MINUTES

Rosenwald Community Advisory Board

Thursday, October 17, 2024 - 6:00 PM
Mary C. Jenkins Community & Cultural Center

Members Present:	Pamela Holder, Co-Chair, Council Member Randy Lytle, Co-Chair Victor Foster, Citizen Member (Arrived at 6:10 pm) Susan Threlkel, Citizen Member Edith Darity, Citizen Member Rebecca Wynn, Citizen Member (Arrived at 6:10 pm) Mayor Maureen Copelof, Ex-Officio
Members Absent:	Gary Daniel, Council Member Ella Jones, Citizen Member
Staff Present:	Wilson Hooper, City Manager Paul Ray, Planning Director Denise Hodsdon, City Clerk
Guests:	Housing Assistance Corporation representatives Meg Lebeck, Susan Frady, Crystal Watkins and Sean Rose

A. Welcome & Call to Order

Co-Chair Pamela Holder welcomed everyone and called the meeting to order at 6:07 p.m.

B. Invocation

Mr. Lytle offered an invocation.

C. Certification of Quorum

Quorum was certified by City Clerk Denise Hodsdon.

D. Approval of Agenda

Ms. Holder noted that Item F. Silversteen Park Educational Signage Project needed to be removed from the agenda as it would be postponed until the next meeting. Mr. Lytle requested to add an item regarding Kitchen Fees. Motion by Ms. Threlkel, seconded by Mr. Foster to approve the agenda as amended. The motion carried unanimously.

E. Approval of Minutes from August 27, 2024.

Motion by Mr. Lytle, seconded by Mr. Foster to approve the minutes of the August 27, 2024 meeting as presented. The motion carried unanimously.

F. Housing Assistance Corporation Presentation/Discussion

The Housing Assistance Corporation (HAC) Team introduced themselves and gave an overview of what HAC does and how it intersects with the need for affordable housing. They reviewed their Home Ownership Program and how it works. They explained that approximately 50% of their work is about affordable housing building. They own 12 multi-family developments in Henderson County and have built 206 single-family homes there. They said they are excited to be in Transylvania County talking about new construction as they have done home repair in and around this neighborhood for the last ten years. HAC uses USDA backed loan programs to qualify people who wouldn't typically qualify for conventional loans. When they are building a neighborhood, they identify a piece of land in advance and then do groups of four to six homeowners at a time who work together over a period of months and put in "sweat equity" which gives them a zero-dollar downpayment on their mortgage. It starts out with a group of people who will be neighbors and they all work on each other's homes and the homes are all completed at the same time. The neighborhoods tend to be 18 to 20 houses and when the homes are completed, they each own the land and the house with a mortgage and no deed restrictions regarding resale. If people are qualifying for these mortgages, they often will qualify for additional financial aid through the North Carolina Housing Finance Agency (NCHFA) which will provide a monthly mortgage assistance. In order to receive those funds, they have to stay in the house for a 15-year period and then those funds are forgiven. If they leave the house before 15 years, they would owe back some of the investments that the NCHFA or USDA had made. The loans are targeted toward those with 80% AMI and below.

HAC is considering building a neighborhood of approximately 10 homes on the city-owned parcel on Cashiers Valley Road. They shared some of the designs of the different sized homes they build (copy attached) and asked for feedback from the committee. There was consensus that this was a great concept and for the City to continue to work with HAC.

G. Stop Sign Public Meeting

Mr. Hooper informed the Committee that the City is considering making the intersection by Silversteen Park at Mills Ave and Hillview Ave. a 4-way stop. Since the new road was built there is heavy pedestrian use of folks crossing from the parking lot to the park. Our traffic engineer has advised that that intersection is suitable for a 4-way stop, which would slow traffic and make it more comfortable for pedestrians. He said we would like to take this through our traffic calming process, and we wanted to get the Committee's thoughts before taking it to the community for public input. There was consensus that it would make that intersection safer and to proceed with the process.

