

**HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING**  
**June 20, 2013**  
**5th Floor Conference Room**  
**Draft MINUTES**

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

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

**Other Attendees:** Brian Alexander, Sara Nunez, Scott Dedman, Laura Collins, Ann Flynn, Cindy Weeks, Matthew Pickard, Willie Vincent, Jeffrey Barton, Stephanie Swepson-Twitty, Darrell Hart, Marvin Chambers, Quintin Miller, Sarah Williams.

**1. Minutes**

The meeting minutes from March 19, 2013 were approved.

**2. Updates**

- a. Introduction of Dave Hill, Community Development Analyst with the City of Asheville. Dave provided a summary of the Housing Trust Fund cash flow analysis.
- b. Jeff Staudinger provided an update on the East of the Riverway Initiative including the recent Grant Southside Community day, Transportation Network Plan, and Riverside Drive Development plan. All activities are under contract.

**3. New Business**

- a. CDBG Allocation & Funding Recommendations – Jeff Staudinger provided information about the final allocation from HUD for CDBG and HOME funds, and an update on the Outside Agency Grant. The final allocation resulted in a 15% increase.
  - i. A motion was made by Gordon Smith to approve the pro-rata increase of 10% to all grants that were not fully funded, and to approve \$10,000 each to Homeward Bound’s AHOPE and Pisgah Legal Services, and \$5,165 to Partners Unlimited. Seconded by Chris Pelly. The motion passed unanimously.
  - ii. The table below shows final allocations approved by the HCD Committee.

Applicant	Request	2013-2014 Draft Funding	FINAL Funding
<b>Housing</b>			
MHO - Emergency Home Repair	91,900	74,340	85,749
MHO - Tier II Home Repair	91,900	70,000	80,743
MHO - Down Payment Assistance	99,000	30,000	34,604
Green Opportunities - GO Weatherization	90,000	45,000	51,906
AVL Habitat - Home Repair	50,000	25,000	28,837
<b>Housing Services</b>			
Homeward Bound - Supportive Housing Svcs. / PPH	85,000	85,000	85,000
AVL Habitat - Housing Services	75,000	55,000	63,441
MHO - Housing Services	154,000	110,000	126,882
ABCCM- HPRP	20,920	18,800	20,920
Eblen Charities - TBRA	35,000	35,000	35,000
<b>Economic Development</b>			
Mountain BizWorks -Business Dev./Training and Coaching	75,000	60,000	69,208
Green Opportunities - GO Training Team	150,000	80,000	92,278
<b>Infrastructure/Public facilities</b>			

City of Asheville - Parks and Rec - Spray Ground	50,000	35,000	35,000
<b>Public services subject to 15% cap</b>			
On Track - Financial Counseling / Free Tax Prep	32,000	10,000	10,000
Homeward Bound - AHOPE Homeless Programs	95,000	50,000	60,000
PLS - Homelessness Prevention project	60,000	40,000	50,000
Helpmate - Crisis Stabilization	18,282	10,000	10,000
ABCRC Fair Housing Outreach and Education	50,000	20,000	20,000
Partners Unlimited - Academic Enhancement	50,000	6,391	11,556
<b>Planning &amp; Admin subject to 20% cap</b>			
CD Administration	181,855	181,855	215,409
Contingency		15,000	37,623
<b>Requested:</b>	<b>1,554,857</b>		
<b>Funding recommendations</b>		1,056,386	1,224,156
<b>New CDBG Entitlement Grant (final)</b>	\$ 825,773	\$ 825,773	\$ 993,543
<b>Projected 2013-2014 Program Income</b>	<b>83,500</b>	<b>83,500</b>	<b>83,500</b>
<b>Unbudgeted 2011 -2012 Program Income</b>	-	-	-
<b>Funds available for reallocation</b>	147,113	147,113	147,113

- iii. Jan Davis stated that more community support should be identified for Partners Unlimited.
- b. Asheville Design Center Pedestrian Bridge – Jeff Staudinger provided information about the Design Center’s Outside Agency Grant of \$4,000. This funding was transferred from a previous project into the ADC’s Summer Design Studio. The funds will be used only for materials to construct a pedestrian foot bridge in a future Greenway section of the River Arts District. The HCD Committee members approved the reallocation of funds for the project.
- c. Affordable Housing Advisory Committee– Jeff Staudinger provided information about the AHAC’s stakeholder engagement focus, and their recommendations for extending local housing discrimination protection to LGBT individuals for any city-assisted units with the ultimate goal to extend protection to all housing regardless of funding source. Currently the COA enforces the state and federal Fair Housing Ordinance. The Committee discussed options for creating a Fair Housing Ordinance, adding the non-federally protected class wording, and enforcement or incentive options.
  - i. Sarah Nunez, from ABCRC stated that funding to the Human Relations Commission has been reduced and ABCRC would like to take over local enforcement in the future.
  - ii. Martha McGlohon will research the legal implications of enforcement.
  - iii. Gordon Smith requested that the HCD Committee pursue state legislation that would include LGBT individuals as a protected class.
  - iv. Chris Pelly stated that the City’s response should be commiserate with the scale of the problem, which may not require a large institutional response at this time, especially considering the city’s limited resources.
  - v. A motion was made by Gordon Smith to ask City Council to expand the non-discrimination policy for city-funded and assisted housing to include LGBT individuals. Seconded by Chris Pelly. The motion passed unanimously.
  - vi. Martha McGlohon stated that the Committee could amend the existing anti-discrimination policy, or they could create a new policy and do a resolution to attach the policy.

- d. Emergency Solutions Grant Amendment – Heather Dillashaw provided information about the amendment which consists of a budget revision to allow \$30,000 to be put towards Rapid Re-Housing. Eligible agencies were asked to apply for additional funding, with Homeward Bound being the only to respond. Staff recommends that \$25,000 go to Homeward Bound for direct client assistance, and \$10,000 go to the City’s Homeless Initiative staff for HMIS activities.
  - i. A motion was made by Chris Pelly to approve the recommendation. Seconded by Gordon Smith. The motion passed unanimously.
- e. Eagle Market – Jeff Staudinger provided information about a request for additional funding by MHO and Eagle Market Street Dev. Corp. for the Eagle Market Place project. They are requesting an additional \$450,000 from the HTF, and \$718,000 in Section 108 funds for the commercial element of the project. These funds would be repaid from cash flow from the project over a 22 year period. MHO stated they might still request additional CDBG funds next year.
  - i. Gordon Smith stated that given the transformational element of this project, the investment may be justified despite its relatively small contribution to the affordable housing stock.
  - ii. Cindy Weeks stated that they are still looking for ways to reduce costs. MHO will have final contract amounts on July 1 and are working towards a guaranteed maximum of \$10,800,000.
  - iii. City Staff will provide a report to Council on the full investment that the City has in the project, and a report to the HCD Committee on potential land sales to generate additional revenue.
  - iv. Cathy Ball recommended that Staff review the estimates with MHO, evaluate ways to pay back the CDBG funds with Section 108, and determine what the City’s limit is for investing in this project.
  - v. Chris Pelly made a motion to move the recommendation for funding to City Council. Seconded by Gordon Smith. The motion passed unanimously.
- f. Outside Agency Grant – Staff will do a poll of agencies to determine: a. their anticipated use of future funds, b. How they have planned around not having the money, and c. what deliverables they will accomplish with the funds. The Committee will continue to consider whether funding will be limited to the previous year’s allocation.

The next meeting of the HCD Committee will be August 8, 2013 at 8:30AM in the 5<sup>th</sup> floor large conference room.