

**HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING**  
**August 19, 2014**  
**5th Floor Conference Room**  
**MINUTES**

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

**Staff Present:** Jeff Staudinger, Jannice Ashley, Shannon Capezzali, Marvin Feinblatt, Sandra Anderson, Heather Dillashaw

1. Minutes – The meeting minutes from July 15, 2014 were approved.
2. Updates
  - a. Housing Trust Fund: Jeff Staudinger provided an update on HTF cash flow and payments. The Gerber Park Apartments have been funded with housing tax credits. Currently, approximately \$190,000 is projected to be available to lend for the coming year.
  - b. East of the Riverway: All TIGER II grant activities have been completed.
  - c. Eagle Market Place: Jeff Staudinger provided information about the Eagle Market Place construction progress. A seven day construction week is expected in order to complete the project by the deadline. Mountain Housing Opportunities is actively marketing the new residential opportunity.
  - d. Affordable Housing Advisory Committee: AHAC Members are expanding the audience for their presentations. AHAC Members support increased density in commercial districts and recommend that incentives be based upon higher percentages of affordable housing. The Committee recommends that densities be calculated on smaller size units than in the original calculations and it also recommends requiring a 20 year minimum period of affordability.
  - e. Skyloft Foreclosure: HCD authorized city staff to bid at the Skyloft foreclosure auction up to \$130,000, however the 1<sup>st</sup> lien amount/opening bid was lower than anticipated. The City's high bid of \$99,000 was exceeded by another bidder. Therefore, the City will recover 100% of its HTF investment. Additionally, an affordability covenant was attached to the deed and staff hopes this will also ensure future affordability of the unit.
  - f. Villas at Cedar Hill: A court date regarding compensation has been set for December. The city has the right to access the pump station and is working with Habitat to draft an agreement for review. Construction will likely begin after court approval.
3. Unfinished business
  - a. Alternatives to Gentrification: City staff is researching examples of where alternatives to gentrification efforts have been successful. Staff currently has examples of community land trusts which retain stock of affordable housing. The Asheville Area Riverfront Redevelopment Commission is assisting with artist issues with gentrification. After further study, staff will bring recommendations forward on this issue.
  - b. Housing density: Jeff Staudinger provided an overview of staff's work on the commercial district density increase. An update will be provided in September.
  - c. Land Use Incentive Policy: Robin Currin reviewed the proposed amendment to the Land Use Incentive policy which would remove the requirement to defend the policy should it be legally challenged. The proposed amendment also included wording to ensure alignment with statute. Jeff Staudinger stated that developers have requested that the incentives be less broad, instead providing clear and targeted incentives for specific types of activities.



session scheduled for October 14 to consider strategies for affordable housing. The market study will be completed later in the year. Focus groups and electronic surveys will be used to engage stakeholders. The Plan is scheduled for approval in April, and is submitted to HUD in July.

- c. Short Term Rentals: A Commission is currently studying the issue of short term rentals in the city. The city has received an appeal of one of its citations in North Asheville which is challenging the way the law is being administered. A meeting will occur to provide potential alternatives based on what has worked in other cities. P&D has discussed the short term rental issues and P&Z will review it in the future.
  - d. Upcoming Meeting:
    - i. Gordon Smith requested that Heather Dillashaw provide the 10 Year Plan update to the HCD Committee at their September meeting.
    - ii. Maggie Ullman and the A.B. Food Policy Council will attend the October HCD Committee meeting to provide information to the committee.
    - iii. HCD will review the Housing Trust Fund policies, affordable housing definitions, and Fee Rebate policy.
5. Public Comment:
- a. Dee Williams expressed concerns about whether local ethnic minority businesses were having sufficient contracting opportunities in City projects.
    - i. Gordon Smith stated that many projects and initiatives are already in motion that will be part of minority business development. HCD should discuss how to bring more focus to the economic and community development aspect at future meetings.
    - ii. Jeff Staudinger stated that many new developments have opened in the community which supports this issue. For example, the Support Center focuses on providing access to capital for women and minority businesses and now has a full time worker in Asheville with a commitment to provide outreach, training, and capital to ethnic and women business owners.
  - b. Sharon Oxendine, The Support center, stated that she has been working with Handmade in America, the Asheville Area Arts Council, and Mountain BizWorks to focus on assisting artists. A new craft industry curriculum has been developed. 12 artists have signed up to meet weekly for the eight week program. The Women's Wellbeing Development Foundation, The Housing Authority, and tenants of Pisgah View and Hillcrest are being engaged. The Support center will occupy a floor in the Del Cardo building when it is completed.
  - c. David Nash stated that the Arthur Eddington Education and Training Center (formerly the Reid Center) is scheduled to open within the next four weeks. This building will be a significant contributor to the area and is currently occupied.
6. Next Meeting and Adjournment: The next meeting of the HCD Committee is September 16, 2014. The meeting was adjourned.