

**AT A MEETING OF THE AFFORDABLE HOUSING
ADVISORY COMMITTEE BOARD IN AND FOR GADSDEN
COUNTY, FLORIDA ON FEBRUARY 11, 2025 AT 5:00 PM,
THE FOLLOWING PROCEEDING WAS HAD, VIZ:**

Present: Tracey Stallworth, Chairman
Kerwyn Jones-Wilson, Vice-Chair
Brenda Holt, District 4
Richard Lockwood

Staff Present: Sonya Burns, Housing Program Coordinator
Adriana Quijada, Deputy Clerk

Welcome

Ms. Jones-Wilson, Vice-Chair, welcomed everyone to the meeting at 5:13 p.m.

Open Advisory Meeting/ Pledge of Allegiance

COMMISSIONER HOLT MADE A MOTION TO APPROVE THE AGENDA AS PRESENTED AND RICHARD LOCKWOOD MADE THE SECOND. THE BOARD VOTED 3-0 TO APPROVE.

Program Discussion and Partnerships

- **SHIP Rehabilitation Waiting List**
- **First Time Homebuyer Program**
- **Foreclosure Prevention**
- **USDA Rural Development**
- **CDBG Grant Update**

Ms. Burns appeared and stated there is a waiting list of 300-325 people and they are working to get it down. Ms. Burns mentioned Ability First and stated they work with them regarding handicap ramps.

Ms. Burns stated she met with USDA Rural Development yesterday. They currently have 600k available, and she was wanting to spend every penny on Gadsden County residents. Due to the storms in the area, it has gone up to 42,000; every resident could qualify for it. If it was not storm related or Hurricane Michael related, residents only qualify for up to 15k.

Ms. Burns stated they would have to be income qualified, sign a contract, and a lien. Ms. Burns stated they receive money in the form of a grant, not a loan. USDA applications have an age limit, at least 62 years old.

Ms. Burns stated 10% of the 350k has to be used to pay staff.

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Ms. Burns went on to foreclosure prevention. She stated they have had 2 applicants since November. Those that have come to them were too far gone in the foreclosure process for them to assist them.

Ms. Burns stated they also teach how to apply for mortgages and what to look for. They have mandatory classes where they must receive a certificate of completion in order to receive down payment in closing cost assistance from the Gadsden County Housing Department.

Ms. Burns went on to the CBDG Grant update. Gadsden County was approved for a Community Development Rehab Grant in the amount of \$750,000. They currently have 7 applicants to receive demo replacements. Ms. Burns mentioned that they are waiting on FDEP to award Gadsden County an exemption for asbestos. They have been struggling since August of last year to get an asbestos inspector on board. They finally landed a Lead Base Paint Inspector.

Ms. Burns stated they will be meeting in the next couple of months in regards to local housing assistance plan (LHAP). Any changes made to this plan must be approved by the Board of County Commissioners. She stated this plan will go out May 2026.

Tracey Stallworth appeared at 5:29 p.m.

Ms. Jones-Wilson asked about Homeowners month. Ms. Burns stated that is normally in June, they are open to any ideas.

Commissioner Holt mentioned tiny houses and stated she was interested in that for workforce.

Ms. Burns stated they must do something for their homeless population. Dr. Stallworth stated there are about 100-150 homeless people in Gadsden County; he would love to get an 18-wheeler in.

Commissioner Holt stated they would need help with drug rehab.

Public Comments

Jerilyn Monroe appeared and asked if there was a plan now with the homeless population.

Ms. Jones-Wilson stated she had no answer for her right now. Ms. Burns stated they are working on putting something together for the homeless population; she asked to give them a couple months to finish it.

Committee Comments

Dr. Stallworth thanked the citizens for attending.

Commissioner Holt mentioned that the comprehensive plan needed to be revised. Ms. Burns stated she would like to add that to the report and recommend it to the board.

Ms. Jones-Wilson asked how many do they serve for the home-buyers program. Ms. Burns stated the next class is on the 13th and they currently have 19 applicants registered for the class.

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Dr. Stallworth asked if they have any lenders. Ms. Burns stated they have a list of lenders.

Motion to Adjourn

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, VICE-CHAIR JONES-WILSON
DECLARED THE MEETING ADJOURNED AT 5:57 P.M.**

GADSDEN COUNTY, FLORIDA

**TRACEY STALLWORTH, Chair
Affordable Housing Advisory Committee**

ATTEST:

NICHOLAS THOMAS, Clerk