

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
REGULAR MEETING
August 21, 2007**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, August 21, 2007 at 10:00 a.m.** at the Carver Community Center, 101 Carver Avenue, Black Mountain.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Irene White, Chair
Dot Jones, Vice Chair
Ronald Krantz
Dawn Wilson

Absent:

Ellen Farrior
Dan Stitt

Staff present:

Rosa Hilbert, Administrative Assistant
Elizabeth Teague, Planning Director

Other (s) present:

Andy Andrews
Dave Bassett
Alderman Brown

Chair White declared a quorum present with four regular members and the meeting was duly constituted and opened for business.

II. ADOPTION OF AGENDA

Vice Chair Jones made a motion to adopt the agenda. The motion was approved unanimously.

III. ADOPTION OF MINUTES

The Commission adopted the minutes of June 19, 2007 and July 17, 2007 by consensus.

IV. OLD BUSINESS

Housing Trust Fund Structure

Elizabeth Teague, Planning Director, talked about the Housing Trust Fund draft proposal dated July 2007. The proposal came out of discussions by the Commission to create a fund that would help developers with some of the housing development costs up front, in the form of grants or loans. Discussions have included input from the City of Asheville, which has an established Housing Trust Fund. Their recommendation is the use of short-term loans for development costs rather than mortgages. Other suggestions for seed money included:

- using the money from the sale of property in the property analysis

Housing Commission Regular Monthly Meeting
August 21, 2007

- adding an inclusionary zoning provision in the Land Use Codes Revisions to allow developers to buy out of the affordable housing component and put the money into the HTF
- request the Board of Aldermen to consider a small annual housing allocation to be included in the Town budget
- donations of money or land

The Commission recommended presenting scenarios to the Board of Aldermen concerning small business owners and community working people to illustrate household dynamics such as housing costs, salaries and affordability. Ms. Teague will secure more up to date information regarding statistics for Ingles and Kearfoot.

Dawn Wilson expressed concern that the number of parcels available is limited and the source of funds for the Housing Trust Fund will be limited. It was suggested that the large developers who are already established to contribute an initial amount of money to the Housing Trust Fund.

Ms. Teague said that she would contact the Community Foundation of Western North Carolina to see if they could assist with the management of the fund, that would be similar to the service they provide with the Community Endowment Grant projects.

Carver Community Meeting rescheduled

Ms. Teague announced that the new Parks and Recreation Director, Jim Orr, will begin his first day of employment on September 4, 2007. She asked the Commission to reschedule its special meeting regarding the Carver property to give the new director time to adjust to his new environment. She suggested a joint meeting with Parks and Recreation Department, Housing Commission and the community citizens. The Commission came to a consensus to meet in October with a specific date and time to be announced later.

2007 Summer Volunteer Group liaison work update

Chair White reported that a group of volunteers from Illinois helped with 9 or 12 homes that needed repairs. The work consisted of repairing windows, floors, gutters, and cleaning up trash. Vice Chair Jones reported that there were more projects but due to the lack of equipment, they were not completed. Alderman Brown said that the Board of Aldermen need to be aware of the work that the Housing Commission is undertaking and asked that some give an up-to-date report at the meeting. Chair White said that the local church youth groups would be involved in community repair projects.

V. NEW BUSINESS

Election of Officers

Dot Jones said that she is stepping down as Vice-Chair of the Housing Commission because of personal reasons. Irene White made a motion to nominate Ellen Farrior as Chair. Dawn Wilson made a motion to table the nomination until the next meeting because Ms. Farrior was not present. Dot Jones made a motion to nominate Irene White as Vice Chair. There were no other nominations. The Commission voted by acclamation to accept the nomination. Ms. Teague reminded the members that there is still another position available on the Housing Commission.

Housing Commission Regular Monthly Meeting
August 21, 2007

Discussion of goals, and objectives and training needs for coming year

Ms. Teague asked the members to consider any training needs that might be helpful in serving on the Housing Commission. She suggested that this topic be continued at the next meeting because not all the members were present.

Building Regulations and Minimum Housing Code revisions and recommendations to Planning Board

Ms. Teague said that the Planning Board will examine the updated draft code revisions (Chapter 7 and Chapter 8) its next meeting on August 27, 2007. She explained that enforcement of the Minimum Housing Code is largely complaint driven. The Minimum Housing Code applies to rental units and allows the Town Building Inspector to inspect the unit. If unsafe conditions are found, the inspector contacts the property owners to make the necessary corrections. The Commission discussed creating inspection fees and an implementing a schedule to follow up on complaints.

VI. STAFF/MEMBER REPORTS AND COMMUNICATIONS

The next meeting is scheduled for Tuesday, September 18, 2007 at 10:00 a.m. at the Carver Center.

VII. PUBLIC COMMENT – none

VIII. ADJOURNMENT

Dawn Wilson made a motion to adjourn the meeting at 11:45 a.m. The motion passed unanimously.

Irene White, Chair

Rosa B. Hilbert
Senior Admin. Assistant
Planning and Development