

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
March 16, 2010**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, March 16, 2010 at 10:00 a.m.** in the Town Hall at 160 Midland Avenue, Black Mountain, N.C.

I. CALL TO ORDER

The meeting was called to order with the follow members present:

Joanne Brannon, Chair
Connie Pruitt, Vice Chair
Jeff Hunter
Peter Vazquez

Absent:

Ellen Farrior, Secretary
Dorothy Jones
Jessie Sherrill
Dawn Wilson

Staff:

Elizabeth Teague, AICP, Planning Director
Rosa B. Hilbert, Senior Administrative Assistant

Others:

Vice Mayor Joan Brown

There was not a quorum of the Housing Commission at this meeting to conduct business.

Clerk's Notations:

November 17, 2009 draft minutes were approved at the January 19, 2010 meeting; however, there was not a quorum at that meeting (Commission to vote again to adopt).

January 19, 2010 (no quorum meeting)

February 16, 2010 minutes with cancellation and reschedule information

February 26, 2010 Special Meeting minutes

March 16, 2010 (no quorum meeting)

Business Discussions

1. Housing Voucher Program

The Commission members felt that the presentation by Mr. Goodson with the Housing Authority of Asheville about the Housing Voucher Program was excellent. The attendance was low but the meeting was well advertized in the local paper. Commission member, Dawn Wilson, who is also a realtor, sent out a notification of the meeting to the Board of Realtors renter groups.

The Commission discussed various methods of communicating to landlords that Section 8 is a positive program with advantages for landlords and ways to target tenants to educate them about the voucher process. There is no maximum allowance for rent; however; during the assessment process, the value of the rental property would be based on the market values for Black Mountain. The subsidy is a guaranteed source of income for landlords. The contract is no different from any other landlord/tenant relationship. The Commission suggested distributing the voucher brochures at local community events such as the Welcome Table or at the Swannanoa Valley Christian Ministry Office.

2. Possible re-schedule of tour with MHO

The Commission is still open to another tour date for the Mountain Housing Projects maybe in April or May.

3. Home-owner Assistance Program and work tasks for the Spring

Ms. Teague said that Warren Wilson College students would be available sometime in April to assisting with minor home repairs. The Commission discussed a workday event that would include other groups such as the high school students, and outreach community church workgroups. Staff will assist with organizing and prioritizing the homeowner's assistance list.

4. Update on Regional HOME Consortium Consolidated Plan process

Ms. Teague distributed the results from the Home Consortium survey regarding the summary of recommended housing priorities. The survey is still available on the website. When the final results are polled from the survey, there will be public meetings in each of the counties and the information will be compiled into a master report. The document identified priorities and the funding allocation that our region receives is tied to addressing the priorities. Ms. Teague said that the last time this type of survey was done, the emphasis was about home ownership and building equity and now the concern is rental housing opportunities.

5. Work Tasks for the Spring

The Commission expressed the desire to organize work groups throughout the summer to assist with minor home repairs. Ms. Teague suggested that the Housing Commission present a report and include a summary of projects and goals for the coming year to the Board of Aldermen.

II. STAFF AND MEMBER REPORTS AND COMMUNICATIONS

Ms. Teague said that the new Land Use Codes was approved effective March 15, 2010. The Town is anticipating a lot of infill and more housing opportunities. If you have any questions please call the Planning and Development Department.

Vice Mayor Brown commented about the temporary shelter at the church and said that they are working through some insurance issues. She said that the local churches and the Swannanoa Valley Christian Ministry want to offer emergency housing for the homeless, particularly when the weather is cold. She also expressed concern about the housing conditions at the Shady Brook Nursing Home and inquired whether this Commission could get involved in some way. Ms. Teague explained that the Town is aware of the situation and has done everything to make the appropriate agencies aware of the living conditions.

III. ADJOURNMENT

The meeting adjourned at 11:04 a.m.

Joanne Brannon, Chair

Ellen Farrior, Secretary

Rosa B. Hilbert, Senior Administrative Assistant\