

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
April 15, 2008**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, April 15, 2008 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, Vice Chair
Ruth Gleeson
Dot Jones
Ron Krantz
Dawn Wilson

Staff:

Elizabeth Teague, Planning Director
Rosa Hilbert, Administrative Assistant

Other(s):

Dave Bassett
Joan Brown

Vice Chair Farrior declared a quorum present with six regular members. The meeting was duly constituted and opened for business.

II. ADOPTION OF AGENDA

Dawn Wilson made motion to adopt the agenda as written. Ruth Gleeson seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Dawn Wilson made a motion to adopt the minutes of February 19, 2008, motion seconded by Ruth Gleeson and passed unanimously.

Dawn Wilson made a motion to adopt the minutes of March 4, 2008, motion seconded by Ruth Gleeson with an addition to the minutes to include her comment about the necessity to include rental property and people in the lower income brackets into consideration when defining affordable housing.

There was no quorum for the March 18th meeting but the record includes discussion notes of that meeting.

IV. OLD BUSINESS –

1. Continuation of Discussion on recommendations for Manufactured Housing for Black Mountain: Field Trip to Western NC Manufactured Housing Association presentation on the manufactured housing industry & tour of Brickton Village – March 27, 2008.

Ruth Gleeson and Elizabeth Teague reported that they were impressed with the changes in manufactured homes. There were more options with regard to roofing systems, siding and layout. Ms. Gleeson said there is a lot that can be done to amend manufactured homes. The basic set up cost was about \$17 per square foot. Ms. Teague said the price range for manufactured homes was \$35,000 to \$180,000. She said the add-ons for the more expensive homes included porches with peaked roofs, wood siding, garden tubs, laundry rooms and appliances. The internal layout of manufactured homes has improved greatly providing a better use of space, more cabinets and storage.

The cost (including set-up) for new small single-wide homes was in the mid \$30's and the modulars ranged from \$120,000 up. The newer manufactured homes are also more energy efficient with better designs and this type housing could be incorporated in the Town. The Town zoning ordinance does not allow singlewide mobile homes on an empty lot; however, they are allowed in trailer parks. Double wide manufactured homes in the Town are treated like single family homes in the Town's zoning ordinance.

Ms. Wilson said that the expense of putting in sewer lines is a major problem with allowing single-wide mobile homes in the Town and could the Town not run more lines. Ms. Teague said that sewer is controlled by the Metropolitan Sewerage District (MSD) and that cost and resistance from property owners to allow acquisition for sewer easements are issues the Town is dealing with now. Mr. Bassett commented that land prices will go up as soon as the sewer system is there.

Ms. Brown recalled that there was a lot of controversy over allowing singlewide mobile homes in the Town; however, there is a great need for affordable housing and the Town may need to revisit the idea of allowing singlewides. Ms. Teague suggested approaching the Planning Board with an amendment to the ordinance to allow singlewides in some residential districts if there are some provisions so they can blend in.

Ruth Gleeson said that the Brickton Village tour was impressive. The one bedroom townhomes begin at \$125,000. The townhomes are 3 stories and there are no elevators. There are 4 buildings with 24 units in each building. The exterior of the buildings had a mixed façade design. Ms. Teague said the same folks who have Brickton Village have purchased the Roberts Farm property in Black Mountain; although, no plans have been submitted. The Commission pondered whether Black Mountain is ready for a Brickton Village type development.

2. Other recommendations to the Board of Aldermen
 - Consider donating the Town-owned property on Ashe Street to some type of affordable housing development if the Fire Department training area is moved to the Clevenger site.

- Consider facilitating, proposing and validating gifts of land for affordable housing. This consideration can be made known by advertising through organizations such as assemblies, council of churches, etc.

The Commission asked Ms. Teague to recommend draft language for the ordinance that addresses the allowance of small manufactured homes/cottages/park home designs in the Town for consideration by the Planning Board.

The Commission's recommendations for promoting affordable housing:

- Consider options such as requiring a certification of safety from property owners to make sure that rental houses are safe which would include a fire inspection;
- Provide recent certification of occupancy from property owners if the rental is in the section 8 program;
- Promoting or advertising the need for land for affordable housing;
- Approval from the Community Foundation to administer the Housing Trust Fund to receive donations of money and land;
- Consideration of Inclusionary Zoning;
- Black Mountain News article about what the Housing Commission and the Town is doing to implement affordable housing

Masterplan uses on the Clevenger property

Ms. Teague explained that the Clevenger property was initially purchased for the use as a Fire Department substation. In order for the Fire Department to leave the Ashe Street location, it needs to have two acres of land for a fire training facility, with portions that can be shared uses. The proposed master plan contains a two acre area adjacent to the substation that could be used as a fire training facility. She said the plan includes parameters for the community gardens, and a full size athletic field that can be divided into two fields. She noted that there is an issue with the slope on the south side of the power lines because there is a large hill. The land would need to be graded down to put in an athletic field, but on the low area where it is flat in the flood plain, there is room for a full size field but it encroaches under the Progress Energy power lines. She said if the fire training facility can be relocated to the Clevenger site, then it opens the Ashe Street property for affordable housing development.

Ms. Teague said that the Greenways Commission has hired consultants to help bring the greenway trail through the underpass and work another trail around the Clevenger site. The Recreation and Parks Department is considering a playground area, but a Habitat project will not be part of the master plan.

The Commission came to a consensus that it was not interested in developing a master plan for the Clevenger property if housing is not part of the plan. The Commission would like to follow up with the Ashe Street property if the Fire Training station is relocated to the Clevenger property.

Re-connect with Sarvor Group/Mountain Housing

Ms. Teague has not gotten a response from the Sarvor Group about development suggestions for the town-owned property next to the library.

3. AHC Homebuyer Education Class

There will be a Homebuyers Education Class on Saturday, April 26, 2008 at the Carver Community Center from 9:00 am to 5:00 pm. Applications for housing will be available on the town website.

V. NEW BUSINESS

Discussion/input Comprehensive Pedestrian Plan

Ms. Teague said the entire Comprehensive Pedestrian Plan document can be found at www.greenways.com/pages/BlackMountainFinalPlan. She said the plan addresses sidewalks, transportation, proximity of schools, etc. She encouraged Commission members to review the plan and offer input at the next meeting.

VI. STAFF AND MEMBER REPORTS AND COMMUNICATION

Ms. Teague said the Planning Board has asked Goodson Cove developers to do a community design process. There will be an informational meeting on Monday, April 21, 2008 from 6:00 p.m. to 9 00 p.m. in the Town boardroom. The meeting is open to the public. The developers encourage participation and input from the citizens about design concerns.

The regularly scheduled Planning Board meeting is Monday, April 28, 2008 at 7:00 p.m. in the Town boardroom and the meeting is open to the public. The board will hear presentation from the Goodson Cove facilitators. Input and suggestions are welcome. Ms. Teague said the purpose of the process is to come up with a consensus on a site plan that the Town feels is acceptable under which the group can be annexed. She said if an agreement cannot be reached then the developers will withdraw their request for annexation and continue with the construction.

VII. ADJOURNMENT

Dawn Wilson made a motion to adjourn the meeting at 11:45 a.m. The Commission approved the motion by consensus.

Irene White, Chair

Rosa B. Hilbert
Senior Administrative Assistant

