

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
January 16, 2007**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, January 16, 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
Ellen Farris
Carole McNutt
Dan Stitt
Lamar Williamson
Dawn Wilson

Absent:

Ronald Krantz

Staff present:

Elizabeth Teague, Planning Director
Rosa Hilbert, Administrative Assistant

Guest:

Dave Bassett, Habitat for Humanity

Others:

Alderman Joan Brown
Anthony N. Caudle, Town Manager

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

II. ADOPTION OF AGENDA

The Commission unanimously adopted the Agenda as written.

III. ADOPTION OF MINUTES

The Commission unanimously adopted the minutes of November 21, 2006.

Introductions

Chair White introduced and welcomed Ellen Farris to the Housing Commission. Ms. Farris said that she appreciates the humane quality of this community in the valley. She expressed that her interest in being on the Commission is to work toward finding ways to protect affordable housing.

IV. OLD BUSINESS

Reschedule discussions about Carver Center Property with key neighbors

Elizabeth Teague said the Commission has been working on analysis of town-owned properties. This study is to identify parcels for consideration for redevelopment or real estate potential to sell the property and deposit the proceeds into a Housing Trust Fund. She said the Carver Center property has been discussed and the Commission anticipates initiating public dialogue with neighbors in the community before the property was included in a report to the Board of

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Aldermen. Ms. Teague said the reasoning behind this effort was to keep communications open and avoid negativity in the community and the neighborhood. This open forum was originally planned for December but there were scheduling conflicts. She said that the Carver Center property is the top priority in the redevelopment planning.

Vice Chair Dot Jones said that personally, she did not think this was the right time for an open forum discussion about the Carver Center property. In her effort to solicit input from the community, she sensed a lot of anxiety and emotional ties connected with the redevelopment efforts at the Carver Center. Dawn Wilson recommended that the Commission hold an informal public dialogue meeting at the Carver Center to consider other town-owned properties and include discussion about the future of the Carver property rather than to single out the Carver Property and invite a small elite group of folks to speak the desires of an entire neighborhood. The Commission had discussion and came to a consensus to schedule a public community meeting. Ms. Teague said that the Commission wanted to be sure that the participants understand that the Carver redevelopment project would not include the Carver Community Center building. A specific date was not determined but the consensus was to hold schedule the meeting on Tuesday or Thursday at 6:30 p.m.

Review Town-owned properties report and next steps

Elizabeth Teague presented a power-point review of the town-owned properties.

Statement of purpose: The Housing Commission would like to work with the Black Mountain Board of Aldermen to determine if any of these parcels are suitable for redevelopment for housing or for sale on the open market as a way to generate revenue to support a Housing Trust Fund. The proceeds of which could be used to develop new housing opportunities. The Commission asked that the word, *affordable* be included in somewhere the statement.

Dave Bassett said that Habitat is interested in developing the property around the Carver Center as well as several acres of the Clevenger property. He said that both sites are favorable because of the access to sewer, water and electricity. Ms. Teague encouraged Habitat to include a sketch of proposed housing sites that can be included in the report to the Aldermen. She said that the report was not to be considered an approval or disapproval on a potential habitat project. Mr. Bassett requested that Habitat give a presentation to the Housing Commission illustrating their efforts in the past, present and future toward providing affordable housing in the area. He said that the Clevenger property could be used to demonstrate several initiatives for redevelopment.

Winterization efforts

Chair White said that the Warren Wilson College student volunteers will not return until next week. She said she would have a list of needs to give to Dave Bassett by the end of the week. Mr. Bassett said that Habitat could handle some minor winterization projects. Ms. Teague said that the Commission's initiative was to match volunteer resources with homeowners for small projects that would allow them to remain in their home.

V. NEW BUSINESS

Housing Trust Fund input

Elizabeth Teague said the Commission has not discussed the concept of a Housing Trust Fund. Irene White and Dawn Wilson will get together with Elizabeth to research ideas about forming a Housing Trust Fund in greater detail.

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Update on Downtown Development Proposal

Ms. Teague said that CitiLine ResortLine was invited to speak at the Housing Commission Meeting but they declined because there is still some question whether the project will go forward according to the last Board of Aldermen meeting.

Request from Carole McNutt – Town Hall properties & Housing

Carole McNutt said that Alderman White recommended that the downtown project be included on the Housing Commission's agenda for discussion to explore what the feelings are about the project. Dawn Wilson said that CitiLine talked about including workforce housing. Elizabeth Teague said that workforce is median income levels, not low income. She said that median income in Black Mountain is below Buncombe County and City of Asheville income levels. CitiLine reported that its development costs would allow the units to be sold at approximately \$189,000 per unit.

Town Manager, Tony Caudle addressed the Commission briefly to respond to questions about the downtown project. Mr. Caudle said that CitiLine has chosen to back out of the downtown development project. He said the specific reasons have not been disclosed but an article will be in the Black Mountain News.

VI. STAFF/MEMBER REPORTS AND COMMUNICATIONS

Vice Chair Jones said that the Spiritual Progressives (support group) had an agenda item at their meeting concerning affordable housing possibilities in Black Mountain. Ellen Farrior commented that the Spiritual Progressives is a group that wants to be active in providing volunteers to assist with affordable housing needs. Ms. Teague commented that community support will be greatly needed when the Housing Commission gives its final report about town-owned properties. Carole McNutt reported that she and Ellen met with Philippe Rosse of the Affordable Housing Coalition in Asheville. Ms. Teague said she is in the process of arranging for Mr. Rosse to speak to the Housing Commission. She said that the Commission could approach the Board of Aldermen to request funding to create another up-to-date report of housing statistics.

VII. PUBLIC COMMENT – none

VIII. ADJOURNMENT

The Commission adjourned by consensus at Noon.

Irene White, Chair

Rosa B. Hilbert, Senior Administrative Assistant