



**Affordable Housing Advisory Committee  
MINUTES**

**REGULAR MEETING  
Thursday, May 5, 2016**

**Board Members in Attendance:**

Barry Bialik, Chair	Barber Melton	Laura Collins	Jay Gurney
Scott Dedman	Jo Ikhemier		

**City Council Liaison:**

Julie Mayfield

**Staff in Attendance:**

Jeff Staudinger	Heather Dillashaw	Chris Hnatin	Vaidila Satvika
Jonathon Jones			

**Guests:**

Bob Swanson	Greg Borom	Andrew Mayronne
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**1. APPROVAL OF MINUTES**

The minutes from the 4/7/2016 meeting were approved on Jay Gurney's motion which was seconded by Laura Collins.

**2. UPDATES**

- Rezoning for the Lee Walker Heights project approved by City Council. Also approved was a resolution to enter into an MOU with Duke Progress regarding purchase and use of the Matthews Ford site. The MOU would include a provision allowing for an easement to create a handicap accessible roadway between Lee walker and Biltmore Avenue. Council approved \$4.2 million for the project with the exact sources to be determined beyond the current HOME and CDBG awards.
- The Annual Action Plan for CDBG and HOME funds was approved by Council. It includes a number of affordable housing projects.
- Scott Dedman reported that there is positive movement in Raleigh for a North Carolina Housing Trust Fund.
- Julie Mayfield updated the Committee that the P&Z Commission agreed with AHAC and HCD recommendations restricting the use of ADUs for homestays.

**3. Unfinished Business**

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

Vaidila Satvika gave an update to the Planning Department's progress on potential changes to the UDO to reduce barriers for residential infill projects. Two amendments will be brought forward for public consideration.

The first would update multifamily regulations to allow additional units to be built in multifamily zoning districts to allow duplexes by right. It also would allow an additional unit for every additional 1,250 square feet of parcel area, rather than requiring the minimum lot area to be met for each unit. The changes would allow the city to regulate design for projects with more than two units because the commercial code is triggered at three units and state statute permits municipalities to have design guidelines in place for residential projects that are built to the commercial building code. This will help to ensure compatibility in existing neighborhoods. Committee members noted difficulties in constructing anything larger than a duplex due to costs associated with commercial construction compared to the residential building code.

The second change for consideration would be a 20% reduction in lot standards for all residential districts (reducing lot area and lot width) and an allowance for lot area averaging, which gives property owners the flexibility to subdivide property whereby a small lot can be created below the minimum standard as long as the entire subdivision contains the minimum area for the proposed number of parcels.

The proposed changes would promote the efficient use of land and would incentivize more varied housing stock.

There was also discussion regarding MSD fees. Julie Mayfield suggested that the Committee make recommendations directly to the MSD Committee regarding facility fees. In particular, MSD charges facility and tap fees of more than \$3000 per unit at project initiation to the developer before any work has been completed. Committee members agreed that MSD should provide the sewer allocation without charging these fees so the project can move forward and then collect the fees before the taps are made, which is normally 6-12 months out.

### **Housing Fair and Summit**

Arielle Walsh with the Board of Realtors described plans for a Fall housing fair consistent with the scale of the previous year, with a focus on outreach, advocacy and education. Jeff Staudinger noted that the City would be willing to consider sharing the cost of an intern to assist with planning and outreach. There was discussion on creating a workshop on ADUs similar to the presentation on tiny houses last year. A subcommittee, including Mae Creadick, Randall Barnett and Chris Hnatin, would explore further Housing Fair Plans for the proposed date of September 17<sup>th</sup>, 2016.

Jeff Staudinger led a discussion about the Housing Summit. The City, the Chamber of Commerce, Buncombe County and developers have expressed interest in a 2016 Summit, but progress on research and new policy development has been slower than originally intended. Recent conversations and collaboration have yielded interest in an event later in the Fall. It was recommended that large employers be more involved in leading the Summit, rather than just the City, Buncombe County and Chamber of Commerce. A second subcommittee, including Scott Dedman, Bob Swanson, Andrew Mayronne, Greg Borom and Jo Ikelheimer would begin planning a Fall event.

## **3. NEW BUSINESSES**

### **Permanently Affordable Housing Education Series**

Jeff Staudinger reported that HCD endorsed staff facilitation of an education series on permanently affordable housing strategies. If sufficient interest from the public, City Staff would facilitate the formation of a Steering Committee to would provide further recommendations on implementing effective strategies.

#### **4. OTHER BUSINESS**

##### **Committee Procedures**

Barry Bialik suggested a later meeting time for future meetings. Jay Gurney made motion to change the regular meeting time from 8:30 am to 9:30 am, which Laura Collins seconded and the Committee approved unanimously. Barry also offered to create an online Basecamp account for subcommittees to communicate and collaborate on projects. There was a discussion about the public nature of subcommittees and whether or not an online service was an appropriate communication channel.

#### **5. PUBLIC COMMENT**

Bob Swanson expressed appreciation for the Committee's work in addressing the community's affordable housing needs.

#### **6. ADJOURN**

The next meeting would be Thursday, June 9<sup>th</sup> at 9:30 am in the 5<sup>th</sup> Floor Large Conference Room of City Hall.