TOWN OF PAYSON
HOUSING ADVISORY COMMISSION
MINUTES OF THE PUBLIC MEETING
DECEMBER 10, 2008

A	Chairman Hopkins called the duly posted public meeting of the Housing Advisory Commission to order at 3:02 p.m. in the Community Development Conference Room.	Meeting Time & Place
B	MEMBERS PRESENT: Deborah Burzynski; Mike Foil; Bruce Hopkins; and John Wakelin and Cliff Potts (arrived late). ABSENT: Nancy Beeler and Donna Baade.	Roll Call
C	STAFF PRESENT: Ray Erlandsen, Acting Community Development Director; Sheila DeSchaaf, Planner II; and Chris Floyd, Secretary.	Staff Present
D	Mike Foil moved, seconded by John Wakelin, to approve the minutes of the September 25, 2008, meeting, pages 34-35; motion carried 4-0.	Approval of Minutes
E	Martina Kuehl, consultant for study, gave an overview of the housing study. The Board asked questions during the review, which were answered by the consultant. Some of the data included; vacancy/occupancy rates, estimated seasonal units, investors/investment property, housing stock, type of housing units, vacant land ownership, land classification by acres, developable vacant and developed acres by zoning districts 2008, housing and rental affordability, vacant land sales, home sales, auction/reo properties by repossession and market value amounts, median household income, sources of income, projections based on moderate growth, housing value by owner income, household income and renting, estimated households by income category projected out to 2023, estimated tenure by income category renters/owners projected out to 2023, estimated owner units needed by income category, housing unit types by age of householder, renter cost burden by age of householder, age of householder and housing units built before 1980, households in poverty by householder age and tenure, type of owned units by household size, type of rented units by household size, family types, primary industries in 2000, primary occupations-median wages & percent of area median income 2007, primary occupations-rental affordability & subsidy eligibility 2007, primary occupations-purchase affordability & subsidy eligibility 2007, two-earner households-home purchase choices-September 2008, the future and workforce housing, median income and housing affordability for growing occupations.	Report On Housing Needs Assessment Study

Ms. Kuehl stated that she concluded there were five (5) primary conditions which are:

1. The population is aging, and will require alternate housing choices and/or

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services and support to age in place.

2. The workforce and families have limited housing options. Maintenance of current prices/values is dependent upon outside investment.
3. Single-person and very-low income households have limited housing choice.
4. Housing variety is limited.
5. Local capacity and leadership to address housing conditions are not coordinated.

For each condition, a suggested goal was developed.

Ms. Kuehl gave the Commission a handout which were the conditions and suggested goals she discussed, with possible strategies. She asked the Commission to review and return to her their comments/suggestions.

A The next meeting is tentatively scheduled for January 14, 2009, at 8:00 a.m. Next Meeting

B With no further items on the agenda, Chairman Hopkins adjourned the Housing Advisory Commission meeting at approximately 5:13 p.m. Adjournment

Bruce Hopkins, Chairman

3-19-09
Approved

Chris Floyd, Secretary