

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
July 21, 2009**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, July 21, 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 with the following members present:

Joanne Brannon, Chair
Jeff Hunter
Connie Pruitt
Peter Vazquez
Dawn Wilson

Absent:

Ellen Farrior, Vice Chair
Dorothy Jones
Jessie Sherrill

Other(s)

Alderman Joan Brown
Carl Hankin

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.

II. ADOPTION OF AGENDA

The agenda was adopted by consensus.

III. ADOPTION OF MINUTES

Connie Pruitt made a motion to adopt the minutes of June 16, 2009. Dawn Wilson seconded the motion and it passed unanimously.

IV. NEW BUSINESS

Introduction and Welcome of new members

Chair Brannon introduced and welcomed the two newest members to the Commission, Jeff Hunter and Peter Vazquez. She also welcomed Carl Hankin who is a guest and interested in the Housing Commission.

Resolution of Appreciation for Ron Krantz

Chair Brannon said that Ron Krantz served on the Commission for 2 three year terms. Dawn Wilson made a motion to adopt the Resolution of Appreciation. Connie Pruitt seconded the motion and it passed unanimously.

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Regional Home Consortium RFP Scope

Elizabeth Teague said that Black Mountain is a participant in the Regional Home Consortium (RHC) and the documentation provided in the packets is a scope of work provided as part of a Request for Proposals. Several municipalities and counties combine population numbers in order to get federal funding through (HUD) Housing and Urban Development in the form of (CDBG) Community Development Block Grants. The RHC meets quarterly to review proposals from pre-designated housing development corporations. The goal is to work with the private sector and the non-profit to access federal funds to create new housing opportunities within the four county regions. Mountain Housing Opportunities is a Certified Housing Development Organization and has been active in Black Mountain in creating new housing opportunities with projects on Central Avenue and will begin another project on Byrd Road.

Ms. Teague said that every five years the RHC is required to complete a needs assessment and market study. They are asking that Housing Commissions assist with this study through identification and analysis of needs in the community. Ms. Teague suggested that the Housing Commission invite the RHC consultant to its meeting for input and to discuss what the community concerns and needs are in Black Mountain. The RHC is targeted specifically by the guidelines of the CDBG which is geared to middle to low income populations in housing. Some of the areas of concern include housing for the homeless, transitional housing, short-term rentals, housing for the elderly and disabled. The Commission discussed including the Swannanoa Valley Christian Ministry, Ministerial Association and representatives from other local agencies to participate in open dialogue with the RHC consultant.

V. OLD BUSINESS

Update on Land Use Code Process

Elizabeth Teague said that the Planning Board will meet on Monday, July 27th and anticipate making a formal recommendation to approve the draft Land Use Code. The Board of Aldermen called for a Public Hearing at its next meeting on August 10, 2009 but decided that no action would be taken at that time and hold another Public Hearing on September 14th as part of the Board meeting.

Ms. Teague said with regard to the Minimum Housing Code that the documentation for safety requirement was taken out and it is now a voluntary action.

Home-owner Assistance Program

Elizabeth Teague reported that Dot Jones and Jessie Sherrill compiled a list of needs in the community for assistance with minor home repairs, painting and yard work. This initiative began through the Commission several summers ago when groups of high school students would volunteer in the summer months to help homeowners who were not able to do maintenance of their home. The clientele has been mostly elderly or disabled homeowners. Warren Wilson College has a workday scheduled in August with two teams available to assist with some of the needs. The Commission has been successful in identifying folks in need by word-of-mouth rather than through a complicated and public application process. The goal has been to communicate with homeowners on a personal level and connect them with the appropriate resource opportunity.

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VI. STAFF AND MEMBER REPORTS AND COMMUNICATIONS

Ms. Teague reported that the Town received stimulus money to help complete the sidewalk on US Highway 70. The Greenway trail project from the back of the Primary School to Cotton Avenue was also funded. She said that currently there is stream restoration along the creek to stabilize some of the erosion and stream bank problems. She said the Town tried to get another piece of the Montreat sidewalk funded; however, there were some right-of-way issues. Ms. Teague explained that they are trying to connect neighborhoods to schools as part of the Safe-Routes to School Program. The stormwater project was funded to stabilize some erosions and drainage problems along Tomahawk Branch, the golf course and Lake Tomahawk.

Chair Brannon asked that the election officers be moved to next month's agenda.

VII. PUBLIC COMMENT

Dawn Wilson said that FHA (Federal Housing Authority) has two lending programs for residential property owners. A house that needs renovations qualifies for an FHA loan that includes the renovations with the appraisal based on the finished product, so the borrower does not have to get a construction loan and a mortgage, it can be rolled into one. She said there is a similar program for buying a home that is poorly insulated and energy in-efficient to make it efficient.

Ms. Teague said that there is funding through Buncombe County for removal of old or abandoned mobile homes. More information about it is on the Buncombe County website.

VIII. ADJOURNMENT

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

Joanne Brannon, Chair

Rosa B. Hilbert, Senior Administrative Assistant