

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
May 20, 2008**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, May 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:

Ellen Farrior, Vice Chair
Ruth Gleeson
Dot Jones
Dawn Wilson

Absent: Irene White
Ronald Krantz

Staff:

Elizabeth Teague, Planning Director
Rosa Hilbert, Administrative Assistant

Other(s):

Dave Bassett
Joan Brown

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

Elizabeth Teague reported that Vice Mayor Sobol who serves on the Board of the Metropolitan Sewage District requested that the Board of Aldermen adopt a resolution asking MSD to allow a cost break for affordable housing. Alderman Brown requested that the Housing Commission endorse the resolution before it formally comes before the Board of Alderman at the June meeting.

Ms. Teague said that the Board of Aldermen will be appointing new commission members. Dan Stitt has resigned and there are two vacant positions on the Housing Commission. The positions have been advertized in the Black Mountain Newspaper.

Ms. Teague reported that the Planning Board's discussion about the recommendations from the Housing Commission to re-organize the residential zoning districts was positive and supportive in terms of creating density in some areas.

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Ms. Teague reported that the Town received an offer from a developer to purchase three properties and the parking lot at the intersection of State Street and Montreat Road. The Town has put an option on the old day care property on Midland Avenue in order to pursue a land-swap to relocate the Town Hall offices and the Planning and Development Department. She said there is no residential component in the planning.

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES

Dawn Wilson made a motion to adopt the minutes of April 15, 2008. Dot Jones seconded the motion and it passed unanimously.

IV. OLD BUSINESS

Manufactured Housing and Cottage Developments in Black Mountain

The Commission discussed the proposed language for consideration for the Minimum Housing Regulations to be presented to the Planning Board. Ms. Teague said the changes would include some kind of letter of safety, recent certificate of occupancy or documentation from Section 8 ensuring that the property is safe. The Commission said that this change promotes the use of manufactured housing and will address most of the problems associated with rented manufactured housing. Ms. Teague said that the current ordinance addresses non-owner occupied rental housing. Ms. Wilson pointed out that the ordinance would not cover a tenant who is renting out a room in a house or someone renting a trailer in a park where the park-owner owns the land and but the trailer belongs to the tenant.

The Commission discussed “affordable housing” being defined as a household paying no more than 30% of its annual income on housing costs. The Commission reviewed data in the Price Points considered “affordable” in the staff report. Ms. Gleeson asked that another column be included to acknowledge what the tenant’s 30% affordable mortgage would be. She said there is a correlation between price points affordability and income affordability in terms of mortgage amounts.

Dot Jones made a motion that the Commission direct Ms. Teague to forward the staff report summary of recommendations to the Minimum Housing Code to the Planning Board for consideration. Dawn Wilson seconded the motion and it passed unanimously.

V. NEW BUSINESS

Resolution of Appreciation for Dan Stitt

The Commission expressed appreciation to Dan Stitt for his service on the Housing Commission. Dawn Wilson made a motion to adopt a Resolution of Appreciation to Dan Stitt. Ruth Gleeson seconded the motion and it passed unanimously.

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MSD Resolution

The Commission voted unanimously to adopt the MSD Resolution as proposed.

VI. STAFF AND MEMBER REPORTS AND COMMUNICATION

Ruth Gleeson distributed a hand out about the NC Coalition for Responsible Lending. She said the information contained the current federal level initiative on protecting home ownership.

The Homeowners' Education Class was scheduled last month at the Carver Community Center. Ms. Teague said that no one signed up for the class. Some comments were that the registration fee was too expensive. Ms. Gleeson said the class is on hold for the time being until her department can reorganize.

VII. PUBLIC COMMENT - none

VIII. ADJOURNMENT

Dot Jones made a motion to adjourn the meeting at 11:30 A.M. Dawn Wilson seconded the motion and it passed unanimously.

Irene White, Chair

Rosa B. Hilbert
Senior Administrative Assistant