



**Affordable Housing Advisory Committee
MINUTES**

**REGULAR MEETING
Thursday, February 4, 2016**

Board Members in Attendance:

Lindsey Simerly, Chair	Laura Collins	Barber Melton
Randall Barnett	Scott Dedman	
Barry Bialik	Jo Ikelheimer	

City Council Liaison:

Julie Mayfield

Staff in Attendance:

Jeff Staudinger	Shannon Tuch	Vaidila Satvika
Jonathon Jones		

1. APPROVAL OF MINUTES

The minutes were approved unanimously with Julie Mayfield to be added as City Council Liaison.

2. UPDATES

Jeff Staudinger distributed the Committee bylaws and HTF funding recommendations. He noted that the funded projects would create approximately 200 units. The \$1.2 million commitment is a significant increase over previous years and will include CIP funds. Developers would also be seeking LUIG. Proposed units would be designated for households at 60-80% AMI with 20 year affordability period. Per the HTF policy, the projects would be 100% rental units.

3. UNFINISHED BUSINESS

a. 2016 Committee Work Plan

- Spring Housing Fair: The Board of Realtors plan to have a May 21st event with a single bank sponsor and the City as a co-sponsor. Companies would be allowed to participate rather than just community associations. Plans and participation would be determined by the input of the Committee. Subcommittee would be needed for involvement in community events.
- Missing Middle Bootcamps information would be sent out as a potential event for affordable housing developers.
- Work plan would be in development with further input from City Council. Staff would meet with the Board of Realtors regarding Housing Fair plans and report at the next meeting. Staff work plan would lend to more participation in September. Barry Bialik volunteered for the Housing Fair subcommittee.

4. NEW BUSINESS –

a. Council Retreat

Julie Mayfield shared the 20 year vision and 36 targets that were the product of the Council Retreat. There was not consensus on inclusionary zoning. Commitments were made to support redevelopment of Lee Walker Heights, affordability incentives, tiny homes, repurposing park maintenance, and partnerships with Buncombe County. A penny tax has on food and beverage sales has been discussed to add potential \$6 million revenue for multimodal transportation and housing.

Priority Recommendations: Regarding AHAC priority recommendation #3, Shannon Tuch reported that Council asked PED to explore allowing ADUs for homestays. Planning staff would be compiling data on the impact to affordable housing and neighborhoods, as well as, seeking stakeholder input. The Committee discussed the nuances and difficulties of allowing ADUs for homestay.

b. Barriers to Development and Strategies to Allow for More Infill Housing in Asheville

Vaidila Satvika provided a summary of the presentation on infill housing that would be made at the next Council meeting for guidance on possible wording amendments to the UDO. Changes for cottage developments, tiny homes and the multifamily review could potentially create thousands of new residential units.

5. PUBLIC COMMENT – None

6. ADJOURN

March 3, 2016 at 8:30 am in the 5th Floor Large Conference Room of Asheville City Hall