

Posted: April 9, 2003
Time Posted: _____
Posted By: Evelyn Baker
Witnessed By: _____

**MINUTES OF THE PUBLIC HEARING
OF THE JACKSON COUNTY
BOARD OF COMMISSIONERS
HELD ON
APRIL 8, 2003**

The Jackson County Board of Commissioners held a Public Hearing on Tuesday, April 8, 2003, at 5:30 p.m. in the Boardroom, Justice & Administration Building, 401 Grindstaff Cove Road, Sylva, North Carolina.

Present: Stacy Buchanan, Chairman
Roberta Crawford, Vice Chairman
Joe Cowan, Commissioner
Brian McMahan, Commissioner
Eddie Madden, Commissioner
Kenneth L. Westmoreland, County Manager
Evelyn B. Baker, Clerk to the Board

Chairman Buchanan called the hearing to order and stated the purpose is to receive public input on a Community Development Block Grant (CDBG) 2003 Scattered Site Housing Program for Jackson County.

Joan Stillwell, administrative assistant, gave an overview of the Scattered Site Housing Program. If the county is successful, it would receive \$400,000 for the rehabilitation of a minimum of twelve low-income homes. These owner occupied single family households shall be identified as having a minimum of three severe housing needs with incomes at or below 50% of area median income. Each house will be inspected to determine not only the severe needs, but also the feasibility of rehabilitation of the existing units. None of the dwellings can have been previously rehabilitated with CDBG funds. All the municipalities completed participation certifications and a letter of support has been received from each. The county and interested municipalities will determine how the funds are to be distributed within the county.

Each house shall be rehabilitated to Section 8 Housing Quality Standards, North Carolina Small Cities CDBG Housing, Rehabilitation Standards and North Carolina Building Code Standards. In addition, energy conservation measures will be implemented for each unit. Where necessary, modification will be made to units to provide for greater accessibility for handicapped individuals.

The Selection Committee is as follows:

County	John Wittekind
Municipality	Maurice Moody
Supportive Agency (DSS)	Bob Cochran
Supportive Agency (Environmental Health)	Mack Dendy
Citizens	Jack Farmer Richard Ginn

The CDBG financial assistance must be in the form of a loan, not a grant. CDBG loans may be deferred or low interest repayable loans. If deferred loans are used, they may be proportionally forgiven over the applicable term of recapture. A professional title search will be conducted to confirm ownership of the property and the owners must sign a deed of trust and note to secure the deferred loan. Deferred loans will be made to owner-occupants under State Guidelines as follows:

CDBG ASSISTANCE	RECAPTURE
Less than \$12,000	5 years
\$12,001 - \$16,000	6 years
\$16,001 - \$19,000	7 years
\$20,000 or more	8 years

Ms. Stillwell will be attending a seminar in Raleigh on April 9, 2003, for further information concerning this grant.

There being no further public comments, Chairman Buchanan stated this issue, pursuant to the terms of the grant, is scheduled for a second Public Hearing on May 6, 2003 at 5:30 p.m.

Commissioner Crawford moved that the hearing be adjourned. Commissioner McMahan seconded the Motion. Motion carried by unanimous vote.

Attested By:

Approved:

Evelyn B. Baker, Clerk

Stacy Buchanan, Chairman