

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
BOCC WORKSHOP MINUTES - HHRP
JUNE 27, 2019**

PRESENT AND ACTING:

**GENE BAILEY, CHAIRMAN
EARL HUNT
JERAL HALL
SCOTT MONLYN
DANNY RAY WISE**

SARAH WILLIAMS, CLERK ADMINISTRATIVE ASSISTANT

Chairman Bailey called the workshop (held in the EOC) to order at 9:00 A.M.; CT.

Chairman Bailey announced that Calhoun County would be receiving \$5,135,000 for the Hurricane Housing Recovery Program (HHRP). Chairman Bailey stated that decisions need to be made on how the money is to be spent and the guidelines that need to be followed. Chairman Bailey went on to state that we must follow the Local Housing Assistance Plan (LHAP), but can make amendments to it. Chairman Bailey stated the County has taken Bay County's LHAP and added their strategies to our agreement on HHRP. Chairman Bailey further stated we do not have to use all the strategies that are included, but if we desire to use them they are in place. Ms. Sandy Kelly provided the board with handouts describing the HHRP strategies. Chairman Bailey stated once we have our draft agreement ready, it would be sent to the State and they would make any changes they deemed necessary. Chairman Bailey stated the County intends to add a Purchase Assistance Strategy to help home buyers buy new homes. Chairman Bailey stated the County is currently limited to awards of \$29,000 under the SHIP program and is looking into increasing this amount to \$50,000 under HHRP, but leaving SHIP at the current amount. Chairman Bailey added the County could add a strategy for Demolition/Reconstruction, Disaster Repair/Mitigation, Emergency Repair, Foreclosure Prevention, Acquisition/Rehabilitation, New Construction and Special Needs. Chairman Bailey stated Special Needs would be addressed first. Chairman Bailey stated the County could also add Rental Assistance and Rental Acquisition.

Commissioner Hunt stated he feels there would be a conflict with rental housing. Chairman Bailey responded that just because it is a strategy does not mean we have to use it.

Chairman Bailey explained SHIP currently allows 20% of funding to be used for mobile homes. Chairman Bailey stated HHRP allows 35% which would mean the County could spend \$1.7 million on buying mobile homes. Chairman Bailey stated he feels mobile home purchase would be a quicker route to take since licensed contractors are so busy. Chairman Bailey stated he received quotes on several different size mobile homes, but all would be bid and the procurement policy would be followed.

Chairman Bailey stated that he would prefer the County increase the loan repayment term from five (5) years to ten (10) years.

Ms. Sandy Kelly explained the Development/Homeownership aspect of HHRP. Ms. Kelly stated developers could buy land through this program to build homes. Ms. Kelly stated once the homes are

sold, they would repay the proceeds back to the County. Ms. Kelly stated the buyers of the homes would have to meet the HHRP requirements, and the developer must be licensed and bonded with the State. Ms. Kelly stated developers would also be able to use funds from other sources in conjunction with HHRP funds. Ms. Kelly stated HHRP would require Green Housing Standards be used on all homes built.

Commissioner Hunt asked if the homes would be built to wind code standards. Ms. Kelly answered they would be built to these standards, and the County could put other standards in the contract as well.

Ms. Kelly explained the Land Acquisitions program gives the County the ability to buy land. Ms. Kelly stated the program does not allow for land banking. Ms. Kelly stated the County must put homes on the land to meet the 75% construction requirement. Ms. Kelly stated homes must be completed and occupied within twenty-four (24) months from the close of the State fiscal year. Ms. Kelly advised the Board they could give down payment assistance if they so desired. Chairman Bailey stated down payment assistance was already available, and he would like to raise it to \$15,000. Chairman Bailey added the County can require homeowners to contribute \$15,000 to the building of a new home, or use different percentages based on income levels. Commissioner Hunt stated he feels homeowners need to make a contribution.

Commissioner Monlyn inquired about the deadline on decisions for the HHRP. Ms. Ranew answered the strategies have to be turned in by the end of June, but changes could be made until the agreement is signed. Ms. Ranew stated funds should be released in October.

Ms. Diana Woods brought up the Mossy Pond area regarding removal and replacement of existing mobile homes. Ms. Wood stated most mobile homes are earlier than 1994 and a lot of the residents are low income. Chairman Bailey responded it would be in the contract that all existing mobile homes would have to be removed by the company providing the new mobile home.

Commissioner Hunt asked about the homes that are dilapidated, but not from the storm. Chairman Bailey responded the County could use the funds to clear the property. Commissioner Hunt stated that unless a house was going back on the property he felt the County should not clear the property. Chairman Bailey stated that there would be selection criteria since funds would be limited. There was further discussion regarding clearing property.

Commissioner Hunt asked about storm damaged homes that are located on land the homeowner does not own. Ms. Kelly responded the homeowner must have a deed to the land to qualify for assistance. There was further discussion regarding non land owning homeowners.

Ms. Kelly stated the deferred payment loan is now at five (5) years. Commissioner Hunt stated he wanted it changed to ten (10) years. The Board agreed by consensus to change the term to ten (10) years. Time limits were further discussed concerning the different strategies.


Chairman Bailey discussed the challenges facing the County to find contractors that are able to complete homes before the deadline. Chairman Bailey asked Ms. Ranew to contact people knowledgeable about the HHRP to come speak at the July 2 meeting to give us advice on moving forward with this program. There was further discussion regarding the program.

Commission Monlyn read the "forgiveness/repayment" terms from the Development/Homeownership" strategy to the Board and Chairman Bailey stated the County still needs further information regarding clarification of the process of paying the developer. There was further discussion regarding developers.

The Commission discussed flood zone relocation. Chairman Bailey read from the HHRP and stated homes and mobile homes must be elevated two (2) feet above the base flood elevation and there were no exceptions to the rule. There was further discussion regarding the flood zone.

Chairman Bailey stated if all Commissioners were in consensus with the strategies discussed, the County could move forward with the strategies. Chairman Bailey stated there could be other workshops scheduled to further discuss the HHRP and make changes.

There being no further business, the workshop adjourned at 10:55 a.m., CT.



GENE BAILEY, CHAIRMAN

ATTEST:



CARLA A. HAND, CLERK

OR BOOK 17 PAGE 243