

Jackson County Housing Committee

Minutes

February 25th, 2019

9:00 a.m.

Conference Room A-227, Justice and Administration Center

| Members | Present | Absent | Members | Present | Absent |
|----------------|---------|--------|--------------|---------|--------|
| Michael Poston | X | | Patsy Davis | X | |
| Heather Baker | X | | Dan Harbaugh | X | |
| Rich Price | | X | | | |

Staff Present

Caroline LaFrienier

Call to Order

The meeting of the Jackson County Housing Committee was called to order at 8:59 a.m.

Approval of the Agenda

4c. Fair Housing Plan was added to the agenda so that staff could give the Committee an update on the Fair Housing survey. Heather Baker made a motion to approve the agenda as amended. Patsy Davis seconded the motion and it passed unanimously.

Approval of the Minutes

Heather Baker made a motion to approve the minutes as presented. Dan Harbaugh seconded the motion and it passed unanimously.

Housing Trust Fund (HTF) Draft

The Housing Committee discussed tenant selection plans that are HUD compliant. The Committee requested that staff bring the HUD compliance requirements to the next Housing Committee meeting. The Housing Committee also discussed the interest rate and loan repayment section of the HTF. Planning staff agreed to research interest rates as they pertain to local governments and discuss interest rates with the North Carolina Housing Finance Agency.

The Housing Committee will serve as the Selection Committee when individuals or developers apply for funding through the HTF. The Housing Committee discussed the need for a "Conflict of Interest Statement" to read at the beginning of Selection Committee meetings as a reminder to members that they may need to recuse themselves if they have a conflict of interest. TWSA and Mountain Projects both have statements that could be used as examples.

In Section VIII Application Process of the HTF, there is a requirement of the applicant to conduct a market analysis to determine housing deficit. The Housing Committee discussed also requiring the applicant to make a statement in their application of how they plan to utilize the information found in their market analysis.

Housing Study

Rich Price will have an update on the Housing study at the March meeting of the Housing Committee.

Fair Housing Plan


A survey has been developed to gather input and increase awareness of Fair Housing laws in Jackson County. The link to the survey was emailed to Housing Committee members for them to distribute, as well as the local newspapers. The survey link was also placed on Facebook and emailed to the Fair Housing Stakeholders. Once the survey is complete, the Fair Housing Plan will be drafted by staff and goals will be developed to address the impediments to fair housing identified and further fair housing in Jackson County.

Adjournment

With no further business, Dan Harbaugh made a motion to adjourn the meeting at 9:28 a.m.

Respectfully Submitted,


Caroline LaFrienier
Housing Committee Staff Member


Michael Poston
Housing Committee Chair