



**Affordable Housing Advisory Committee
MINUTES**

**REGULAR MEETING
Thursday, June 9, 2016**

Board Members in Attendance:

Barry Bialik, Chair
Randall Barnett

Laura Collins
Barber Melton

Jay Gurney, Vice-Chair
Jo Ikelheimer

City Council Liaison:

Julie Mayfield

Staff in Attendance:

Jeff Staudinger

Anika Ellis

Vaidila Satvika

Guests:

Bob Swanson
Paulina Mendez

Greg Borom
Alice Walsh

Andrew Mayronne

Janice Ashley

1. APPROVAL OF MINUTES

The minutes from the 5/5/2016 meeting were unanimously approved on Jay Gurney's motion which was seconded by Barry Bialik.

2. UPDATES

- Last meeting approval of funding was discussed for Lee Walker Heights. The application has now been submitted for tax credits. Awards will be announced in August. All information can be found on the North Carolina Housing Finance Agency website.
- Jeff Staudinger led discussion on consortiums. If consortiums are created to increase amount of funds received as a whole, get smaller communities out of state wide competition and make decisions as a region, amount of funding can increase and result in a better urban rural interface. The goal should be for regions to create fair spread of affordable housing (Mars Hill, Marshall, Montreat, as well as four counties).
- Jeff Staudinger Confirmed that RFP has been issued. The walkthrough last Thursday had good attendance. Ten different development entities have expressed interest. FTP link will go live which will provide any information that we have so far.

3. UNFINISHED BUSINESS

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

Vaidila Satvika reported that there is a tentative date for public workshop, Thursday, July 14th (possibly from 5:30-7) at banquet hall in cellular center. It will cover items covered last meeting. There will be a flyer about 2 weeks prior to event. Plan to reach out to people by blog, get press to write about events in papers, neighborhood list. Jeff suggested we also put out information through community development

contact list as well. There is no way for people to sign up to receive information on events like this, but you can see all information and updates through the City's Facebook.

Follow up on MSD fees from last meeting. Jeff mentioned that it is being discussed at HCD Meeting. Our approach to MSD should be about fee rebate program. MSD recommendation could be a back end fee instead of an upfront fee. Moving the water fees until the end may be better option since they don't start/finish works to months.

Housing Fair and Summit

Randall Barnett reported that there is conflict with the date reported at last meeting. The Stephens Lee venue worked out last time, but they are holding a reunion there on original planned date. We are now looking at Saturday, October 1st from 10-2. Breakout sessions worked well last time, so the plan is to have the same sessions and some new sessions including VA programs, loan programs and also hope to bring in Homeward Bound. Laura mentioned workshops specifically on lending tools for first time home buyers, etc.

Jeff Staudinger mentioned that as a point of encouraging communication, subcommittee should bring recommendations for workshop to committee before they are written in stone. The committee can weigh in on choices and be fully informed before they are actual decision. Jeff also reported that that we are now looking towards a November date for the summit.

Permanently Affordable Housing Education Series

Jeff Staudinger reported that the hope is to be done with the Permanently Affordable Housing Education Series by June 30th.

Open Meetings Law

Clarity was needed on meeting requirements for subcommittees Janice Ashley explained that if more than two committee members deliberating, it makes it a public meeting. If there are 6 or so committee members on email it is then a public meeting too because you are all deliberating. Set date and time when subcommittee is going to be meeting. Janice also mentioned that if you talk about commission business on personal email it is still public. Advised to work through City system to do Basecamp. It is better to have a place to put on website for meetings. Meeting should be known and reported 72 hours in advance if possible.

Conflict of interest

Janice explained that usually rules and procedures say what conflicts of interest are. No member of a board should participate in discussion or vote on any item involving their own official conduct or financial interest. Jeff explained the policy in the committee bylaws. "No board committee member shall take part in the hearing, consideration, determination of any case in which the member is personally or financially interested. Janice also mentioned the Duty to vote. Person must disclose, and then may take a vote if the person should have to recues themselves if it is truly a conflict of interested.

3. NEW BUSINESSES

Comprehensive Plan Advisory Committee Representative

AHAC has been asked to nominate someone from committee for the Comprehensive Plan advisory committee

Laura Collins offered to serve on either this committee or the ADU committee but prefers this one. Vaidila Satvika clarified that two people are to be nominated by this subcommittee and that council will then choose one. Jo Ikelheimer volunteered to be the second person nominated, with the understanding that

Laura really wants to be representative. Barry made a Motion to nominate Laura and Jo Ikelheimer to be AHAC's recommendations for the Comprehensive Plan Advisory Committee Representatives. Jay Gurney seconds the motion

Bob Swanson asks what the Comprehensive Plan Advisory Committee does. Vaidila Satvika explains that the City is selecting Skidmore, Owings & Merrill which is a large architecture firm to do a 16 month study of Asheville's existing reports and where we want to go to make this long-term 20 year vision. To set the policies that will change the standards and rules for the City of Asheville. Vaidila explains that they'll be reviewing different phases of work. The team will make reports on what they are doing; they want to make sure all perspectives are covered. Having people look at parks, storm water, streets, etc.

Bob Swanson asks if there are public seats on committee. Jeff Staudinger explained that anyone is able to apply for a seat on committees. Only those that apply will be considered. Applications stay on file for two years and if an opening becomes available they will consider all applications.

Final Vote: Barry made motion to nominate Laura and Jo for Comprehensive Plan Advisory Committee, all in favor.

Sub Committee meeting schedules

Subcommittees have been made.

Discuss Basecamp

Jeff Staudinger reported that Chris has set up base camp for committee

4. OTHER BUSINESS

Future agenda items

- Jeff reported that 2 HCD meetings ago we got the okay to move forward with ADU consideration by this committee for recommendations on accessory dwelling unit incentives
- HCD would like recommendations on Fee rebates. There are developers and property owner who would like to provide affordable housing and a small incentive would be meaningful to them. In terms of relationship with local government and also in terms of being recognized. MSD is number one in fee rebates.
- Committee can start to discuss how eligibility for fee rebates is established.
- On the Homeownership side, there is no requirement for periods of affordability. There is no further monitoring of requirements. Committee should discuss how this policy can increase availability of affordable housing in community.
- Jeff reported that there is a work plan for AHAC. Committee should work on updating plan and making it known.
- Barry Bialik mentioned that MSD could change affordable housing. This is an important group to bring into our conversation. Jo Ikelheimer suggested that AHAC try to get a member from MSD to sit on committee. Jeff Staudinger explained that this is very politically sensitive. Barry explained that going to groups and finding out who's heart is with affordable housing is key to change.

PUBLIC COMMENT

None

ADJOURN

The next meeting would be Thursday, July 7th at 9:30 am in the 5th Floor Large Conference Room of City Hall.