

minutes021594
BOARD MINUTES FOR 02/15/94

FEBRUARY 15, 1994

PURSUANT TO A RECESS FROM THE FEBRUARY 10, 1994 MEETING, THE BOARD OF COUNTY COMMISSIONERS, IN AND FOR WASHINGTON COUNTY, MET ON THE ABOVE DATE AT 3:00 P. M. AT THE WASHINGTON COUNTY ADMINISTRATIVE BUILDING, 711 THIRD STREET, CHIPLEY, FLORIDA, WITH COMMISSIONERS CARTER, BROCK, CORBIN, MORRIS AND TAYLOR PRESENT. DEPUTY CLERK DIANNECARTER WAS ALSO IN ATTENDANCE.

CHAIRMAN MORRIS CALLED THE MEETING TO ORDER AND STATED THE PURPOSE OF THE MEETING WAS TO MEET WITH THE SHIP COMMITTEE. THE SHIP COMMITTEE MEMBERS PRESENT WERE ALMA VANN, REDUS COGGIN, JIMMY WILSON, TED MCKENZIE AND STEADMAN CARROLL.

GUY AND BUNNIE MIDDLETON, REPRESENTING JULIAN WEBB & ASSOCIATES, THE ADMINISTRATOR OF THE SHIP PROGRAM, ADDRESSED THE BOARD ACQUAINTING THEM WITH THE NEXT THREE YEAR SHIP PROGRAM. MIDDLETON STATED HE TURNED IN A ONE YEAR PROGRAM FOR THE CURRENT FISCAL YEAR AS EVERYONE SEEMED TO FEEL BETTER TO INCH ALONG AND NOT MAKE LONG TERM COMMITMENTS; HOWEVER, IT WAS RECOMMENDED BY THE STATE TO TURN IN A THREE YEAR PLAN. MIDDLETON SAID THE STRUCTURE OF THE PLAN WAS THE SAME AS LAST YEAR.

MIDDLETON THEN WENT OVER THE STRATEGIES THE PROPOSED PLAN WOULD COVER. THE FIRST STRATEGY ADDRESSED WAS THE SETTING ASIDE OF \$150,000.00 TO BE EARMARKED FOR HOUSING PURCHASE ASSISTANCE IN THE SHIP PLAN. THIS WOULD ASSIST ELEVEN FAMILIES WITH HOUSING WITH THE AVERAGE GRANT BEING \$13,636.00. THE PLAN WOULD GIVE LARGER PERCENTAGES IN LOWER GROUPS WITH THE AVERAGE GRANT OF HOUSES \$35,000.00 TO \$50,000.00 GETTING GREATER PERCENTAGES OF MARKET VALUE THAN THOSE \$50,000.00 AND UP.

COMMISSIONER MORRIS SAID HE THOUGHT THE PROGRAM WAS TO HELP YOUNG PEOPLE GET STARTED AND HE DIDN'T FEEL PEOPLE AFFORDING OVER A \$50,000.00 HOME NEEDED HELP. COMMISSIONER CARTER QUESTIONED THE ACTIVITY OF THE PAST YEAR SO A COMPARISON COULD BE MADE. MIDDLETON GAVE AN ACCOUNTING OF THE ACTIVITIES OF THIS YEAR'S PURCHASE ASSISTANCE PLAN.

DISCUSSION WAS HELD ON APPLICANTS NEEDING ASSISTANCE BUT NOT BEING ABLE TO QUALIFY DUE TO THEIR CREDIT HISTORY AND THE DEBT INCOME RATIO USED BY THE BANKS TO DETERMINE AFFORDABILITY. MIDDLETON SAID THE GUIDELINES ARE SET BY LAW. TED MCKENZIE, PRESIDENT OF FIRST UNION BANK, STATED 38% OF A PERSON'S INCOME CAN GO TO DEBT ON A HOUSE; AND YOU DON'T GET TO THE CREDIT SIDE UNTIL YOU GET WITHIN THE INCOME SIDE.

THE SHIP COMMITTEE RECOMMENDED A HIGHER PERCENTAGE OF UPFRONT MONIES. COMMISSIONER CARTER OFFERED A MOTION, SECONDED BY COMMISSIONER CORBIN AND CARRIED TO RAISE THE LIMIT OF UPFRONT MONIES FOR HOUSING PURCHASE ASSISTANCE TO A RANGE OF \$15,000.00 TO \$18,000.00 GIVING THE LATITUDE TO GO UP TO THE SHIP COMMITTEE. WILSON SAID THE SHIP COMMITTEE NEEDS TO SET IT UP SO THE \$18,000.00 WOULD GO TO THE VERY LOW INCOME.

MIDDLETON SAID THE PROPOSED PLAN CALLED FOR \$51,500.00 TO BE SPENT FROM THE SHIP MONIES FOR EMERGENCY REPAIRS WITH \$10,000.00 BEING THE MAXIMUM AMOUNT PER APPROVED APPLICANT. HE ADVISED LAST YEAR \$50,000.00 WAS SET ASIDE FOR THIS PROGRAM WITH \$5,000.00 BEING THE MAXIMUM AMOUNT PER APPROVED APPLICANT. COMMISSIONER BROCK ASKED WHAT WERE THE QUALIFICATIONS TO PARTICIPATE. HE WAS ADVISED THE OWNER MUST OCCUPY THE HOUSE, MUST MEET VERY LOW INCOME GUIDELINES, NO REPAIRS MAY HAVE BEEN DONE ON THE STRUCTURE BY ANY GOVERNMENT OTHER THAN WEATHERIZATION AND THE MAXIMUM AMOUNT OF WORK NEEDED MUST NOT EXCEED 75% OF THE UNITS ASSESSED VALUE. MIDDLETON WAS ASKED IF THERE WERE MANY APPLICANTS WHO APPLIED. MIDDLETON ADVISED THE BOARD THERE WERE ENOUGH APPLICATIONS TO LAST THE NEXT THREE YEARS. COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER TAYLOR AND CARRIED TO RAISE THE MAXIMUM LIMIT FROM \$5,000.00 TO \$10,000.00 FOR EXISTING REHABS (REFERRED TO BY MIDDLETON AS EMERGENCY REPAIRS) GIVING THE COMMITTEE THE RIGHT TO DETERMINE THE AMOUNT NEEDED.

