

**TOWN OF BLACK MOUNTAIN  
HOUSING COMMISSION  
MINUTES OF REGULAR MEETING  
June 16, 2009**

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The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, June 16, 2009 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 by Chair Joanne Brannon with the following members present:

Joanne Brannon, Chair  
Dorothy Jones  
Connie Pruitt  
Jessie Sherrill

Absent:

Ellen Farrior, Vice Chair  
Ronald Krantz  
Dawn Wilson

Other(s)

Alderman Joan Brown

Staff:

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

Chair Brannon declared a quorum present and the meeting was duly constituted and opened for business. Alderman Brown thanked the members of the Housing Commission for its enthusiasm and participation in discussions with the Board of Aldermen regarding the Minimum Housing Code revisions.

**II. ADOPTION OF AGENDA**

Dot Jones made a motion to adopt the agenda. Jessie Sherrill seconded the motion and it passed unanimously.

**III. ADOPTION OF MINUTES**

Jessie Sherrill made a motion to adopt the minutes of April 21, 2009. Dot Jones seconded the motion and it passed unanimously.

**IV. OLD BUSINESS**

Update on Land Use Code Process

Elizabeth Teague said that the Board of Aldermen also held a joint meeting with the Planning Board to discuss the Minimum Housing Code revisions. She said that there may not be enough votes by the Aldermen in favor of the proposed documentation of safety requirements; however, there seemed to be a consensus supporting voluntary efforts or providing a checklist to people who have or are considering managed properties or rentals.

The Commission recapped some of the past discussions and considered ways to encourage voluntary participation. Ms. Teague suggested incorporating the recommendation from Vice

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Mayor Sobol to include brochures from the State of North Carolina explaining the rights of renters and landlords. Chair Brannon said that the Letter of Safety would confirm that a rental unit has been approved by the Town Building Inspector. Achieving the Letter of Safety can be promoted as an impressive accomplishment for landlords and would attract desirable renters.

Ms. Teague said that in other discussions, the Board of Aldermen was supportive of the density bonus for affordable housing and creating a high density zoning district within certain areas of the Town. The Board was supportive of encouraging residential development in downtown areas without having any kind of residential density requirement for C-1.

Home-owner Assistance Program

Ms. Teague reported that Franklin Tate with Warren Wilson College will be coordinating teams of students during the Fall Break who are interested in doing volunteer work in and around the community. Mr. Tate asked for assistance in identifying people in the community in need of minor home repairs, yard work, painting, etc. Ms. Teague asked the Housing Commission to compile a list targeting the elderly and disabled people in Black Mountain who own and live in their homes and have no way of doing repairs themselves.

**V. NEW BUSINESS**

Information on Regional Home Consortium

Ms. Teague explained that the Town of Black Mountain participates as part of the Regional Home Consortium (RHC) group to access federal funds that are part of the Asheville Metropolitan area. The Regional Consortium Board consists of representatives from each of the counties and cities that participate. Ms. Teague is the representative for Black Mountain. She said that different housing development agencies apply to the RHC for funding. Black Mountain was allocated \$22,000 in federal funding for the region. Mountain Housing Opportunities (MHO) requested \$48,000 for assistance with the project on Central Avenue. Buncombe County gave its allocation to MHO for the Self-Help Program in Black Mountain. Black Mountain did not receive federal funds for many years because it did not have a group like MHO working the area. Ms. Teague said that MHO has a new coordinator working on a 5-year plan for housing for the region. They are seeking Housing Commissions in each jurisdiction to form committees to assist with guiding the 5-year plan through needs assessments, and analysis. She said that this would be an opportunity for the Black Mountain Housing Commission to participate in identifying what the needs are.

**VI. STAFF AND MEMBER REPORTS AND COMMUNICATIONS**

Ms. Teague said that the Monte Vista Hotel has accepted an offer from a school for a long term lease to reuse the hotel for a boarding school. The facility would house up to 60 middle school and high school aged students with Asperger's Syndrome which is a mild form of autism. The school's philosophy is to teach the students how to function socially and be independent in an urban setting. The owners have applied for a Conditional Use Permit to operate the school which is allowed under the current ordinance in the C-2 Zoning District. They have presented to the Planning Board and are scheduled for a hearing with the Zoning Board of Adjustment on Thursday, June 25, at 6:00 p.m. in the Town Hall.

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Ms. Teague said there are some long term residents at the Monte Vista who will need to relocate before the school opens. Alderman Joan Brown spoke in favor of the school because it will create 50 full time jobs, including positions for teachers support staff.

Ms. Teague said that the Board of Aldermen made its selections at the last meeting for new membership in the Zoning Board of Adjustment, Planning Board, Historic and Housing Commission. Ms. Teague said that a Resolution of Appreciation for Ronald Krantz will be on the agenda for next month.

Alderman Brown said that the Welcome Table began as a project through the Black Mountain Recreation and Parks Department. She said that when work began on the Pool, the Welcome Table was relocated to St. James Episcopal Church. The Welcome Table Board decided that they wanted this event to continue independently of the Town. St. James Church will be the location until the end of the year. She said that another church has offered its kitchen facilities if needed. The Town facilities at the Lakeview Center were not adequate for cooking and serving 150 to 200 people on a weekly basis.

**VII. PUBLIC COMMENT - none**

**VIII. ADJOURNMENT**

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

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Joanne Brannon, Chair

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Rosa B. Hilbert, Senior Administrative Assistant