

**TOWN OF BLACK MOUNTAIN  
HOUSING COMMISSION  
MINUTES OF REGULAR MEETING  
December 18, 2007**

---

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, December 18, 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:

Ruth Gleeson  
Ron Krantz  
Dot Jones

Absent:

Irene White  
Ellen Farris  
Dan Stitt  
Dawn Wilson

Staff present:

Elizabeth Teague, Planning Director  
Rosa Hilbert, Senior Administrative Assistant

Other (s) present:

Dave Bassett, Habitat for Humanity  
Keith Levi, Habitat for Humanity  
Joan Brown

There was not a quorum at this meeting, but members in attendance held a discussion concerning the Habitat proposal:

Copies of an email report dated December 06, 2007 from Keith Levi about the Clevenger Development was distributed to the Commission (attached). Ms. Teague said the attachment also included NC General Statutes allowing local governments to contract private entities for public purposes and to allow towns to sell property for public purpose as specified.

Mr. Levi said that Habitat is advocating a land-swap because it is apparent that the cost with the development of the lots and the cost of the land will balance out. He said that Habitat will do the water, sewer and power if the Town will donate the area for the lots. Included in the report are recent appraisals of three and four bedroom houses to assist in the calculation of property tax returns for the town following the completion of the houses. Mr. Levi said that he is confident that between the tax income and the value of added infrastructure, the Town's interest would best be served through the donation of a portion of the Clevenger Property to Habitat for the construction of affordably priced work force houses.

Discussion included the need to integrate the Habitat Plans into a larger Master Plan of the area in order to balance uses and impacts of the proposed development, the community garden area, the road and parking, and other future uses of the Clevenger site. The group also discussed relocating the high-tension power lines near the proposed home sites; proximity of the development to the interstate; environmental issues; other locations in the Town for housing; and proposed greenway trails.

The Commission members in attendance endorsed the Habitat project and requested an email poll of the members not present to confirm their approval of the recommendation and ask the Board of Aldermen to

Housing Commission Regular Monthly Meeting  
December 18, 2007

consider taking action at its February, 2008 meeting. Ms. Teague summarized the Commission's discussion that the Town would be asked to donate the property based on the appraisals in exchange for property to be used for the purpose of creating affordable or "workforce" housing by Habitat and the installation of utilities on site, with the Town being responsible for coordinating right-of-way access if required.

Ruth Gleeson said that December 21, 2007 is Homeless Persons' Memorial Day. There will be a memorial service at 4 pm, community dinner at 5 pm, and at 6 pm, the First Baptist Church in Asheville will open its doors to people who would otherwise be sleeping outside. She said that volunteers are needed and contact information on the flyer.

The discussion concluded at 11:15 a.m.

---

Irene White, Chair

---

Rosa B. Hilbert  
Senior Administrative Assistant