

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
November 20, 2007**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, November 20, 2007 at 10:00 a.m.** at the Carver Community Center, 101 Carver Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

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

Irene White, Chair
Ellen Farrior
Dot Jones
Ron Krantz
Dawn Wilson

Absent:

Dan Stitt

Staff present:

Elizabeth Teague, Planning Director
Rosa Hilbert, Senior Administrative Assistant

Other (s) present:

Dave Bassett, Habitat for Humanity
Joan Brown, Alderman

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

II. ADOPTION OF AGENDA

Dawn Wilson made a motion to adopt the agenda. Ellen Farrior seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Ellen Farrior made a motion to adopt the minutes of September 18, 2007 and the discussion notes of October 16, 2007. Dawn Wilson seconded the motion and it passed unanimously.

IV. OLD BUSINESS

Election of Housing Commission Vice Chair

Dawn Wilson made a motion to nominate Ellen Farrior as Vice Chair. There were no other nominations. The Commission unanimously approved the nomination.

Discussion of goals, objectives and training for coming year

Vice Chair Farrior recommended that the Commission to look at ways of monitoring low income housing in Black Mountain. It was noted that the affordable housing project behind the Carver Center is overseen by Archangel Ministries, a privately owned business. The Commission discussed:

- definitions of terms such as *affordable* and *permanent* housing;

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- Ways to retain and upgrade appearances of housing;
- Housing that fits the community neighborhood setting;
- Consider a joint meeting with the Zoning Board of Adjustment;
- Rental situations in Black Mountain;
- Consider writing articles in the Black Mountain News concerning housing options for investors and homeowners;
- Current zoning allowances;
- Joint work session with the Planning Board;
- Follow up with Sarvor Group – library property

Minimum Housing Code/ Certificate of Occupancy Requirements

Ms. Teague said that a public hearing on the Minimum Housing Code is set for the November Board of Aldermen meeting.

Housing Trust Fund Structure

The Commission discussed the mechanics and structure of a housing trust fund. Ms. Teague said that the Community Foundation of WNC is set up to administer housing trust funds, generate reports, and handle management issues for non profits funds. It was recommended that the Commission have a joint meeting with developers and realtors to discuss housing trust funds and its impact on economic development in the Town.

V. NEW BUSINESS

Mobile Homes, Park Homes, Modular Discussion and Research

The general consensus of the Commission was that the Green River Cabins, RV models were not large enough to provide the affordable housing needs in Black Mountain. The maximum usable space of the units was 400 square feet. The Commission discussed the possibility of park models in Planned Unit Developments and as part of a proposed option for “cottage” development that allows stick-built or modular housing of small footprint. The Commission determined that they would like to study modular, park homes, and manufactured homes and their role within Town zoning regulations.

VI. STAFF AND MEMBER REPORTS AND COMMUNICATIONS - none

VII. PUBLIC COMMENT – none

VIII. ADJOURNMENT

The next meeting is scheduled for Tuesday, December 18, 1007 at 10:00 a.m. at the Carver Community Center. The meeting was adjourned at 11:20 a.m.

Irene White, Chair

Rosa B. Hilbert
Senior Administrative Assistant