

**HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING**  
**May 19, 2015**  
**5<sup>th</sup> Floor Conference Room**  
**DRAFT MINUTES**

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

**Staff Present:** Jeff Staudinger, Marvin Feinblatt, Shannon Capezzali, Tara Irby, Sandra Anderson, Jonathon Jones, Jannice Ashley, Alan Glines, Christiana Glenn Tugman, Vaidila Satvika

**Minutes:** The meeting minutes from April 21<sup>st</sup> were approved.

**Updates:** Housing Trust Fund and Eagle Market Place updates were provided via staff reports.

**Unfinished Business:**

*River Mill Lofts LUIG:*

Jeff Staudinger provided an overview of the summarized the River Mill Lofts LUIG application that would go to Council on May 26<sup>th</sup>. The developer has requested 50 points and a waiver for the ¼ mile distance-to-transit requirement. With a waiver, only 25 points would be available.

Clay Mooney spoke with the Committee representing the developer, Pace Burt. He explained that 25 points would not be adequate and that the developer does not see the possibility of adding more to the project. It was determined that regulatory site constraints and residential use requirements are prohibitive. As a brownfield, there would be remediation options.

The Committee discussed the possibility awarding an additional 15 points for brownfield rehabilitation. Clay confirmed that the project would shift to market rate if only 25 points were awarded. Gordon stated that \$21,000 subsidies on 18 units would be out of line with other projects. Cecil expressed concern that making the requested exceptions would seem arbitrary and might invite legal response. He suggested revisions to the LUIG policies. Gordon suggested the project move forward to Council without recommendation from the Committee.

*Lee Walker Heights:*

Jeff reported that a full design workshop was held the previous week to inform residents on the redevelopment process. There are question regarding tax credits and the Duke Energy substation, but the Housing Authority team is fully engaged. Gordon shared his appreciation for having specific updates as community concerns arise.

*LUIG Revision Process:*

Jeff and Alan Glines requested guidance from the Committee on the following questions:

- Would the program continue to be discretionary or become an entitlement program?
- Should there be specific or general eligibility requirements?
- Is affordable housing the primary focus of the program?
- What is the period of affordability for the program?

Gordon stated his preference for LUIG to be an entitlement program with specific eligibility. The focus should be on affordable housing for households at 50-60% AMI.

Chris suggested a goal based approach with affordability for households at 50% AMI. Given the push back from developers, consideration should be given to a fee-in-lieu option to help with land banking and 100% affordable projects.

Cecil advised that the LUIG should be an entitlement program and asked about the possibility of having 10, 20 and 30 year affordability tiers. He offered that the distance to transit might involve grade or topography calculations. He stated that affordability would be harder to plan for, but that it should serve as the focus of the program.

Jeff and Alan would incorporate the feedback and make the draft revisions available.

*Accessory Apartments:*

Alan Glines and Vaidila Satvika reported on text amendments regarding accessory apartments. Alan explained that current requirements are that lots must be at least 5,000 ft<sup>2</sup> and have 50ft frontage. Some of the rules are conflicting. Slopes and floodways provide other challenges. With conforming lots, accessory units are straightforward.

Vaidila shared the Affordable Housing Advisory Committee's feedback indicating that setbacks have limited the availability of housing. He noted that the square footage of accessory units is also limited to 50% of the envelope. The text amendment would change the language of accessory apartments to an industry standard "accessory dwelling units". Parking would remain the same as a home and the maximum size would be around 800 ft<sup>2</sup>. Height requirements would be established based on the roof peak rather than ceiling height. Encroachment on setbacks would be allowed and full basements could be considered. Alan noted that consideration could also be given to multi-story units.

The Committee discussed the limits as they affected neighborhood aesthetics and the possibility of providing subsidy for the development of accessory units to meet the community's housing needs.

Gordon requested that the analysis be distributed to Council.