MIDDLETON ADVISED THE BOARD TRI-COUNTY COMMUNITY COUNCIL WAS REQUESTING \$15,000.00 IN SHIP DOLLARS TO LEVERAGE A \$30,000.00 HOUSING PRESERVATION GRANT FROM FHA. THE SHIP COMMITTEE HAS MADE NO RECOMMENDATION ON THIS ISSUE. WEBB SAID THIS PROGRAM WAS ALMOST IDENTICAL TO THE CDBG REHAB, WITH APPLICANTS HAVING TO QUALIFY UNDER LOW, LOW INCOME. COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER BROCK AND CARRIED TO AUTHORIZE THE EXPENDITURE OF \$15,000.00 FROM THE

SHIP MONIES TO TRI-COUNTY COMMUNITY COUNCIL PROVIDING TRI-COUNTY GETS THE \$30,000.00 MATCHING GRANT FUNDS FROM FHA AND IF GRANT MONIES ARE NOT RECEIVED THE \$15,000.00 WILL BE PUT BACK INTO THE SHIP PROGRAM, WITH TRI-COUNTY AGREEING TO ADHERE TO THE SHIP GUIDELINES AND AGREEING FOR THE SHIP COMMITTEE TO DO THE REVIEWING OF ALL APPLICANTS. MIDDLETON SAID HE WOULD WRITE BETTY SLAY OF TRI-COUNTY COMMUNITY COUNCIL A LETTER ADVISING HER OF THE BOARD'S ACTION AND ADVISE HER IF THIS IS NOT SATISFACTORY, TRI-COUNTY SHOULDN'T APPLY FOR THE GRANT.

MIDDLETON THEN ADVISED THE BOARD THE COUNCIL ON AGING WAS RE-QUESTING \$3,500.00 FOR TRAINING IN THE HOMES FOR THE ELDERLY ON HOW TO PRESERVE WHAT THEY HAVE. THEY WOULD ALSO ASSIST SHIP IN GETTING ADDITIONAL NAMES OF THE ELDERLY. COMMISSIONER BROCK OFFERED A MOTION, SECONDED BY COMMISSIONER CORBIN TO GIVE \$3,500 OF SHIP MONIES TO THE COUNCIL ON AGING FOR HOME OWNERS EDUCATION FOR THE ELDERLY. JIMMY WILSON STATED HIS OPPOSITION FOR THIS EXPENDITURE SAYING IT WAS A WASTE OF MONEY. THE MOTION CARRIED WITH COMMISSIONER MORRIS OPPOSING.

MIDDLETON THEN ADVISED THE BOARD \$5,000.00 WAS REQUESTED FOR EXTENSION SERVICE FOR THE HOUSING PURCHASE EDUCATION PROGRAM AND SAID MS. JUDITH CORBUS WOULD BE DOING THIS PORTION OF THE SHIP PROGRAM. COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER CARTER AND CARRIED TO AUTHORIZE THE EXPENDITURE OF \$5,000.00 FOR THE HOUSING PURCHASE EDUCATION PROGRAM.

MIDDLETON SAID THE PROPOSED PLAN CALLED FOR \$20,000.00 FOR CONSULTANT FEES AND \$5,000.00 FOR ADMINISTRATIVE AND AUDITING FEES. THE \$25,000.00 IS 10% OF THE SHIP MONIES WITH 8% GOING TO THE CONSULTANT AND 2% GOING TO THE COUNTY FOR ADMINISTRATIVE FEES AND AUDITING FEES.

COMMISSIONER CORBIN OFFERED A MOTION, SECONDED BY COMMISSIONER CARTER TO AUTHORIZE THE SUBMITTAL OF THE THREE YEAR PLAN FOR THE SHIP PROGRAM. DEPUTY CLERK CARTER ASKED IF THE BOARD NEEDED TO TAKE SEPARATE ACTION ON EACH ITEM MIDDLETON ADDRESSED OR IF ALL OF THESE ITEMS MIDDLETON ADDRESSED WAS THE SHIP PLAN. MIDDLETON ADVISED THE ITEMS HE ADDRESSED WAS BASICALLY THE THREE YEAR SHIP PLAN. THE MOTION CARRIED UNANIMOUSLY.

MIDDLETON THEN ADVISED THE BOARD THERE WERE TWO VACANCIES PRESENTLY ON THE SHIP COMMITTEE, BOTH BEING GENERAL POPULATION VACANCIES. COMMISSIONER BROCK SAID HE HAD MADE A RECOMMENDATION FOR GERALD RICHTER, COUNTY BUILDING INSPECTOR, TO FILL ONE OF THESE VACANCIES. THERE WAS AN APPEARANCE OF CONFLICT AS RICHTER WAS BUILDING INSPECTOR FOR THE COUNTY BUT IT HAS BEEN DETERMINED THERE WAS NO LEGAL CONFLICT.

COMMISSIONER CARTER OFFERED A MOTION, SECONDED BY COMMISSIONER CORBIN AND CARRIED TO ADJOURN. ATTEST: _____

CLERK

CHAIRMAN

ATTEST: _____

DEPUTY CLERK

END OF MINUTES FOR 02/15/94