

**PLANNING and ADMINISTRATION COMMITTEE
MINUTES
JULY 28, 2009**

The Planning and Administration Committee met on Tuesday, July 28, 2009 in the Committee Room, located on the second floor of the Administration Building beginning at 1:10 p.m. Mr. Davis, Committee Chairman, presided.

Members Attending:

George H. Smokey Davis, Chairman	William C. Billy Derrick
William B. Banning, Sr.	M. Todd Cullum
Debra B. Debbie Summers	

Absent:

*John W. Carrigg, Jr., V Chairman

*Mr. Carrigg was not present during the meeting.

Also attending: Katherine Hubbard, County Administrator; Joe Mergo, Deputy County Administrator; Larry Porth, Finance Director/Assistant County Administrator; other staff members, citizens of the county and representatives of the media.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, and posted on the bulletin board located in the lobby of the County Administration Building.

HOME Investment Partnerships Program (HOME) - Community Housing Development Organization (CHDO) Project (Goals 1,3) - Community Development - Ayesha Driggers, HOME Program Administrator - Ms. Driggers presented information on the HOME Investment Partnerships Program (HOME). She reported Carolina Community Development Corporation (CDC) has been selected as the County's Community Housing Development Organization (CHDO) based on HUD guidelines and the Request for Qualifications (RFQ) process. Carolina CDC will receive \$200,000 from the HOME Program and they will contribute \$44,390 towards the project for a total budget of \$244,390. The funds will allow CDC to build and sell two affordable housing units near Fish Hatchery Road for individuals eligible under the HUD guidelines. In answer to the Committee's questions, staff explained that eligible applicants are not required to be County residents. The purpose of the program is to create affordable housing stock within a jurisdiction and HUD's guidelines do not stipulate that an individual reside in that jurisdiction prior to relocating to that area. Staff requested to check with HUD to recommend requiring applicants for these homes to be Lexington County residents and research HOME program restrictions.

As outlined in the proposed contractual agreement, the CHDO is to reinvest the funds from the County for additional affordable housing purposes. Based on questions from the County

Attorney, staff has been requested to obtain a letter of clarification from HUD outlining the County's responsibility of the HOME funds provided if the funds are not reinvested by the CHDO selected by the County. Staff to clarify issues presented before funds are allocated for the program.

The Committee asked about the location chose. Ms. Driggers responded the CHDO organization chose the Fish Hatchery location based on the low-to-moderate area compatible to the house structure. This is the County's first HOME program project and since Carolina CDC has the experience, they selected the area suitable for the program. Mr. Scott said the homes do not have to be built in low-to-moderate areas; however, they do have to be made available to low-to-moderate income persons. Council has the authority to determine the location of the homes for the HOME Program.

The Lexington County Community Housing Development Organization will be presented during the afternoon session under Bids/Purchases/RFQs for Council approval. For information only, no action taken.

Approval of Minutes - Meetings of May 12 and 26, June 9 and 23, 2009 - A motion was made by Mr. Banning, seconded by Mr. Derrick to approve the minutes for the May 12 and 26, June 9 and 23, 2009 meetings as submitted.

The vote in favor was unanimous.

Old Business/New Business - Land Use Growth - None.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Judy R. Busbee
Assistant to the Clerk

George H. Smokey Davis
Chairman

Diana W. Burnett
Clerk