

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
February 17, 2009**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday February 17, 2009 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:

Joanne Brannon, Chair
Ellen Farrior, Vice Chair
Ronald Krantz
Connie Pruitt
Dawn Wilson

Absent:

Ruth Gleeson
Dot Jones
Jessie Sherrill

Guests:

Joseph Quinlan, Mountain Housing Opportunities
Sadie Funderburk, Mountain Housing Opportunities

Staff:

Elizabeth Teague, Planning Director
Rosa Hilbert, Senior Administrative Assistant

Chair Brannon declared a quorum present and the meeting was duly constituted and opened for business.

II. ADOPTION OF AGENDA

Vice Chair Farrior made a motion to adopt the agenda as written. Connie Pruitt seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Connie Pruitt made a motion to adopt the minutes of October 21, 2008 with a correction noted on page 2. Vice Chair Farrior seconded the motion and it passed unanimously. Dawn Wilson made a motion to adopt the minutes of November 18, 2008. Connie Pruitt seconded the motion and it passed unanimously.

IV. OLD BUSINESS

1. Mountain Housing Opportunities updates

Joseph Quinlan with Mountain Housing Opportunities (MHO) gave a progress report of the homes on Central Avenue in Black Mountain. He said that all five residences have been framed and the anticipated completion time is May or June. MHO is currently working with the United

TOWN OF BLACK MOUNTAIN HOUSING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 17, 2009

States Department of Agriculture (USDA) for funding, and construction of another group of four homes will begin in April.

Mr. Quinlan said the ad on the local radio station and the article in the Black Mountain Newspaper generated some interest in MHO. The commission discussed other advertising options to help make the community aware of MHO programs.

Ms. Sadie Funderburk, Homeownership Coordinator, said there is an application process and the programs are income based at 80% of the median income. Applicants must have a reasonable credit score and stable employment history. She said the program also offers a first time home buyers credit through the USDA for qualified applicants.

Mr. Quinlan reported that another property in Black Mountain on Byrd Road has been purchased by MHO. He said that MHO prefers to construct four or five home sites in one specific area and finding land for this type development has been a major setback. Mr. Quinlan said they are careful to respect the existing layout of a neighborhood and not create more density than what is already there.

Mr. Quinlan said that MHO has always worked with volunteer groups in its self-help programs. The volunteers can usually assist with a project as long as they have sufficient notice. He said they are planning a bicycle/pedestrian trail at the Central Avenue development and this would be an opportunity for volunteers. Mr. Quinlan said the contact person for volunteers at MHO is David Sluder.

2. Homeowners Assistance Program tasks

Ms. Teague said that Dot Jones is the contact person for organizing volunteers to help with minor home repairs. Commission members were asked to relay any contact information about volunteers willing to help with a limited number of on-going projects in the community to Ms. Jones.

Chair Brannon asked if there were updates about the Housing Trust Fund. Ms. Teague reported that the folks with the Community Foundation are still in the process of selecting a new director and our request for assistance with organizing a Housing Trust Fund for Black Mountain is still a consideration.

V. NEW BUSINESS

Land Use Codes Process – (Planning Board and Board of Aldermen 2/23/09)

Ms. Teague said that the Planning Board is supportive of the recommendations from the Housing Commission regarding the Minimum Housing Code. The Planning Board will hold a joint meeting with the Board of Aldermen on Monday, February 23, at 7:00pm in the Public Safety Building, during their regularly scheduled meeting time. This meeting will be the first of several to allow Aldermen and Planning Board members the opportunity to discuss revisions to land use regulations and to hear public comment.

TOWN OF BLACK MOUNTAIN HOUSING COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 17, 2009

VI. STAFF AND MEMBER REPORTS AND COMMUNICATION

Ms. Teague reported that Planning and Development Services has relocated to the new Town Hall building at 160 Midland Avenue. She invited all Commission members to stop in for a visit.

Chair Brannon asked whether the census data counts types of housing. Ms. Teague said yes, and the department has received material from the Federal Government about the census. Staff will be working on identifying mobile home parks, rental units, multi-family housing, etc. She said the process will be on-going for the next year and a half.

VII. PUBLIC COMMENT - none

VIII. ADJOURNMENT

The meeting adjourned by consensus at 11:00 a.m.

Joanne Brannon, Chair

Rosa B. Hilbert
Senior Administrative Assistant