



**Affordable Housing Advisory Committee
MINUTES**

**REGULAR MEETING
Thursday, November 3, 2016**

Board Members in Attendance:

Barry Bialik, Chair
Mae Creadick
Barber Melton

Laura Collins
Randall Barnett
Sage Turner

Jo Ikelheimer
Scott Dedman
Jay Gurney

Staff in Attendance:

Chris Hnatin

Jonathon Jones

Guests:

Bob Swanson
Tim Sadler

Meridith Bukowski

Mike Vance

1. APPROVAL OF MINUTES

Minutes from the 10/6/2016 meeting were unanimously approved on Laura Collins motion and Sage Turner's second.

2. UPDATES

ADU Taskforce

Randall Barnett noted that there would be a meeting at 5:00 pm in the Public Works Building.

Comprehensive Plan Advisory Committee

Laura Collins provided an update on the meeting at the Collider. There was an overwhelming amount of information for attendees. The planning advisory team determined that a visually simplified presentation would be more appropriate. The next meeting would be December 7, 2016.

Parks Maintenance

More information would be needed for an update.

Bond Referendum

There was discussion of the interactive online map and how projects are prioritized for the bond on the November 8th ballot.

Barriers to Development and Strategies to Allow for More Infill Housing in Asheville

The City's Planning Department schedule has pushed the topic to January or February for City Council. Storm water and parking have been public concerns that are being addressed. A draft would be recirculated to the appropriate committees. An update from the Planning Department was requested for the December Meeting.

ADU Incentives

Staff would be preparing recommendations for the November HCD meeting.

3. UNFINISHED BUSINESS

Fee Rebates

Chris Hnatin provided a brief summary of the Fee Rebate Program. Developer engagement has decreased over the last few year. The goal would be to make adjustments to increase the program's impact.

The Committee discussed the following changes to the Affordable Housing Fee Rebate Program:

- Eligibility would be based on affordability at original sale or lease. Deed restrictions requiring a period of affordability were not considered a viable tool for such small financial incentives.
- Develop income based qualification instead of sale price qualification.
- Customize rebates and requirements for rentals versus homeownership projects.
- Include developer incentives for modest square footage construction (under 800 sqft) that would also include ADUs.
- Create a scaled system providing a 50% rebate for projects serving households at 80% AMI and 100% rebate for households at 60% AMI.
- Expand the program beyond affordable housing program developers.
- Structured incentives as a waiver rather than a rebate.

Jay Gurney made a motion to recommend the above policy revisions to the HCD Committee. Scott Dedman seconded the motion, which was unanimously approved.

4. NEW BUSINESSES

Housing Summit

Scott Dedman, Jo Ikelheimer, and Sage Turner agreed to serve on the subcommittee to begin planning for an event in February.

2017 Recommendations to HCD/City Council

5. PUBLIC COMMENT (5 Citizens, 3 Minutes Each)

Bob Swanson announced a meeting of the Carolina Real Estate Investors Association on November 14th to advocate for small housing.

6. FUTURE AGENDA ITEMS

ADJOURNMENT

The next Affordable Housing Advisory Committee meeting will be held on December 1, 2016 at 9:30 in the 5th Floor Large Conference Room of Asheville City Hall