

**MINUTES OF THE TOWN OF FRANKLIN TOWN COUNCIL
SPECIAL CALLED MEETING
November 13, 2024**

THE FRANKLIN TOWN COUNCIL held a special called meeting on Wednesday, November 13, 2024, at 9:00 a.m. in the Town Hall Board Room located at 95 East Main Street Franklin, NC.

1. CALL TO ORDER

Mayor Jack Horton called the meeting to order at 9:00 a.m. with the following members present:

Vice Mayor Stacy Guffey, Council Members: Joe Collins, Mike Lewis, David Culpepper Robbie Tompa and Rita Salain joined via video conference.

- Councilwoman Salain is unable to vote via video conference, but can participate in discussion.

2. MACON COUNTY HOUSING STUDY PRESENTATION

Patrick Bowen, Bowen National Research was in attendance and presented the Housing Needs Assessment for Macon County (Franklin/Highlands). Mr. Bowen discussed the demographic characteristics and trends, the economic conditions and trends, the existing housing stock (rental and for-sale), qualified housing gap estimates, community input, and gave recommendations for housing strategies for Macon County with a focus on the Town of Franklin.

Mr. Bowen said the total number of households in Franklin increased by 10.6% over the last 13 years and the projection for the next 5 years is another 2.5% increase, adding to the demand of housing. He discussed the household income for both renters and homeowners. He discussed the current housing supply and availability, as well as the home sales price trends. He then touched on the affordability of housing in Macon County. Next, he discussed the opportunities for development in Macon County and identified protentional developer partners. He then went over the recommendations for Macon County/Franklin: set short-term housing goals and monitor the progress, implement/modify policies, encourage development of senior housing, support housing initiatives, encourage development partnerships, develop a housing resource center, consider improving education and job training to expand labor force in construction industry, and consider implementing a market plan to attract commuters to become residents.

Councilman Collins mentioned affordable housing; low-income tax credit programs and the land/building cost of homes.

Vice Mayor Guffey asked for a list of examples/communities that have been successful. Mr. Bowen said he would and he also mentioned Asheville and their success with housing bonds.

Additional discussion was held on getting a group together to spearhead the efforts on housing options.

Mayor Horon thanked Mr. Bowen for his presentation and asked for a copy of the presentation.

3. CLOSED SESSION

Council Member David Culpepper made a motion, seconded by Council Member Robbie Tompa to enter into closed session under NC General Statue § 143-318.11(a)(5) to discuss acquisition of real property by purchase, option, exchange or lease. The motion carried unanimously. Vote: 5- 0.

Town Council returned to open session at 10:30 a.m.

Vice Mayor Stacy Guffey made a motion, seconded by Council Member Mike Lewis to cancel the contract on the property located at 144 Carolina Drive. Motion carried. Vote: 4 to 1. Councilman David Culpepper voted in opposition.

4. ADJOURN

Council Member David Culpepper made a motion, seconded by Council Member Mike Lewis to adjourn the meeting at 10:33 a.m. Motion carried. Vote: 5 to 0.

C. Jack Horton, Mayor

Nicole Bradley, Town Clerk