H. Kitchen Fees

Mr. Lytle explained that there is an issue at the Community Center in regard to people utilizing the kitchen and not cleaning it properly after. Currently a MCJCCC board member has been cleaning and rearranging the kitchen after people have used it for events. He said the board has been trying to come up with ways to prevent the issue. People who use the kitchen are charged a $50 fee in addition to the rental fee and one suggestion the board had was to give the $50 fee to the board, and it could be given to the board member that is doing the cleaning. The board is currently paying her through their treasury. During discussion Ms. Wynn suggested that the renter's deposit be held back if the kitchen hasn't been cleaned properly. Mr. Hooper said he would need to look into this further, as there are some conditions that the city's vendors have to meet, including general liability insurance. He will bring back information at a future meeting.

I. Set Date for Next Meeting

The next meeting was scheduled for Thursday, November 21, 2024 at 6:00 p.m. at the Mary C. Jenkins Community & Cultural Center.

J. Adjourn

There being no further business, the meeting was adjourned at 7:37 p.m.

Minutes Approved: February 20, 2025

X
Pamela Holder
Co-Chair

X
Denise Hodsdon
City Clerk

HOUSING ASSISTANCE

USDA 502 Home Ownership Program:

SELF-HELP

Assist 10-13 hr/wk in a group of 2-6 on your groups home for sweat equity on a site we have.

NEW HOME

You pay full price for the home and our crew does the full build. On a site we have.

DIRECT

We package the USDA 502 Loan for you and upon approval you obtain a Realtor that will assist you in location of a home that meets USDA requirements and your Loan allowable limit within 120 days of approval.

www.housing-assistance.com

EQUAL HOUSING OPPORTUNITY

HOUSING ASSISTANCE




PROBART ST
KARLYN LN
HILLVIEW AVE
HILLVIEW CIR
HILLVIEW ST
MILLS AVE
ROUTH DR
LOCKS DR
NORTH LN
KING
CUNNINGHAM ST
FORTUNE LN
OAK AWN AVE
W MORGAN ST
CARVER ST
JORDAN LN
OAKDALE ST
JENKINS ROW
HIGHHILL CIR
DUCKWORTH AVE
ORANGE ST
CALDWELL ST
CASHIERS VALLEY RD
UNITY DR
EDNA ALLEN DR
GRISTMILL VW
LOEB DR
KEITH CT
CAROLINA AVE
WASHINGTON AVE
SILVERSTEEN DR
REEK RD

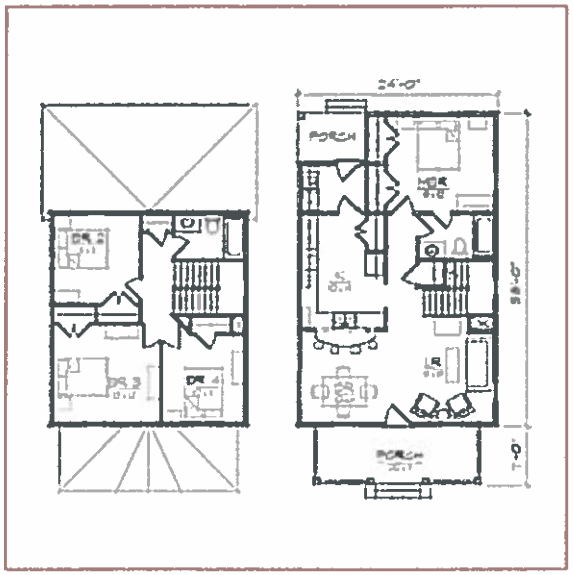
TightLines Designs

creating great places to live



Gibson III

square footage	1430 sq ft
bedrooms	4
bathrooms	2
stories	2
width	24' 0"
depth	45' 0"
1st floor ceiling height	9' 0"
2nd floor ceiling height	8' 0"
roof pitch	8/12



This two story Prairie style house of 1430 square feet features a large, open living room and a spacious kitchen with a breakfast bar that opens to the dining area. The first floor also has a separate laundry room, ample storage and a master bedroom suite. The second floor includes three bedrooms and one full bathroom. The historically inspired exterior offers a gable roof with an accent of shingles, a full front porch covered with a hip roof and gabled entry, and covered rear porch. At 24'-0" in width, it is ideally suited for a narrow lot.

