

**HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING**  
**August 9, 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 June 21, 2012 were approved.

**2. Updates**

- a) Housing Trust Fund – Randy Stallings gave an update on the Housing Trust Fund. There is a current cash balance of just over \$1.1 million with 3 undisbursed loans totaling \$807,000 and \$309,300 available to lend. The balance to lend is inclusive of the current fiscal year allocation. We anticipate additional program income this month of \$17,000. The Glen Rock and Kirk Booth projects will be closing in the next 30-60 days.
- b) Tiger II Grant – Jeff Staudinger gave a brief update. 3 consultants were interviewed on Monday for the Greenways contract. An interdepartmental team and community members participated in the interview process. A final decision may be made by the end of the week.
- c) Villas Update – Randy Stallings gave a brief update on the progress of property. The City's condemnation of the existing sewer easement located at the Villas property in West Asheville continues to move forward. Mr. Hitt as the Managing Member of Resurgence Development filed a constitutional challenge to the taking in February of this year. The case was heard in Buncombe County Superior Court on July 31<sup>st</sup> and the Judge has ruled that the taking was in fact constitutional under the State Statutes. Although the City was successful at this initial hearing, the defense attorney has stated they intend to appeal. Once CD Staff receives notification of the appeal, or the response period has elapsed, an update will be provided on the timeline and potential costs for continued litigation.
- d) Affordable Housing Advisory Committee – Jeff Staudinger gave an update on the Committee's progress. Lindsey Simerly, Committee Chair was in attendance and also spoke to the committee's work moving forward.
- e) Personnel Update – Heather Dillashaw will be starting as the Homeless Initiative Coordinator on August 20, 2012. Interviews will start next week for the Community Development Analyst position.

### 3. Unfinished Business

- a) OnTrack: Changes to HomeBase program – Jeff gave a brief update on the changes to the program. The committee moved to recommend that Council amend the Action Plan to move the funds to contingency. Staff will provide a list of options for reallocation at next month’s meeting.
  
- b) Homeless Initiative: Emergency Solutions Grant - The Asheville Homeless Coalition and the Homeless Initiative Advisory Committee met together on August 7, 2012, and unanimously approved the funding recommendations for the Emergency Solutions Grant. Councilman Pelly moved to support funding recommendations as is and passed unanimously. Those recommendations are:

	Emergency Response	Housing Stabilization	Total
<b>Organization</b>			
ABCCM (Steadfast House)	\$ 12,445	\$ 23,112	\$ 35,557
Helpmate	\$ 15,000	\$ -	\$ 15,000
Homeward Bound	\$ 10,000	\$ 80,360	\$ 90,360
Salvation Army	\$ 23,527		\$ 23,527
<b>TOTAL REQUESTS</b>	<b>\$ 60,972</b>	<b>\$ 103,472</b>	<b>\$ 164,444</b>

### 4. New Business

- a) Repeal of the Fair Housing Ordinance – Martha McGlohon gave an update on the development of and history of the Asheville/Buncombe Fair Housing Commission. Staff recommends the repeal of the ordinance creating the Commission. Buncombe County will act on the same repeal of the ordinance. Councilman Davis requested information on the State’s engagement on Fair Housing. Councilman Pelly motioned to recommend the attached Ordinance for action by Asheville City Council. Councilman Davis seconds, passed unanimously.
  
- b) East of the Riverway Day - Jeff Staudinger discussed the planning of the upcoming event highlighting the diverse things happening in the East of the Riverway region. It is tentatively planned for September 13. The day would include meetings with federal officials. There is a planning group in place including city staff, Green Opportunities, the Asheville Design Center and community partners. Staff will draft a memo for Councilman Davis to send to the rest of City Council.