**New Business:**

*Strategic Partnership Grant Review:*

Following a review and discussion of the SPF applications the Committee made the following funding decisions:

<b>Organization/Project</b>	<b>2014 Award</b>	<b>2015 Request</b>	<b>2015 Funded</b>
Asheville Design Center	\$4,000	\$4,000	\$4,000
Asheville GreenWorks	\$10,000	\$25,000	
Blue Ridge Food Ventures	-	\$40,000	\$25,000
Caring for Children	-	\$10,000	
Children First	\$20,000	\$20,000	\$20,000
Green Opportunities	\$10,000	\$17,150	

Homeward Bound	\$25,000	\$40,000	\$28,400
Housing Authority	-	\$50,000	
Mountain BizWorks	-	\$11,235	
Mountain Housing Opportunities	-	\$20,000	
My Daddy Taught Me That	-	\$30,000	
One Youth at a Time	\$4,400	\$5,000	
Partners Unlimited	\$2,500	\$15,000	
Pisgah Legal Services	-	\$9,000	\$9,000
Project Lighten Up	-	\$3,500	
Read to Succeed Asheville	-	\$4,000	
YWCA	-	\$12,000	\$12,000
<b>Total</b>	<b>\$75,900</b>	<b>\$315,885</b>	<b>Available: \$98,400</b>

Due to a scheduling oversight, the date for funding decisions was published as Thursday, May 21<sup>st</sup> rather than Tuesday, May 19<sup>th</sup>. Gordon suggested making a recommendation to Council and then follow-up with other Council members to prepare them for applicant feedback.

Chris made a motion to forward the SPF funding recommendations to Council. This was seconded by Cecil and approved unanimously. Decisions would be reviewed at the June meeting along with a request for Council to add Asheville Greenworks to the City's Parks and Recreation budget instead of ongoing funding through SPF.

*Habitat Villas Offer:*

Jeff reported that Asheville Are Habitat for Humanity has offered the asking price on the Villas property for the production of 55 single family units. These homes would have minimal second mortgages and sale benefits would go back to into the HTF. Paul Reeves expressed Habitat's interest in the development, but noted that permanent affordability is also a significant change to the Habitat process. Some affiliates have attempted the permanent affordability with ground lease or deed restrictions. Gordon stated that the possibility of incorporating food production into the project would be very appealing.

Cecil made a motion to recommend of the sale of the Villas property to Habitat for Humanity. This was seconded by Chris and approved unanimously.

*Presentation: Homeward Bound:*

Brian Alexander presented Homeward Bound's 2014-2017 Strategic Plan. He noted the need for a different approach as the agency was not in good shape in 2010. The preceding strategic plan was very internally focused and has been generally successful. The organization has historically been publicly funded. Private funding has been increased 490%, but public funding has yet to be reduced. Over 1,000 people have been housed and 180 new relationships have been established with landlords. The new plan is focused on organizational sustainability and looks outside of the agency to address homelessness. Within 3 years, chronic homelessness could finally be ended and veteran homelessness could be reduced to functional zero.

Brian highlighted Homeward Bound's Six Strategic Targeting Goals:

1. Community Awareness and Support

2. Building Staff Capacity and Training.
3. Focusing on Program Efficiency and Effectiveness.
4. Evaluation and data.
5. Strengthening Collaboration in the Community
6. Funding Expansion with Diverse Sources.

He noted that AHOPE will change from traditional day center toward a coordinated assessment program. More volunteers will be needed and staff will be involved outside of day center operating hours. The agency will be going out into the community for case management services. More emphasis will be placed on supportive housing in Henderson County to help the surrounding areas affecting services in Buncombe/Asheville. The new NCHMIS will allow for better reports to the Committee on program performance.

Cecil asked if success would allow for a shift to funding housing rather than shelter. Brian explained that emergency shelters will always be required, but should be temporary in nature. Shelter business models will have to change. Gordon asked if the Homeless Initiative Advisory Committee has developed the next 10 Year Plan to End Homelessness. Brian responded that the national model is now focused on developing strategic goals rather than 10 year plans.

Gordon requested that Christiana Glenn Tugman prepare a June report on the next plan to address homelessness.

**Public Comment:**

Lynn Kieffer, a board member from Child Abuse Prevention Services explained that the organization has experienced strain with replacing leadership and missed the SPF application. She asked what the alternatives were for receiving funding, namely in the amount of \$5,000. Gordon responded that there is a children's services effort underway through the Family Justice Center. While there is a need for more policy direction, for now, organizations coming outside of the SPF grant cycle should go through the Family Justice Center.

**Next Meeting:**

Tuesday, June 16, 2015 at 9:00 AM in the 1<sup>th</sup> Floor Conference Room of City Hall. The July meeting canceled.