



**Affordable Housing Advisory Committee
MINUTES**

**REGULAR MEETING
Thursday, March 3, 2016**

Board Members in Attendance:

Lindsey Simerly, Chair	Laura Collins	Jay Gurney
Randall Barnett	Mae Creadick	Jo Ikelheimer
Barry Bialik	Scott Dedman	

City Council Liaison:

Julie Mayfield

Staff in Attendance:

Jeff Staudinger	Heather Dillashaw	Vaidila Satvika
Chris Hnatin	Jonathon Jones	

1. APPROVAL OF MINUTES

The minutes from the 2/4/2016 meeting were approved unanimously with the correction that Jay Gurney was not in attendance.

2. UPDATES

- Jeff Staudinger reported that \$1.2 Million in HTF funds were approved for approximately 150 affordable units by private developers. Jeff indicated that marketing, flexible terms, and Land Use Incentive Grants have increased interest in these funds. Development of the Parks Maintenance property will go to Council on March 22nd and be rezoned as Commercial Business District.
- Heather reported that CDBG/HOME applications will be presented to HCD and the HOME Consortium at their March meetings for funding recommendations. The Lee Walker Heights project has applied for both CDBG and HOME. Mountain Housing Opportunities' East Haven project and Fred Mill's Hendersonville Road development are seeking HOME funds as well. The three projects are all dependent upon tax credits.
- With Hard-to-House development not moving forward at Oak Hill Commons, Homeward Bound, the Housing Authority and Buncombe County are partnering to restructure 19 units at the Woodfin Building with 24/7 security to help provide appropriate housing for high needs/high barrier clients.
- Lindsey Simerly asked that a new member orientation be scheduled. She also stated that she would only chair one more meeting. Volunteers and nominations will be considered as part of the next meeting.

3. UNFINISHED BUSINESS

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

Vaidila Satvika provided an overview of the report that was presented to Council on UDO wording amendments for the next year designed to increase affordable housing stock.

- Cottage Developments: Minimum square footage requirements could be removed. Only three developments have been completed under this category.
- Multi-family Review: Minimum lot sized could be adjusted to add additional units without doubling lot size. Design standards could be included that cannot be added to single family dwellings. UDO changes would lead to small increases in all existing neighborhoods over a long period of time.
- Lot Standards: Flexible front and rear setbacks could be adjusted and allow for more units.
- Tiny House Zoning: Lot size standards are currently one-size-fits all. Tiny homes might benefit from smaller lot sizes as long as they accommodate fire and safety access.
- Higher Density Residential Zone: The goal would be to allow higher density in high activity areas without conditional zoning.
- Conservation Development: Standards would be flexible to conserve open space.
- Sustainable Development: This provision is not currently in use and a review would determine if it need to be adjusted or eliminated.

The next steps would be to further develop the concepts, host public forums and present the results to the appropriate Committees.

b. Developers Boot Camp

A few stakeholders were brought together to discuss the “Missing Middle” Developer Bootcamp. Historically, small mixed use residential infill has been abandoned for specific use developments. Market and available financing are ideal for taking it to the next level for existing developers. The Board of Realtors, the Green Building Council, the Design Center, 5/3 Bank and Wells Fargo are interested in sponsoring an event. It was suggested that civil engineers be included in the Bootcamp plans and UDO amendments.

4. NEW BUSINESS –

a. Incentives for ADU’s

No additional information at this time.

b. Comprehensive Affordable Housing Strategy

- More information will be available at the next meeting from Council and Staff Director’s Retreat. A progress report will be published on the 7 year goal of increasing the affordable housing stock by 2,800 units.
- Julie Mayfield noted that neighborhood outreach on ADUs resulted in significant community feedback to Council requesting that homestays not be allowed for ADUs.
- There was discussion about the possibility of requiring commercial/retail projects to include residential units, but there have not been any clear examples found in other cities.
- The Housing Fair has been set for September rather than as originally planned for May.

5. PUBLIC COMMENT – None

6. ADJOURN

Next Meeting: April 7, 2016 at 8:30 am in the 5th Floor Large Conference Room of Asheville City Hall