

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

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

Absent:

Dan Stitt

Others present:

Dave Bassett
Joan Brown

Staff:

Elizabeth Teague, Planning Director
Rosa Hilbert, Administrative Assistant

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

II. ADOPTION OF AGENDA

Chair White said that Doug Brock is unable to attend this meeting and has asked to be on the February agenda. Chair White asked that the Housing Trust Fund topic be moved to the second item for discussion under Old Business. Dawn Wilson made a motion to adopt the agenda with the changes noted. The motion was unanimously approved.

III. ADOPTION OF MINUTES

Dawn Wilson made a motion to adopt the minutes of November 20, 2007. The motion was unanimously approved. The minutes of December 18, 2007 (discussion notes – no quorum) was approved by consensus.

IV. OLD BUSINESS

Habitat Project consideration/possible recommendation to the Board of Aldermen

Elizabeth Teague reported that the Habitat Project will be discussed at the Board of Aldermen Retreat on January 16, 2008.

Housing Commission Regular Meeting
January 15, 2008

Ruth Gleeson distributed research information related to electro magnetic fields and the impact on the health of young people living under/near power lines. There is one lot that touches the power lines in the Clevenger Habitat Project; however, Keith Levi said it is doubtful that the power company would move the power lines. He said that Habitat has built other projects in the vicinity of power lines and have not had a problem. Ms. Gleeson expressed concerns about the power lines on the property and feels that they would also affect the resale of property in the future. Dawn Wilson pointed out that the resale of property, particularly, in The Settings and Cheshire Village where the same power lines run through the middle of the development, is not affecting the sale or resale of property. Dave Bassett said that Habitat has examined all the data and concluded that the regulations by the power companies and the cities are sufficient to ensure safety. The Commission discussed pursuing a phase 1 environmental study of the Clevenger site before the project comes before the Board of Aldermen.

Ellen Farnior made a motion to request the Board of Aldermen donate the Clevenger property based on the appraisal in exchange for the property to be used for the purpose of creating affordable or workforce housing by Habitat for Humanity and the installation of utilities on-site contingent upon:

- a) creating a formal master plan of the Clevenger property to accommodate future uses in conjunction with the Habitat project
- b) Completing an environmental study funded by the Town, if the Town desires

Dawn Wilson seconded the motion and it passed unanimously.

Ms. Teague said the Mayor asked the Commission to examine the property located on Rocky Branch where the Town owns seven acres. The property is near a water tank off of Sky High Drive. The Commission discussed this area previously but decided that it would be unsuitable because it is segregated from the Town and the community because of its location. The Commission discussed concerns about protecting the ridge top and whether the Town wanted to maintain a housing development project on the top of Old Toll Road. The property is considerably steep, and access would be difficult, particularly for school busses. The Commission members came to a consensus that this property would not be feasible for a Habitat project. The Commission recommended selling the property and using the funds as seed money in a Housing Trust Fund.

Establishment of a Housing Trust Fund

The Commission discussed management options for a Housing Trust Fund and recommended that it offer small short-term loans to help developers with start out costs. Loans would not be made to homebuyers.

Dawn Wilson made a motion that a formal request be made to the Board of Aldermen that the Housing Commission establish a Housing Trust Fund with a goal of seeking ways to seed the trust fund including selling town parcels and other ways with local control in conjunction with the Community Foundation. It was recommended that the motion include the Town parcels in the floodplain. Ron Krantz seconded the motion and it was unanimously approved.

Housing Commission Regular Meeting
January 15, 2008

Continuation of Manufactured Housing Discussions - highlights

- Green River Cabin Park Models - 400 square feet of living space
- Mobile Homes are considered personal property and very affordable
- Modular Homes must pass all regulations as stick-built homes, more expensive than mobile homes
- Compile a list of zoning issues; recommend zoning to allow more manufactured housing; recommend town incentives;
- Education seminar targeting investors, developers, property managers, mobile home manufacturers, and landlords
- Develop education program addressing zoning, financing, legal issues, buyers issues, energy efficiency
- Coordinate a meeting between, bankers, developers, product representatives to familiarize each other with different types of housing available

The Commission agreed to consider a special meeting dedicated to Manufacturing Housing and invite outside speakers to discuss manufactured housing, and modular housing opportunities and invite Planning Board members. Doug Brock, local investor and board member, will address the next meeting regarding set back and zoning issues.

V. NEW BUSINESS

Mr. Brock is scheduled to speak at the next Housing Commission Meeting.

VI. PUBLIC COMMENT - none

VII. STAFF AND MEMBER REPORTS/COMMUNICATIONS

Ms. Teague reported that Mountain Housing Opportunities will start a project off Central Avenue. Interested parties should contact MHO for information. The Goodson Cove Project will be reviewed by the Planning Board in a Special Meeting on January 22, 2008 and forwarded to the Board of Aldermen in February. The Chapman's Cove, and Phillips Farm subdivision will be discussed at January 28, 2008 Planning Board meeting. Dawn Wilson reported that Ark Angels rental properties behind the Carver Center are on the market.

VIII. ADJOURNMENT

The meeting adjourned by consensus at 11:30 am

Irene White, Chair

Rosa B. Hilbert
Senior Administrative Assistant

Housing Commission Regular Meeting
January 15, 2008