

Asheville Affordable Housing Advisory Committee
May 1, 2014
Meeting Notes

Attending Members: Lindsey Simerly, Scott Dedman, William Irby, Mae Craddick, Robin Raines, Jay Gurney

Not Attending: Barber Melton, Brian Alexander

Attending Staff: Jeff Staudinger, Cathy Ball, Heather Dillashaw, Blake Esselstyn, Alesha Reardon, Kendall Jennings

Administration:

- The April 10th meeting notes were approved.

Updates:

- Jeff Staudinger provided an update on the 2014 Annual Action Plan, which is due to HUD by May 15th. Jeff said Council approved the recommendations of the Consortium and HCD Committee for the Annual Action Plan.
- Jeff is working on filling Dave Hill's position, rolling process until filled, biggest issue is being short staffed at the moment. July 1st is the realistic timeframe.

Unfinished Business:

Board and Commissions Schedule:

The Committee reviewed the proposed Boards and Commissions schedule and committee members signed up for specific dates. Lindsey Simerly explained that the idea of the presentation is to look at big picture and explain how the boards and commissions can take affordable housing into consideration in their work.

Affordable Housing Presentation Review:

Committee members offered comments and suggestions to the draft presentation created by Jeff Staudinger. Members made a number of suggestions to improve the presentation.

2025 Plan:

Judy Daniel provided an update on the 2025 Plan. Judy explained there will be heavier guidance on certain areas, and land use will see a greater emphasis. There will be vision guidelines for major corridors, and the plan will be interactive and available online. Judy also said there will be new tools for reaching out.

New Business:

Short Term Rentals:

Judy Daniel made a presentation updating the committee on short terms rentals. She broke the issue down into three primary kinds of short term rentals: 1) "home stays" (i.e. renting a room in an occupied dwelling; 2) renting an accessory apartment and 3) renting an entire house. Judy said that generally, density and poor management were the primary concerns expressed about short term rentals.

How much does this issue impact afford housing? Home stays may well enable some people to more easily afford their mortgage or rent, and probably had little impact. The sense of the Committee discussion was that the increase in density that could result from enabling the use of accessory apartments for short term rentals would likely increase the supply of housing- and affordable housing- in the long term.

Lindsey welcomed staff to this issue bring back as needed

Draft Strategic Operating Plan:

Jeff Staudinger reviewed the draft 2014-2105 Council Strategic Operating Plan Affordable Housing elements. Jeff explained that Council is focusing on several goals-economic development, quality of life, affordability and

economic mobility. Council is also looking for additional input from boards and commissions, as well as citizens. Council will take this up during the May 13th meeting, but the draft has not yet been made public. It is expected that this will probably happen next week.

-A motion was made by Robin Raines to send a statement of support for focus area #2 to Council. Jay Gurney seconds, approved unanimously.

Public Comment:

None.

The next AHAC meeting is scheduled for June 5th, 2014. The committee will likely not meet in July.