



**Affordable Housing Advisory Committee  
MINUTES**

**REGULAR MEETING  
Thursday, December 3, 2015**

**Board Members in Attendance:**

Lindsey Simerly, Chair	Barber Melton	Mae Creadick
Scott Dedman	Randall Barnett	

**Staff in Attendance:**

Heather Dillashaw	Jeff Staudinger	Shannon Capezzali
Chris Hnatin	Vaidila Satvika	

**1. APPROVAL OF MINUTES**

The minutes from the meeting on 10/1/2015 were not reviewed, and no action was taken to approve the minutes from the meeting on 11/12/2015.

**2. UPDATES**

Heather Dillashaw provided an update on the second round of HOME funding decisions by the HCD Committee. Funded projects include MHO Pinnacle Point, Housing Assistance Corporation, and Givens Estate Gerber Village.

**3. UNFINISHED BUSINESS**

**a. Bylaws**

- A motion was made by Mae Creadick to approve the Bylaws, seconded by Barber Melton. The motion passed unanimously.

**b. Infill Strategies**

- Vaidila Satvika provided an overview of the Planning department process for recommending infill strategies. Information on three or four potential strategies will be presented to City Council at their January or February meeting.
  - Mae Creadick suggested that AHAC Board members volunteer to contact property owners to provide information about development options related to recent density and zoning changes, especially along Tunnel Road and Patton Avenue.

**c. Short Term Rentals**

- AHAC and staff discussed the current regulations and public input regarding short term rentals.
  - Lindsey Simerly reported AHAC's continued support for existing STR regulations to the HCD Committee at their November meeting.
  - Barber Melton stated that CAN no longer supports Homestays due to the continued push to allow Accessory Dwelling Units to be used for short term rentals. Mae Creadick asked if revenue from legal, downtown short term rentals could be accessed for affordable housing initiatives.

#### **4. NEW BUSINESS**

##### **a. Accessory Dwelling Units**

- The committee reviewed information from other communities that financially incentivize the use of accessory dwelling units for low to moderate income persons.

##### **b. Priority Recommendations**

- AHAC discussed their recommendations to City Council. The following will be further discussed at the Committee's January meeting:

##### **Recommendation 1:**

Continue to increase funding for affordable housing.

- Fund the City's Housing Trust Fund at 1 cent per \$100 assessed value of all property in the City.
- Additional funding, including the budgeted EDCIP amount should be continued at a minimum of \$500,000, and made as flexible as possible to support new housing production opportunities.

##### **Recommendation 2:**

Continue to adjust land use regulations to support increased production of affordable housing throughout the city.

##### **Recommendation 3:**

Incentivize ADU's for affordable housing, including but not limited to Housing Trust Fund eligibility, tax benefits associated with ADU rentals for long term renters, permit fee rebates and waivers for sewer and water tap fees.

ADUS should be used for permanent housing purposes and not for vacation rentals.

##### **Recommendation 4:**

Develop and implement a mandatory inclusionary zoning ordinance to require that 20% of all new residential developments of more than 5 units be affordable to and rented or sold to households earning 80% or less of median income.

##### **Recommendation 5:**

Initiate collaboration with the county, business community, and others to achieve sufficient funding to create 300 affordable housing units annually.

##### **Additional recommendations**

1. Develop a strategy to preserve existing non-subsidized affordable housing units (e.g. “Light Touch”)
2. Seek active collaboration with Buncombe County in developing a coordinated affordable housing development strategy.
3. Assess the opportunities and barriers for increased development of multi-family rental and ownership units that would fit the form of existing residential neighborhoods.
4. Assess the opportunities and barriers, including regulatory tools, to increase or require multi-story development in commercial areas to include affordable housing.
5. Support the redevelopment of public housing communities, with sensitivity to those developments within the context of race relations.

These recommendations will be discussed at the next AHAC meeting. A final recommendation will be available by the end of the next meeting on January 7, 2016.

**5. PUBLIC COMMENT – None**

**6. ADJOURN**

- The next meeting of the AHAC will be Thursday, January 7, 2016 at 8:30 am in the 5<sup>th</sup> Floor Large Conference room of City Hall.