

Asheville Affordable Housing Advisory Committee
June 11, 2015
DRAFT Meeting Notes

Attending Members: Lindsey Simmerly, Lindsey Simmelink, Randall Barnett, Barber Melton, Jay Gurney, Scott Dedman

Attending Staff: Jeff Staudinger, Shannon Capezzali, Jonathon Jones, Vaidila Satvika

Other Attending: Greg Borom

Administration:

- The May 2015 meeting notes were approved.

Updates:

- Accessory Dwelling Units: Vaidila Satvika provided an update on the changes to accessory dwelling units. P&Z has approved revisions for height limits, capping it at 25 feet with the option for a variance. Sufficient parking to serve accessory dwellings remains a requirement in all districts where residential housing has existing parking requirements. Revisions will be presented to Council on June 23. AHAC members are encouraged to attend.
 - o Barber Melton stated that some neighborhood residents felt that they had not been sufficiently informed of these proposed changes prior to the revision.
- City Budget: Jeff Staudinger provided an overview of the city budget related to affordable housing: 1. The Affordable Housing Trust Fund, and 2. The Affordable Housing element of the Economic Development Capital Improvement Program (EDCIP). Council supports allowing greater flexibility to make up to one million dollars of these funds available for affordable housing in the next fiscal year. Information about the Housing Trust Fund account was provided. Multiple activities are eligible to receive funds such as infrastructure, capital lending, land banking, etc. Propose to provide \$500,000 to the Housing Trust Fund and \$500,000 to EDCIP. Staff expects to see Lee Walker Heights apply for tax credits during the year. That project would require \$5,000 to \$10,000 in investment per unit. Council will vote on the budget June 23.

Unfinished Business:

- Housing Summit: Jeff Staudinger provided an update on ideas for the Housing Summit. The Committee previously discussed a consumer and neighborhood scale housing summit to provide information and advocacy opportunities for individuals to learn about various services and opportunities to learn about housing innovation, such as tiny homes. Staff will obtain an intern to assist with planning the event. Gordon Smith met with a representative of Buncombe County and plan to collaborate on a policy level summit in addition to the AHAC-led consumer summit. The focus of the Policy summit would be to engage major lending institutions, elected officials, larger developers, and others to collaborate on affordable housing. The proposed dates are September 18 for the Policy Summit and September 19 for the Consumer Summit. Staff will begin working on logistics next week. Jeff Staudinger will email a poll to AHAC members

requesting dates in June or July for a work session to replace the regularly scheduled July meeting. Greg Borom and Vaidilla Satvika will be included.

- Randall Barnett provided an overview of his tour of tiny home builders. The builders are willing to provide home tours on-site during the summit. Price points are under \$80,000 for a loft-home with 250 square feet. Habitat for Humanity is researching options to place the homes during the summit on land adjacent to their property owned by the railroad. Habitat also may provide the banquet room at no cost as a venue for the consumer summit. Parking availability is a concern. Randall also toured the Civic Center. Jeff Staudinger stated that the city would provide for the cost of that venue. The Board of Realtors has offered their marketing staff member for the event.
- Work Plan: The twelve month work plan was discussed. The goal of increasing density and removing barriers to residential housing are priorities. The upcoming Summit may require that work plan items be shifted to another month.

New Business:

- Comprehensive UDO review: Jeff Staudinger provided an overview of the UDO review process. City Council has approved the review. Vaidilla Satvika explained that the goal would be to identify 5 to 10 UDO wording adjustments that would remove barriers to residential housing construction, for example, minimum lot width or area. Public input could be solicited at the September public housing summit. A public hearing is required for wording amendments. Public outreach could result in additional ideas for amendments, with each proposed change going through P&Z separately or as a package. The Legal department will be reviewing the topic of Homestays with P&Z at their next meeting.
 - Jay Gurney requested that the members of CAN withhold comments about short term rentals at the City Council meeting about accessory apartments. The short term rental discussion would be more appropriate at a Council meeting specific to that topic.
- Inclusionary zoning: Jeff Staudinger provided an update on the town of Davidson where the city's inclusionary zoning law had been challenged in court by a developer. The case has been settled out of court with the developer agreeing to pay \$1,500 per unit to drop the suit. The town of Davidson agreed to the deal in order to protect their ordinance. In light of this legal outcome, the legal department has met with staff and proposes the following for the City of Asheville:
 - a. We agree that we will develop and promote to council a policy that would indicate that when a conditional zoning request for residential development goes to Council, Councils expectation is that 10% of the units are affordable (CZ). The CUP does not allow for that condition.
 - i. In the past year, seven proposed developments have gone through the CZ process in Asheville. Examination of rent rolls would be required, and also we must ensure that the benefit goes to persons of low/moderate income. Staff will monitor those annually to ensure that the tenants have been qualified. Staff

would be open to having AHAC recommend to HCD that section 8 vouchers be accepted by these developers for their affordable units.

- b. We agree that we will develop an argument that would put a bill before the state legislature to enable mandatory inclusionary zoning in Asheville.
 - i. Well qualified legal assistance will be obtained to assist in showing why this tool is needed, how Asheville is different than other areas, and why a developer should be contributing to meeting our affordable housing needs.
 - ii. Lindsey Simerly requested that the wording 'workforce' be used instead of 'affordable' for the request to the legislature.
 - c. We agree to continue to follow and support those advocating for statewide mandatory inclusionary zoning. We are one of only 6 states in the country that does not allow inclusionary zoning.
- Lindsey Simerly stated that she will advocate for 20% affordability in place of the current 10% recommendation.
 - Scott Dedman requested that the income limit for workforce housing be changed from 120% of area median income to 100%.

The next regularly scheduled public meeting of the Affordable Housing Advisory Committee will be August 6, 2015 at 8:30am in the 6th Floor Large Conference Room of Asheville City Hall.