*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.

www.tightlinesdesigns.com | 115 S E. Hargett Street, Suite 300, Raleigh, NC 27601 | 919 834 3600 phone

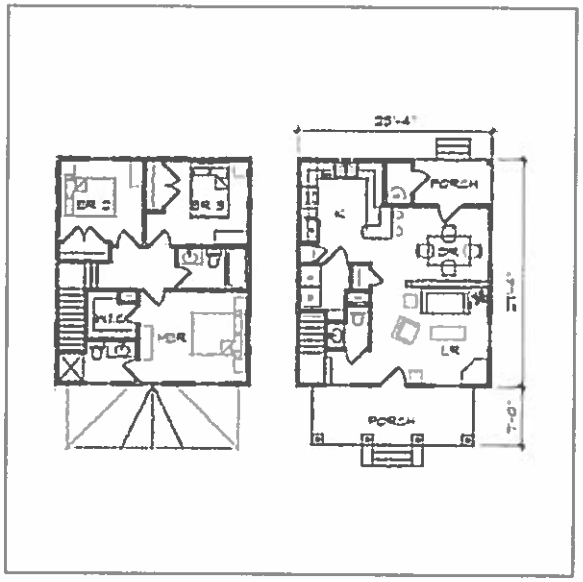
TightLines Designs

creating great places to live



Forbes I

square footage	1167 sq ft
bedrooms	3
bathrooms	2.5
stories	2
width	23' 4"
depth	34' 4"
1st floor ceiling height	9' 0"
2nd floor ceiling height	8' 0"
roof pitch	8/12



This two story Prairie style house of 1167 square feet features a large open living and dining area, spacious kitchen, private master bedroom suite, and includes a total of three bedrooms, two full bathrooms, a laundry room, a powder room and U-shaped kitchen with a breakfast bar that opens to the dining room. The Craftsman inspired exterior offers a hip roof with an accent of shingles, a full front porch covered with a hip roof and gabled entry, covered rear porch, and exterior storage room. At 23'4" ft in width, it is ideally suited for a narrow lot.

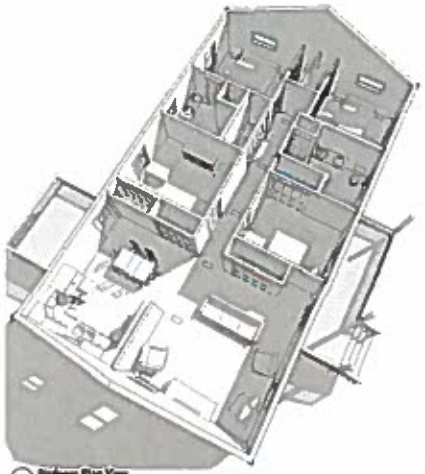
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CHESTNUT 4 BR

4 BEDROOM 2 BATH - 1493 SF

HOUSING ASSISTANCE CORPORATION



1 Birdseye Plan View



2 Front Perspective

GENERAL NOTES

IT IS THE ARCHITECTS INTENT TO PROVIDE DRAWINGS IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL ALERT THE ARCHITECT OF ANY DISCREPANCIES WITH THE CODES THAT GOVERN THIS PROJECT.

DRAWINGS PREPARED TO MEET CODE REQUIREMENTS OF THE 2018 NORTH CAROLINA RESIDENTIAL CODE.

CONTRACTOR SHALL ADHERE TO BUILDING CODE AND ALL OTHER STATE AND LOCAL REGULATIONS PERTAINING TO THE PROJECT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO FABRICATION OR INSTALLATION OF MATERIALS OR ASSEMBLIES.

GRADING AND WATER CONTROL TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO VERIFY THAT ALL SOIL AND STRUCTURAL FILL CONDITIONS MEET MINIMUM BEARING REQUIREMENT OF 2000 PSF.

DIRECTORY

OWNER

HOUSING ASSISTANCE CORPORATION
602 KANUGA STREET
HENDERSONVILLE, NC 28793
(828) 692-4744

ARCHITECT

HOMESMITH ARCHITECTURE, PLLC
224 SOUTH GROVE STREET - SUITE G
HENDERSONVILLE, NC 28792
(828) 697-5965

DRAWING INDEX

Sheet Number	Sheet Name	Print Date	Issued For Const.	Description	Current Revision Date	Current Revision Description
A1	Cover	03.08.22		Permit Set		
A2.0	Exterior Elevations	03.08.22		Permit Set		
A2.1	Floor Plans	03.08.22		Permit Set		
A3.0	Sections	03.08.22		Permit Set		
A4.0	Schedules	03.08.22		Permit Set		
A5.0	Foundation Plan	03.08.22		Permit Set		
A6.0	Electrical Plan	03.08.22		Permit Set		

