

Affordable Housing Advisory Committee

Agenda Conference Room

May 10, 2011

Members Present:

Kathy Hazelwood, Chairman
Judith Kovisars
Mi Moshino
Bishop Newton
Gary Cassen
Melody Hills
Willie Clark

Members Absent:

Taylor Kessel, Vice Chairman
Carmel Munroe
John Ellis
Nikie Lomax

Staff Present:

Lelia Allen, Director
Frances DeJesus, Program Manager
Sylvia Johnson, ASAP

Kathy Hazelwood, Chair, called the meeting to order with a quorum at 11:40 a.m. Minutes from the January 11, 2011 meeting will be approved at the next meeting.

New AHAC member Willie Clark was introduced and introduction of all attending were also made.

Frances DeJesus, discussed the Summary of the Strategy of the New Construction of Rental Housing may be used to construct new single family and multifamily rental units. Non-profit housing providers and/or for-profit entities may act as developers.

Judith Kovisars, discussed having sellers approach the Coalition for the Homeless for their pathway to homeownership program. In Seminole County, this program has been very successful.

Lelia Allen, gave an example that a developer could rent for two years and sell, then the units will change from rental to homeownership.

Melody Hill posed a question whether there was a waiting list for families.

A discussion arose about why the homes that were constructed have not been sold. Lelia Allen stated that the households interested in buying the homes cannot meet the credit requirements.

Kathy Hazelwood would like to see the developer responsible for maintaining the property, tax insurance and the builder waive the tax exempt status while the home is rented.

Kathy Hazelwood made a Motion to accept the draft of the New Construction of Rental Housing with an amendment to include the language to have the developer responsible for maintaining the property, tax insurance and the builder waive the tax exempt while the home is rented. Bishop Billy Newton second the motion, Motion passed.

Frances DeJesus discussed the draft for the Recapture Provision of the Down Payment Assistance Program.

Kathy Hazelwood stated that the AHAC would not want a deficiency loan on the balance. They would like a hold harmless on the loan. No bad debt to be collected. The AHAC would not like to see the debt follow them and they are not able to make a fresh start.

Frances DeJesus discussed the deed in Lieu of Foreclosure. The draft would recommend a minimum \$2,500.00 pay off of the down payment assistance loan and a release of all of the lenders.

Judith Kovichars would like to see a satisfaction of mortgage with the buyer with a non collectable debt.

Bishop Billy Newton made a Motion to accept the draft of the Recapture Provisions with an amendment to include the language to have "the original loan, must be held harmless" buyer no collected bad debt, Melody Hill seconded the motion, Motion passed.

Respectfully Submitted,

Sylvia Johnson
ASAP