

**HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING**  
**September 13, 2012**  
**5th Floor Conference Room**  
**MINUTES**

**Committee Members Present:** Jan Davis, Gordon Smith, Chris Pelly

**Welcome and Introductions**

Councilman Jan Davis opened the meeting at 8:30 a.m.

**1. Minutes**

The meeting minutes from August 9, 2012 were approved.

**2. Updates**

- a. Housing Trust Fund Financial Report – The Housing Trust Fund has a cash balance of just over \$1.1 million with \$328,200 currently available to lend. There are 3 undisbursed loans totaling \$786,000. The Kirk Booth project on West Chapel is now under construction and a closing on the Glen Rock Hotel loan should happen around the first week in October.
- b. Housing Trust Fund Program Update – In the past a Notification of Funds Available for the Housing Trust Fund has gone out in Mid-October with applications due mid-November. CD staff suggested an issuance date of Monday October 16<sup>th</sup> for the NOFA, with applications due back to the City by Friday November 16<sup>th</sup>. The applications will be underwritten by staff and presented to HCD at the December meeting with HCD committee recommendations forwarded to City Council in early January. At the October meeting, staff will bring recommendations related to the maximum rents and sales price caps for HTF projects.
- c. Affordable Housing Advisory Committee – Lindsey Simerly, chair of the Committee, gave an update on the Committee's progress, including research on how other cities are increasing affordable housing using bonds. The committee will be focusing on specific policy recommendations to bring to the HCD committee in the next few months and to council by the end of the year.
- d. 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER) – Jeff Staudinger gave an update on the report which is due to HUD on September 28, 2012.
- e. Project Connect – Heather Dillashaw gave a report on the success of Project Connect which was held on Thursday, September 6, 2012.
- f. Fair Housing Workshop – Jeff Staudinger gave an update on the Asheville Buncombe Community Relations Council. The Asheville-Buncombe Community Relations Council, Pisgah Legal Services, and the North Carolina Human Relations Commission are planning to co-present a Fair Housing Workshop for landlords and tenants on the evening of October 22 at the Dr. Wesley Grant Sr. Southside Center. They are also going to present a fair housing workshop for housing authority staff and tenants the next morning.

### **3. Unfinished Business**

- a. Use of CDBG funds – Jeff Staudinger gave background on available CDBG funds from OnTrack’s decision to end their HomeBase program and return the funds to Community Development. CD staff present several options to the Committee on how to use the funds:
  1. Do not reallocate the funds in the near term.
    - ? Pool them with next year’s CDBG allocation and allocate in the next annual funding cycle.
    - ? Have them available in contingency to meet an urgent need between now and the time of next year’s cycle.
  2. Make the funds available now.
    - ? Because Homeward Bound has taken over the HomeBase program, provide these funds to Homeward Bound to operate the program.
    - ? Provide additional funding for applicants already approved, but whose requests were not able to be fully funded;
    - ? Provide funding for applications received but not funded in the previous annual cycle;
    - ? Accept applications for these funds.

Councilman Pelly requested to review requests for original funds from agencies and asked if there have been any other requests for funds. Councilman Smith suggested holding on to the funds until next funding cycle. Councilman Davis asked for a list of agencies that were underfunded in the last cycle, including the new requests. CD Staff will provide a list and more information at the next meeting.

- b. Homeless Initiative: Emergency Solutions Grant (ESG) – Jeff Staudinger gave an update on the ESG funding. As reported to and approved by Council, the State awarded the Asheville-Buncombe Continuum of Care \$219,358 in Emergency Solution Grant Funds. The application requested \$164,444. \$4,914 for use in Emergency Services and/or Housing Stability and \$50,000 for use in Housing Stabilization and/or HMIS were additionally awarded. The Homeless Initiative Advisory Committee will bring recommendations to the Committee on how to use the additional funds at a later HCD Committee meeting.

### **4. New Business**

- a. ABCCM – Martha McGlohon gave an update on the discrimination complaint against ABCCM. Scott Rogers of ABCCM thanked the committee for their continued support.

### **5. Public Comment –**

- a. Brian Alexander spoke on the CDBG funds encouraging the committee to use the funds for housing the homeless and other housing related services.
- b. Philippe Rosse also commented on the work going on in the community and the work that Elben Charities is doing to support housing and homelessness.
- c. Scott Rogers of ABCCM also commented on the work in the community and thanked the committee for support. He suggested looking at ways to leverage the CDBG funds.
- d. Sharon Oxendine of Mountain BizWorks thanked the council for attending their Business Services Seminar and described her work to increase relationships with other city partners including Eagle Market Street Development Corp.
- e. Priscilla Ndiaye of Southside Community Board spoke to her excitement about the involvement of the City of Asheville in the Southside Community.

**6. East of the Riverway Sustainable Communities** - Jeff Staudinger gave a overview of the purpose for East of the Riverway Day, including a description of the East of the Riverway Initiative. Councilman Davis, Councilman Pelly, and Councilman Smith spoke to their hopes for the East of the Riverway communities and how they see the planning grant process continuing forward. John Sprowls and Myra Immings of the Federal Transit Administration, Donna Anderson of HUD and Anne Keller of EPA all spoke on the Sustainable Communities initiative on a Federal and Local level.

**7. Next Meeting** - Thursday, October 11, 2012