

UNAPPROVED MINUTES

AFFORDABLE HOUSING ADVISORY COMMITTEE

A meeting of the Indian River County Affordable Housing Advisory Committee (AHAC) was held on October 28, 2020, at 9:00 AM via Zoom videoconferencing and also live in the Commissioner Chambers of the County Administration Building A, 1801 27th Street, Vero Beach, Florida. An audio recording can be found at <http://www.ircgov.com/Boards/AHAC/2020.htm>.

Members Present

Julianne Price, President, Every Dream Has a Price, Chairperson
Sheryl Vittitoe, President, Habitat for Humanity, Vice Chairperson (*late arrival*)
Mark Mathes, City of Fellsmere (*late arrival*)
Linda Morgan, Progressive Civic League, Small Business Owner (*late arrival*)
Laura Moss, Councilmember, City of Vero Beach
David Myers II, Mortgage Industry
Christopher Nunn, City of Sebastian
Mark Seeberg, Real Estate Professional in Connection with Affordable Housing
Tom Slater, Town of Indian River Shores
Bob Solari, Board of County Commissioners (BCC) Liaison

Members Absent

Kenneth “Chip” Landers, Local Planning & Zoning Agency

IRC Staff/Officials Present

Jason Brown, Indian River County Administrator
Matt Kalap, Community Development
Phil Matson, Chief, Community Development
Bill Schutt, Chief, Long-Range Planning
Ed Offutt, Commissioner Assistant, Recording Secretary

Call to Order

(9:00 AM) Chairperson Price called the meeting to order and noted that a quorum was present.

Approval of Minutes from August 26, 2020

(9:00 AM) ON MOTION BY Mr. Nunn, SECONDED BY Mr. Seeburg, the members voted unanimously (7-0) to approve the minutes of August 26, 2020, as presented. (Ms. Vittitoe, Mr. Mathes, and Ms. Morgan arrived late to the meeting.)

Consideration of the 2020 AHAC Report (Public Hearing) (B. Schutt)

(9:01 AM) Mr. Schutt presented the AHAC 2020 Incentives Review and Recommendation Report to the committee. (See Attachment 1 for the details of Mr. Schutt’s presentation.) Upon completion, Chairperson Price opened the public hearing for comments; as there were none, she closed the public hearing. There were no comments from the committee, so Chairperson Price asked for a motion to approve.

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(9:04 AM) Ms. Vittitoe and Ms. Morgan arrived at the meeting, followed about a minute later by Mr. Mathes.

(9:00 AM) ON MOTION BY Commissioner Solari, SECONDED BY Mr. Slater, the committee voted to unanimously approve (10-0) the AHAC 2020 Incentives Review and Recommendation Report.

Consideration of Revised IRC Local Housing Assistance Plan for Fiscal Years 2021-22, 2022-23, and 2023-24 (B. Schutt)

(9:12 AM) Mr. Schutt next briefed the committee on the proposed Local Housing Assistance Plan (LHAP) for Fiscal Years 2021-22, 2022-23, and 2023-24. (See Attachment 2 for the details of Mr. Schutt's presentation.) Mr. Slater proposed that the Board of County Commissioners (BCC) seek other funding outside of the State Housing Initiatives Partnership (SHIP), noting that the state routinely "sweeps" these funds to fill other budget needs. Mr. Mathes questioned the prescribed waiting period between applications, the project cost limits, and the number of opportunities to apply for benefits, observing that one could put together potential combinations of these that would seem to either treat applicants unjustly or undermine previous program investments.

(9:42 AM) Ms. Morgan departed the meeting.

(9:42 AM) Mr. Myers asked about "essential service personnel," wondering if the definition only applied to credentialed healthcare workers. Formulating an example case, he asserted that many people who might not be considered essential healthcare workers, such as hospital kitchen employees and cleaning staff, would in fact be the only healthcare workers that qualified for SHIP. Mr. Mathes expressed concern that a system might be created that bypassed "very low income" applicants in favor of "low income" applicants that meet the definition of essential service personnel. Mr. Schutt, however, pointed out that while the term is defined in the document, such data is not currently used in prioritizing applications. Chairperson Price noted that she was not sensing a consensus about adding an applicant's status as "essential service personnel" as a criterion for adjusting the order of execution, remarking that the most critical differentiator is typically the order in which applications are received. Mr. Mathes suggested that essential utility and public works government employees be specifically added to the definition.

(10:03 AM) Chairperson Price then returned to the prescribed waiting period between applications, the project cost limits, and the number of opportunities to apply for benefits; she particularly questioned the wisdom of limiting SHIP support to two events in a resident's lifetime. Mr. Mathes concurred, specifying that some residents have lived in Fellsmere for over 70 years, and in that time would certainly require more than one home rehabilitation. Mr. Slater expressed dislike for rules that set absolute limits, instead advocating for more leeway in decision-making. Commissioner Solari favored a ten-year waiting period, but no limitations on the number of applications in a person's lifetime or the number of rehabilitations associated with a particular home.

(10:14 AM) Chairperson Price lamented those potential situations where a resident in serious need of funding could be skipped over in favor of another who had not previously applied. In response to similar questions from several AHAC members, Mr. Schutt advised that the county does have a "pool" of needy residents, since there are more applicants than funds available; he explained that emergency applications (collapsing roofs, for example) are considered separately and are funded first.

(9:00 AM) ON MOTION BY Mr. Mathes, seconded by Mr. Myers, the committee voted to unanimously approve (9-0) the changes to the Local Housing Assistance Plan for

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Fiscal Years 2021-22, 2022-23, and 2023-24, as proposed in Attachment 2, with the inclusion of “essential utility and public works government employees” to the Essential Service Personnel definition.

(10:26 AM) Chairperson Price took a moment to recognize Commissioner Solari for his service to the AHAC and formally welcomed the newest member, Mr. Nunn. She advised that a notice would be sent out in advance of the next meeting.

Adjournment

(10:27 AM) As there was no additional business, Chairperson Price adjourned the meeting.

Attachments

Attachment 1 – Review of AHAC 2020 Incentives Review and Recommendation Report (B. Schutt)

Attachment 2 – Consideration of Revised IRC Local Housing Assistance Plan for Fiscal Years 2021-22, 2022-23, and 2023-24 (B. Schutt)