



**Affordable Housing Advisory Committee
MINUTES**

**REGULAR MEETING
Thursday, April 7, 2016**

Board Members in Attendance:

Barber Melton	Randall Barnett	Laura Collins	Jay Gurney
May Creadick	Barry Bialik	Scott Dedman	Laura Collins

City Council Liaison:
Julie Mayfield

Staff in Attendance:

Heather Dillashaw	Chris Hnatin	Vaidila Satvika
Jonathon Jones		

1. APPROVAL OF MINUTES

The minutes from the March meeting were approved.

2. UPDATES

Barriers to Development

Vaidila Satvika informed the committee that Public Forums regarding possible wording amendments would be held at the end of April and May. In addition to presentations, discussions, and informative materials, the new Open City feedback forum would be used for comment. Drafting of the amendments would take place in June, followed by P&Z and then presented to Council in July or August.

Developers Bootcamp

Barry Bialik reported that at the last meeting the “Bootcamp” group decided that an Asheville workshop would best focus upon a specific topic such as ADUs. They are proposing that a workshop with mini breakout session occur at the same time- and perhaps as a part of- the Housing Fair in the fall.

3. NEW BUSINESSES

Incentives for ADU

Chris Hnatin reported on research on strategies for developing affordable housing through ADUs. The city of Santa Cruz uses fee rebates and tax incentives to encourage ADUs. Massachusetts implemented a program to improve existing ADUs, incentivized with CDBG funds. The Housing Trust Fund could be one mechanism for incentivizing ADU’s in Asheville. There was discussion regarding the necessity of deed restrictions, which would likely be unpopular with property owners in exchange for few thousand dollars in fee and tax rebates. The current debate about ADUs as short

term rentals might make the effective development of such a program more difficult. More consideration would be given to the options that could be presented at the Housing Fair.

Buncombe County Affordable Housing Program

Heather Dillashaw described the County’s Housing Services Program. The County makes \$500K - \$1M available in the Fall, and generally seeks to incentivize development outside of the City. The County now defines workforce housing as 120% of AMI. County Commissioners recently passed a county density bonus for projects with proximity to traffic corridors with existing infrastructure.

Housing Trust Fund Developments & Housing Voucher Use

Heather Dillashaw confirmed that HTF funded developments are not required to accept housing choice vouchers, but already accept them without a specific policy. Staff would examine the possibility of adopting a policy, given the number of new private developers receiving HTF.

Nominations for Committee Chair and Vice Chair

It was noted that Scott Dedman, Barber Melton and Mae Creadick would be rotating off the Committee in September. Members discussed nominating representatives of affordable housing providers. Scott Dedman made a motion for Barry Bialik to be Chair and Jay as Vice-Chair. Mae Creadick seconded the motion that was approved unanimously.

4. OTHER BUSINESS

5. PUBLIC COMMENT – None

6. ADJOURN

The next meeting would be Thursday, May 5th at 8:30 am in the 5th Floor Large Conference Room of City Hall.