

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING
January 21, 2014
5th Floor Conference Room
MINUTES

Committee Members Present: Gordon Smith, Chris Pelly, Cecil Bothwell

Staff Present: Jeff Staudinger, Judy Daniel, Dave Hill, Tara Irby, Shannon Capezzali, Marvin Feinblatt, Sandra Anderson, Martha McGlohan, Heather Dillashaw, Cathy Ball

1. Minutes – The meeting minutes from December 12, 2013 were approved.
2. Updates
 - a. Housing Trust Fund: Dave Hill provided an update on HTF payments and cash flow.
 - b. East of the Riverway: Jeff Staudinger provided an overview of the deliverables phase. A public meeting is scheduled for February 24, 2014 at the Wesley Grant Center to showcase deliverables. Greenway Cost estimates and construction drawings will be available soon, as well as the Riverside Drive Development Plan and Transportation Network Plan. Staff has requested that FTA extend the TIGER II Contract in order to obtain construction drawings for 14 Riverside Drive and to invest funding towards a gentrification study.
 - c. Eagle Market Place: The project is now under construction with the foundation beginning soon.
 - d. Affordable Housing Advisory Committee: The AHAC has reviewed the results of the developer interviews and has begun to develop a list of AHAC recommendations for future affordable housing production. A compendium of all interview information will also be submitted to the HCD Committee for review by the February HCD meeting.
3. New Business
 - a. Housing Trust Fund Applications: Gordon Smith gave an overview of the application review process from previous years. Jeff Staudinger provided an update on the budget. \$500,000 was the original allocation to the HTF for 2014. \$250,000 was committed to the Eagle Market place project for the 2014 FY. The fund is currently earning income through interest payments. A staff score sheet and staff report has been provided to HCD members.
 - i. Dave Hill provide an overview of the four applications:
 - Oak Hill Commons by Biotat LLC is requesting \$300,000 for a 30 bedroom rental unit structure for the Hardest to House Homeless on 3.71 acres in West Asheville. The total development cost is \$2.2 million. The per unit HTF subsidy would be \$10,000.
 - Givens Estate is requesting an additional \$270,000 in addition to their \$230,000 allocation from last year for the Givens Gerber Park Apartments, a 120 one and two bedroom unit apartment building for seniors. The total development cost is \$14.4 million and the HTF subsidy would be \$4,000 per unit.

- Raleigh and Marietta Lofts by Beaucatcher Commons is requesting \$120,000 to construct 6 new units. Three units would consist of three bedroom single family homes, and the remaining three units would be accessory apartments over the garage in each of the backyards. The total development cost is \$623,000 with a HTF subsidy of \$20,000 per unit.
 - Pinnacle Points by Mountain Housing Opportunities is requesting \$275,000 to construct 38 new rental units in South Asheville. The project would be a mix of 1,2, and 3 bedroom units for families under 60% AMI. They are seeking tax credits for the project. The HTF subsidy would be around \$7,200 per unit.
- ii. City staff and HTF applicants took questions from the HCD committee members and discussed the four applications.
 - iii. A motion was made by Cecil Bothwell to approve an allocation of \$90,000 for the Raleigh and Marietta Lofts proposed by Beaucatcher Commons; \$230,000 for the Givens Gernber Park Apartments proposed by Givens Estates. Seconded by Chris Pelly. The motion passed unanimously.
 - iv. Cathy Ball requested an opinion from HCD regarding staff support of the Biotat project. Chris Pelly stated that City support should continue. Gordon Smith reiterated that site control is important for funding support. Staff will present information about the project at the February HCD meeting.
- b. HOME Consortium: After long service, Brenda Mills has resigned as a City of Asheville representative on the HOME Consortium. A replacement is needed. Jeff Staudinger suggested Planner Alan Glines. The HCD Members agreed with the choice. Staff will advance the appointment to Council for approval.
 - c. Greg Borom from Children First Communities in Schools presented information about his organization's work in the community. Programs include a family resource center, after school learning centers, and an initiative to reduce the impact of poverty in the community. The organization has been researching affordable housing as a component of improving the lives of children. An "infographic" prepared by Children First was distributed.
 - d. Cathy Ball stated that a campaign would be helpful to educate people about the term 'affordable housing.' Gordon Smith stated that the scorecard data should be put on the City's website and a copy provided to Greg Borom at Children First. Jeff stated that the City will issue a Request for Proposals for an affordable housing market analysis this winter. Heather Dillashaw pointed out that HUD's Fair Market Rents are not related to actual local rents. HUDs rents have gone down, but Asheville's rents have not. The Homeless Advisory Committee is holding a February 7 meeting at the YWCA for landlords to provide information about collaboration and local resources.

4. Public Comment
 - a. Scott Dedman stated that the focus on the market analysis is appreciated. The Pinnacle Point analysis currently shows a need of 1,600 families for the 38 units of housing being offered. MHO hopes this information will help inform the City's market analysis.
 - b. Dan Leroy from Green Opportunities stated that public housing residents have faced difficulty when transitioning out of public housing into the affordable housing market. Criminal background and credit checks have been obstacles. GO would like to know of any partnership opportunities with Biotat.
5. The next meeting of the HCD Committee will be February 18, 2014 at 8:30 am in the 5th floor Large Conference room of City Hall.