed at the present time and there will be several changes recommended by the public and the staff. As it relates to housing, she stated that she felt it would good for Gadsden County to adopt some type of program that would benefit senior citizens and the elderly. She told of the numbers of seniors living alone at advanced age that are vulnerable to the environment and crime as well as being in need of socialization.

She read the following policies which she posed to them for discussion:

Proposed Policy 3.5.3 The county shall establish a program to assist senior citizens living in substandard housing for payment or repairs to meet the county code requirements.

Proposed Policy 3.5.4 The county shall seek grants to provide assisted living facilities for senior citizens that will meet the needs of the elderly.

Discussion followed.

UPON MOTION BY MR. JEFF DAVIS AND SECOND BY MR. DON VICKERS THE COMMITTEE VOTED UNANIMOUSLY TO RECOMMEND TO THE COUNTY COMMISSION THE ABOVE POLICY ADDITIONS TO THE COMPREHENSIVE PLAN.

Staff Report

- Gadsden County had an excellent audit report on the housing programs when they were monitored.
- The Annual Report and Close Out report has been made to the State.
- 175 people completed the First Time Home Buyers Classes between January 2010 to the present. Those same 175 people are currently looking for houses.
- Fourteen people were assisted with down payment assistance and closing cost in the 2010 fiscal year.
- Three people were served with foreclosure assistance benefits and their homes were saved from foreclosure.
- 17 homes were rehabilitated through the local program plus 3 emergency repairs.
- 228 new inquiries were logged from people needing rehabilitation assistance, but their applications were not taken because of the backlog of applications already on file. A record of their inquiries will be maintained continually.
- The Housing Department will be overseeing the grant which the County received to construct a new access road to Crawfish Island in Chattahoochee.
- A public hearing will be held on January 4 before the County Commission to officially declare that no changes or amendments to the current housing incentives are needed and that the Gadsden County AHAC housing incentives will remain the same. (She encouraged the committee to be present at the public hearing in the event of questions by the county commissioners.)

Next Meeting Date

Ms. Moore reminded everyone that the next meeting of AHAC will be February 8th at 10:00 a.m.
– the second Tuesday of February.

AJOURNMENT

THERE BEING NO OTHER BUSINESS BEFORE THE COMMITTEE AND UPON A MOTION BY MR. DON VICKERS, THE PRESIDING CHAIRMAN LOCKWOOD DECLARED THE MEETING ADJOURNED.