

TOWN OF PAYSON
HOUSING ADVISORY COMMISSION
MINUTES OF THE PUBLIC MEETING
JULY 19, 2007

- A Chairman Cliff Potts called the duly posted public meeting of the Housing Meeting Time Advisory Commission to order at 3:00 p.m. in the Community Development & Place Conference Room.
- B MEMBERS PRESENT: David Coombes, Mike Foil (arrived late), Bruce Hopkins, Roll Call Michael Hughes and Cliff Potts. ABSENT: Kevin Alderson and Rick Croy.
- C STAFF PRESENT: Jerry Owen, Community Development Director; Bethany Staff Present Beck, Housing Program Manager; and Chris Floyd, Secretary.
- D Bruce Hopkins moved, seconded by Michael Hughes, to approve the minutes of the Approval Of June 28, 2007, meeting, pages 005-006; motion carried 4-0. Minutes
- E Bethany Beck, Housing Program Manager, began reviewing the proposed Eligibility eligibility requirements. The Commission asked questions, which were answered Requirements by staff.

There was discussion regarding the employment of the applicant and the job market area to be considered.

Also there was discussion on the percentage of Area Median Income (AMI) to be used for the maximum gross annual household income. It was suggested that a revision be made to the sliding scale for income levels.

Another suggested revision was to the household's monthly income, to include the wording 'consider a combination of the credit score, the debit-to-income ratio and monthly expenses for both the lender and the Town.' Ms. Beck also recommended that the Town use Right of First Refusal or the right to defer it to someone else on the waiting list.

It was recommended that the proposed requirement 'Applicants must not have owned a home within the Payson town limits within the last 3 years.', be removed and included as part of the application process.

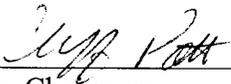
- F Bethany Beck, Housing Program Manager, gave a brief overview of the proposed Bison Homes draft narrative of Bison Homes Housing Contribution for Town of Payson's Pilot Contribution Workforce Housing Program. Ms. Beck commented that this was based on her

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conversation with Gary Martinsen, of Bison Homes, but he has not reviewed it at this time. The Commission asked questions, which were answered by staff.

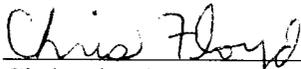
There was discussion regarding the three (3) proposed shared equity models, in the event a unit was sold. The Commission agreed that model one (1) was the one to use.

- A Bethany Beck, Housing Program Manager, asked the Commission to review the Executive Summary of the Town of Payson’s 1998 Housing Plan, the draft report from the City of Flagstaff, and the City of Cottonwood Housing Strategy. Ms. Beck stated that if there was a way to fund it, she would like to see a study done like Flagstaff. Review
Housing
Studies
- B Bruce Hopkins, Chairman Potts, and Michael Hughes confirmed they would attend the Governor’s Housing Forum in September. Housing
Forum
- C Several items were suggested for the next agenda. The next meeting is scheduled for August 23, 2007. Next Meeting
- D With no further items on the agenda, Chairman Potts adjourned the Housing Advisory Commission meeting at approximately 4:55 p.m. Adjournment



 Cliff Potts, Chairman

9-27-07
 Approved



 Chris Floyd, Secretary