

TOWN OF PAYSON
HOUSING ADVISORY COMMISSION
MINUTES OF THE PUBLIC MEETING
MARCH 27, 2008

- A Chairman Hopkins called the duly posted public meeting of the Housing Advisory Commission to order at 3:05 p.m. in the Community Development Conference Room. Meeting Time & Place
- B MEMBERS PRESENT: Nancy Mullikin; Rick Croy; Mike Foil; Bruce Hopkins; Michael Hughes; and Cliff Potts. One vacancy. Roll Call
- C STAFF PRESENT: Bethany Beck, Housing Program Manager; and Chris Floyd, Secretary. Staff Present
- D OTHERS PRESENT: Barbara Smallwood, Martina Kuehl, Andy Hooten, and Pete Aleshire. Others Present
- E Michael Hughes moved, seconded by Mike Foil, to approve the minutes of the February 28, 2008, meeting, pages 23-25; motion carried 6-0. Approval of Minutes
- F Ray Erlandsen, Zoning Administrator, handed out a memo regarding Accessory Dwelling Units. He stated that currently in the UDC there is a provision for guest quarters for non-paying guest or servants. He commented that the Planning and Zoning Commission was looking to amend the guest quarter section of the UDC and wanted more information, which is leading to research being done on Accessory Dwelling Units. If the UDC is amended this could allow rental units in certain circumstances. Mr. Erlandsen noted that a study group was being formed and asked if one or two members of this Commission would like to be part of that group. Public Comments
- Cliff Potts advised everyone that there was a Community Emergency Preparedness Fair coming up April 12, 9:00 a.m. to noon. He said just about every emergency care providers in the community would be there in a fair format to inform people on how to prepare/react in an emergency.
- G Barbara Smallwood, of Bank of America, gave a presentation regarding two (2) loan programs that she works with to help first time homebuyers. The programs are ACORN and FHA. With the ACORN program there is an income limit and is for site built homes only. The FHA program has no income limit and you can also finance a manufactured home or a singlewide unit. Loan Programs
- H Chairman Hopkins noted that staff had been asked to see if someone could come and talk to the Commission that had done a shared equity type of program. Shared Equity

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Bethany Beck, Housing Program Manager, stated that there were a number of programs that use shared equity and a lot of different models. Basically a shared equity model is any situation where an entity, or group, or a trust of some type, helps someone get into a home by sharing a portion of the equity. She also mentioned that there were also a variety of formulas. Ms. Beck stated that the more intriguing formula was the land trust but it would also be more challenging for the Town to do.

There was some discussion regarding how lenders could possibly do shared equity and the possibility of establishing a non-profit or working with an existing one for housing needs.

- A Bethany Beck, Housing Program Manager, stated that she was presenting the proposal for the housing assessment study to the Council at their meeting tonight. She felt that this study was critical to build a foundation for the Town's policy but also for the non-profit outreach. Update On RFQ

Rick Croy stated that one of the key factors with this study is that it could be a stepping-stone for potential resources that might be available.

Martina Kuehl stated that studies tend to focus on needs, and then you have to address the needs and identify resources.

There was discussion regarding what the study could potentially show as far as needs and the data sources that could be used for information.

Bethany Beck, Housing Program Manager, stated that her Council presentation for tonight would be brief but wanted to give them some history of how the need for a study evolved.

- B Bethany Beck, Housing Program Manager, stated that the Homes for Arizonans Program essentially have three (3) ways to help a homebuyer. There is a down payment/closing cost assistance program, a Mortgage Credit Certificate, and a Mortgage Revenue Bond program. She said the application process has changed. Now original documents are required and a mailing address not physical address is required. Another change was to the homebuyer education, which at one time was scheduled on a regular basis and at this time it's not. No homebuyer education classes are scheduled at this time. Ms. Beck commented that she would like someone else to do classes but the trainer would have to be HUD certified. She noted on the positive side there were non-profits in Arizona that were HUD certified and maybe that would be an option. Homebuyer Education

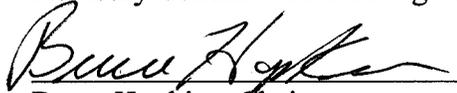
Cliff Potts felt that establishing a housing non-profit group or working with another non-profit group was important for getting homebuyer education and finding other resources for funding. One thing he is looking for from the study is what resources are available.

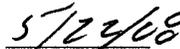
The possibility of using online training was questioned. It was noted that there were programs out there but the Department of Housing wouldn't accept them although other lenders will.

Bethany Beck, Housing Program Manager, stated that the third goal of the Commission was to educate the public.

A Several items were suggested for the next agenda. The next meeting is scheduled Next Meeting for April 24, 2008.

B With no further items on the agenda, Chairman Hopkins adjourned the Housing Advisory Commission meeting at approximately 4:20 p.m.


Bruce Hopkins, Chairman


Approved


Chris Floyd, Secretary