$1632

HSA

HOMESMITH architecture
R. Frank Kelsch - Architect
Discovering Into Possibilities

PROJECT TITLE
THE CHESTNUT
4 BR - 1493SF
HOUSING ASSISTANCE CORPORATION
224 N. Main STREET
HENDERSONVILLE, NC 28792

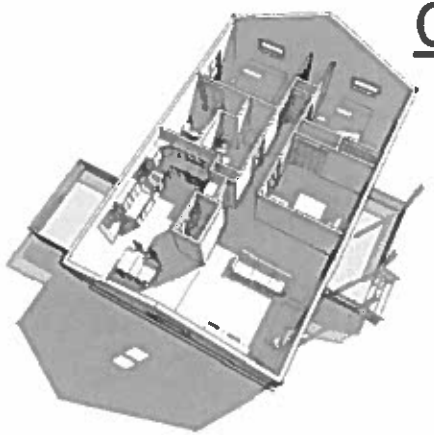
No.	Date	Description

SHEET TITLE
Cover

SHEET NO
A1

CHESTNUT-3 BEDROOM

3 BEDROOM 2 BATH - 1176 SF



1 Birdseye Plan View



2 Front Perspective

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HENDERSONVILLE, NC 28792
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ARCHITECT

HOMESMITH ARCHITECTURE, PLLC
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HENDERSONVILLE, NC 28792
(828) 697-5985

DRAWING INDEX

Sheet Number	Sheet Name	Print Date	Issued For Const.	Description	Current Revision Date	Current Revision Description
A1	Cover	05.20.20		Permit Set		
A2	Foundation Plan	05.20.20		Permit Set		
A3	Floor Plan	05.20.20		Permit Set		
A4	Plumbing	05.20.20		Permit Set		
A5	Electrical Plan	05.20.20		Permit Set		
A6	Elevations & Details	05.20.20		Permit Set		

51632

HOMESMITH architecture
R. Frank Kelch - Architect
Discovering the Possibilities

PROJECT TITLE
THE CHESTNUT
3BR - 1176 SF
HOUSING ASSISTANCE CORPORATION
214 N. KING STREET
HENDERSONVILLE, NC 28792

Issued For Construction

Revisions Schedule

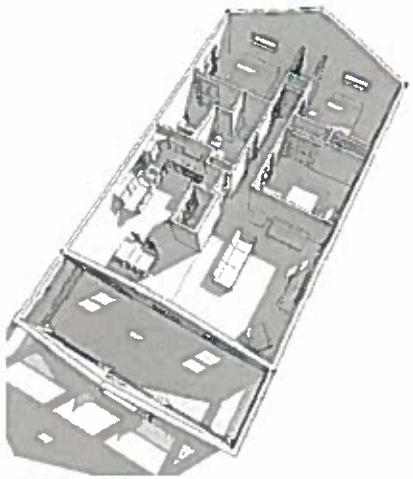
No.	Date	Description

SHEET TITLE
Cover

SHEET NO.
A1

ASH

3 BEDROOM 2 BATH - 1176 SF



1 Bird's Eye View



2 Front Perspective

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DRAWING INDEX

Sheet Number	Sheet Name	Print Date	Issued For Const.	Description	Current Revision Date	Current Revision Description
A1	Cover	01/20/22		Floor Plans		
A2	Floor & Roof Plans	01/20/22		Floor Plans		
A3	Elevations	01/20/22		Floor Plans		
A4	Sections	01/20/22		Floor Plans		
A5	Wall Section	01/20/22		Floor Plans		
A6	Schedules & Details	01/20/22		Floor Plans		

