

**TOWN OF BLACK MOUNTAIN  
HOUSING COMMISSION  
MINUTES OF REGULAR MEETING  
July 15, 2008**

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The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, July 15, 2008 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:

Ellen Farris, Vice Chair  
Joanne Brannon  
Ruth Gleeson  
Dot Jones  
Ronald Krantz  
Connie Pruitt  
Jessie Sherrill  
Dawn Wilson

Staff:

Elizabeth Teague, Planning Director  
Rosa Hilbert, Senior Administrative Assistant

Other(s):

Dave Bassett – Habitat for Humanity  
Alderman Joan Brown  
Joseph Quinlan – Mountain Housing Opportunities

Vice Chair Farris declared a quorum present with eight regular members. The meeting was duly constituted and opened for business. She introduced Joseph Quinlan with Mountain Housing Opportunities and welcomed the new members to the Commission.

**II. ADOPTION OF AGENDA**

Dawn Wilson made a motion to adopt the agenda as written. The Commission unanimously passed the motion to adopt the agenda.

**III. ADOPTION OF MINUTES**

Dawn Wilson made a motion to adopt the minutes of May 20, 2008 with one correction. Connie Pruitt seconded the motion and it passed unanimously.

**IV. OLD BUSINESS**

Introduction of New Members

Dot Jones was reappointed to the Commission. Joanne Brannon, Jessie Sherrill, and Connie Pruitt were welcomed as new members of the Housing Commission.

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Summary of Goals for FY 2009

- Maintain/expand the program with the summer volunteers to assist residents in the community with minor house repairs to include the Women's Correctional Center volunteers and community church volunteers
- Re-examine town-owned property beside the public library for housing possibilities.
- Continue pursuing assurance of housing safety in rental properties with regard to the Minimum Housing Code.
- Pursue use of property on Ashe Street if the Fire Dept. Training Center is moved to the Clevenger property.
- Invite Steve Jones, Black Mountain Fire Chief, to the next Housing meeting to discuss the Ashe Street property.
- Develop a Housing Trust Fund administered by the Community Foundation.
- Follow up with Black Mountain News article on the Mountain Housing project.
- Invite Joe Quinlan to the next Town Board meeting to share what Mountain Housing Opportunities is doing in the Community.
- Re-connect with the Mayor and Mike Sobol regarding the use of property owned by Montreat and Ridgecrest Conference Centers.
- Research the availability of private land donations to the Housing Trust Fund.
- Follow up on the Dunsmore property on Old Toll Road with Mike Sobol
- Katrina Cottages (private developers) – costs, location, site plans, zoning regulations.

Ms. Teague encouraged Commission members to attend the upcoming Planning Board meeting on July 28, 2008 at 7:00 p.m. in the Town boardroom for presentation and discussion with Mr. Charlie Sparks, private developer, regarding Katrina Cottages.

Resolutions of Appreciation

The Commission unanimously adopted Resolutions of Appreciation on July 15<sup>th</sup>, 2008 for Irene White and Dorothy Jones who have served on the Housing Commission from June 2005 to July 2008. Ms. White and Ms. Jones have assisted in making the Housing Commission more aware of housing issues in the community; coordinated resources and volunteers to assist with housing repairs for the needy; faithfully attended meetings and participated fully in the Housing Commission's deliberations and discussions with enthusiasm, generous spirit, good humor; and provided valued input for consideration by the Housing Commission and the Town Planning Department and Board of Aldermen.

The Commission is grateful to Irene and Dot for their faithful and diligent service to the Commission and the people of the Town of Black Mountain.

**V. NEW BUSINESS**

Update on Mountain Housing Opportunities project on Central Avenue

Joe Quinlan, Self-Help Program Manager, with Mountain Housing Opportunities addressed the Commission. He said that Mountain Housing Opportunities is a United Way Agency and receives funds on an annual basis. He presented photos of several styles of housing available to perspective homebuyers at the Central Avenue site. There will be nine houses in this subdivision which will be built in two groups; a group of five and then a group of four. The first five families have been approved and are ready to move forward. Mr. Quinlan explained that the housing is suitable for young families as well as seniors. The sweat equity requirement allows the families to work as a team and put in 65% of the work involved in building the houses. The completion time depends on the style of the home.

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Mr. Quinlan said the residents encompass a variety of backgrounds and ethnicity. The Black Mountain project includes African American, Hispanic, and Caucasian families. He said the average mortgage range for the MHO homes in Black Mountain is \$130,000 - \$135,000.00.

Memo presented to the Board of Aldermen

Ms. Teague reported that the Board of Aldermen supports most of the recommendations from the Housing Commission. The Board asks that the Commission continue to work on the language regarding housing safety in rental properties.

Planning Board review of Land Use updates

Ms. Teague reminded the Commission that the Planning Board is continuing with updates to the Land Use Codes and encouraged members to attend the meeting on the last Monday of each month.

**VI. STAFF AND MEMBER REPORTS AND COMMUNICATION – none**

**VII. PUBLIC COMMENT - none**

**VIII. ADJOURNMENT**

Dawn Wilson made a motion to adjourn the meeting at 11:30 a.m. Connie Pruitt seconded the motion and it passed unanimously. The Housing Commission's next meeting is Tuesday, August 19, 2008 at 10:00 a.m. at the Carver Community Center.

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Ellen Farrior, Vice Chair

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Rosa B. Hilbert  
Senior Administrative Assistant