



**Affordable Housing Advisory Committee
MINUTES**

**REGULAR MEETING
Thursday, September 1, 2016**

Board Members in Attendance:

Barry Bialik, Chair
Scott Dedman
Barber Melton

Laura Collins
Mae Creadick

Jo Ikelheimer
Randall Barnett

Staff in Attendance:

Jeff Staudinger
Anika Ellis

Heather Dillashaw

Chris Hnatin

Guests:

Bob Swanson
Arielle Walsh

Greg Borom

Tyran Hill

1. APPROVAL OF MINUTES

Minutes from the 8/4/2016 meeting were approved unanimously on Barry Bialik's motion and Barber Melton's Second.

2. UPDATES

ADU Taskforce

Shannon Tuck reported that council appointed a 12 member task force. The taskforce includes both those for ADU incentives and those opposed. There are requests from the taskforce for information about ADU's that current data cannot answer. The information available is being put together and presented at the next meeting. Finding more data and having a community development staff member to taskforce available to guide thinking would be helpful. Barry recommended that those involved in ADU Taskforce have discussion within taskforce and come back to AHAC committee with specific discussion/questions.

Comprehensive Plan Advisory Committee

Laura Collins reported that the committee has had one introductory meeting. The committee will meet once a month for about 6 months. The first public meeting is a comprehensive plan public workshop that will be held on September 28th from 4-8 downtown at The Collider.

Lee Walker Heights

Scott Dedman reported that Buncombe County was approved for 120 units at the south edge of Buncombe County. It is unknown whether MHO, the Housing Authority and the City will compete again for 9% credits - 4% credit provides less than half of the investor equity as the 9% tax credit. Scott Dedman mentioned the possibility of applying for 4% credit and attempting to do all units on the 11 acre Lee Walker Heights sight. There could be 212 units if permission is granted to exceed 200 units. Committee also discussed the prior Mathews Ford property.

Parks Maintenance

City Council will be taking the Housing and Community Development Committees recommendation for Tribute Companies to be the developer. They are proposing a 60 unit development on the .8 acre parcel. The development cost are roughly 5.5 million. 70% of the units will be affordable to households of 60% AMI or less, 12 units affordable to households at 60% AMI, 6 units for households at 30% AMI, and 2 units for persons that are homeless. There is a 20 year affordability period, but Tribute is open to conversations about longer affordability.

Bond Referendum

Committee discussed communication with the community about the Bond.

3. UNFINISHED BUSINESS

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

Chris Hnatin reported that the online survey and closes tonight. The Planning department will use September and October to finish up the recommendation to City Council. City Council will view in November.

Housing Fair

Chris Hnatin reported that the housing fair is Saturday, October 8, 2016. Official invite will be sent out next week for RSVPs. Committee discussed reaching out to personal contacts that could potentially be involved. The committee also discussed incorporating the bond. Receiving the OK from communications staff to discuss bond is important.

ADU Incentives

Chris Hnatin reviewed 4 considerations, and committee discussed.

- 1- ADU design manual, looking at feasibility. Look at the cost benefit and using local resources, such as universities, engineers, and architects.
- 2- Extending fee rebate program to ADU's. Currently city will give 50% of building and water fees.
- 3- Extend housing trust fund for ADUs.
- 4- Tax incentive- using land use incentive grant restructured to fit in context of ADU

Laura Collins made motion that the AHAC Committee recommend to the HCD committee that they explore the ADU design manual and fee rebates for eligible ADUs and continue looking at other ways to financially support homeowners who want to develop an ADU. Scott Dedman seconds motion, all in favor.

4. NEW BUSINESSES

Fee Rebates

Fee Rebate item is moved to next month's meeting agenda.

5. PUBLIC COMMENT (5 Citizens, 3 Minutes Each)

None

6. FUTURE AGENDA ITEMS

ADJOURNMENT

The next Affordable Housing Advisory Committee meeting will be held on October 6, 2016 at 9:30 in the 5th Floor Large Conference Room of Asheville City Hall