51632

HOMESMITH architecture
R. Frank Kotch - Architect

PROJECT TITLE
ASH 2022
1176 sf
HOUSING ASSISTANCE CORPORATION
214 N. KING STREET
HENDERSONVILLE, NC 28792

No.	Date	Description

SHEET TITLE
Cover

SHEET NO
A1

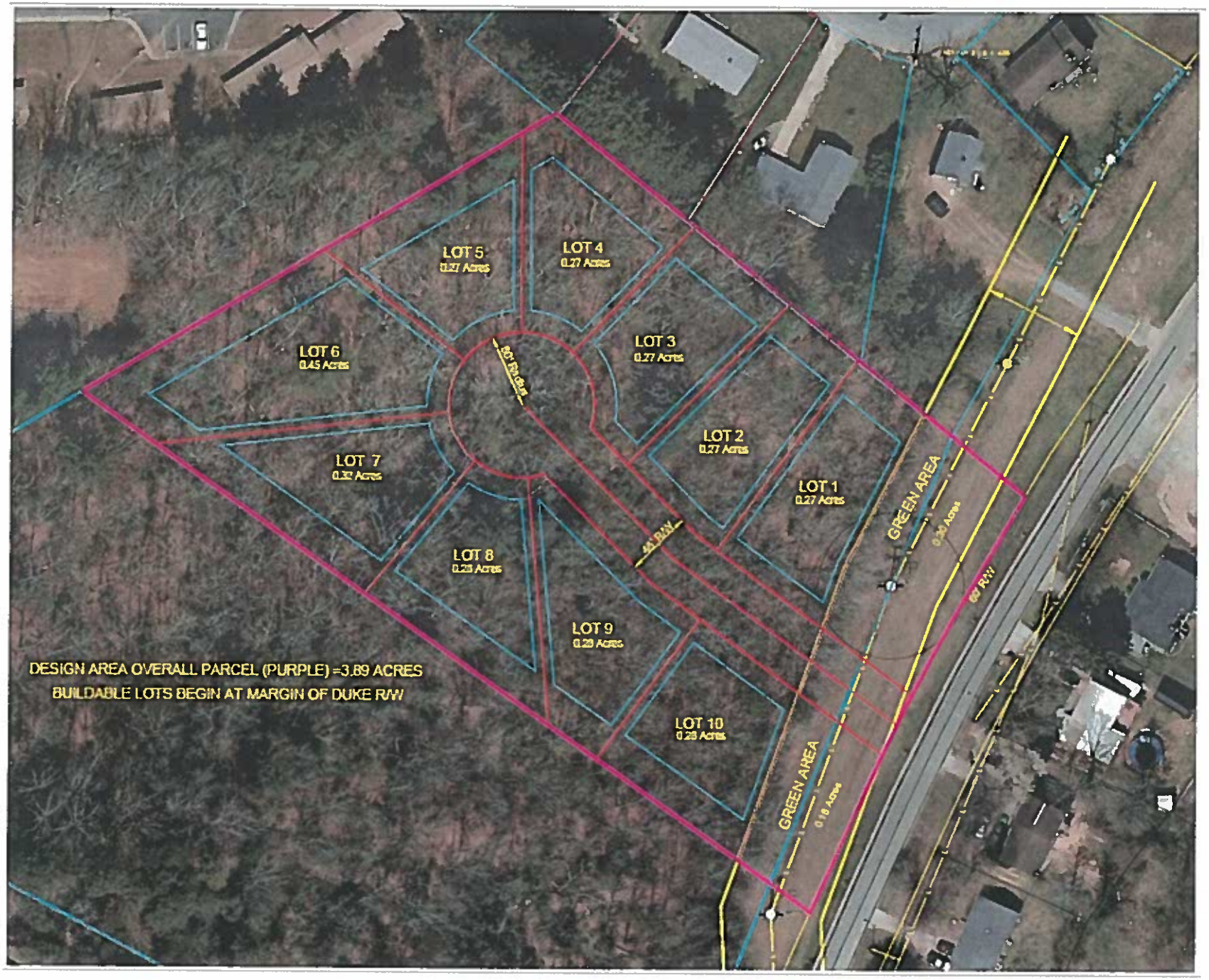









HOUSING
ASSISTANCE
ZIPSystem


LOT 5
0.27 Acres
LOT 4
0.27 Acres
LOT 6
0.45 Acres
LOT 3
0.27 Acres
LOT 7
0.32 Acres
LOT 2
0.27 Acres
LOT 1
0.27 Acres
LOT 8
0.23 Acres
LOT 9
0.28 Acres
LOT 10
0.28 Acres
GREEN AREA
0.30 Acres
GREEN AREA
0.18 Acres
60' R/W
DESIGN AREA OVERALL PARCEL (PURPLE) =3.89 ACRES
BUILDABLE LOTS BEGIN AT MARGIN OF DUKE R/W