



**Housing and Community Development Committee
MINUTES**

**REGULAR MEETING
Tuesday, August 18, 2015**

Board Members in Attendance:

Gordon Smith, *Chair*

Cecil Bothwell

Chris Pelly

Staff in Attendance:

Jeff Staudinger

Marvin Feinblatt

Christiana Glenn Tugman

Sandra Anderson

Tara Irby

Heather Dillashaw

Jonathon Jones

Staff in Attendance:

1. APPROVAL OF MINUTES

The minutes from the meeting on 6/16/2015 were approved on Cecil Bothwell's motion and Chris Pelly's second on a 3-0 vote.

2. UPDATES

a. Housing Trust Fund

There will be approximately \$850,000-900,000 for disbursement in the next Housing Trust Fund cycle. Approaching December, Capital Improvement Program (CIP) funds could be added to the Housing Trust Fund (HTF) allocation if needed to meet loan demand.

b. Other updates were accepted as reported.

c. HOME Update

Heather Dillashaw provided an update on the state of HOME funds and supported projects.

- Oak Hill Commons, by Biotat, LLC passed the Technical Review Committee (TRC).
- Neither of the Henderson County projects that requested HOME funds, Oklawaha and East Haven, had been awarded Land Use Incentive Grants (LUIG). HUD will require that the \$425,000 will need to be recommitted by July 1, 2016. The Asheville Regional Housing Consortium will need to receive additional proposals for consideration and 15% of the funds must support a CHDO project.
- Givens Estate Phase III received tax credits which will result in 260 units in South Asheville.

3. CLOSED SESSION

Chris Pelly made a motion to go into closed session to protect information that is not public record and consult with an attorney employed by the City about matters with respect to which the attorney-client privilege between the City and its attorney must be preserved. . This was seconded by Cecil Bothwell and passed on a 3-0 vote. The minutes for the closed session were recorded separately.

4. UNFINISHED BUSINESS

a. LUIG Revised Policy

Members reviewed the final draft of the revised LUIG Policies. Chris Pelly made a motion to approve the policies and recommend to Council. Cecil Bothwell seconded the motion, which passed on a 3-0 vote.

b. Housing Fair and Summit

Jeff Staudinger provided an update on the plans and progress of the Housing Fair. The Land of Sky Association of Realtors partnering for the consumer focused Housing Fair at the Stephens Lee Center from 10:00 – 2:00pm on September 19, 2015. At the recommendation of the Affordable Housing Advisory Committee, Gordon Smith has approached Buncombe County as a co-sponsor. Marketing would begin within the week through AshevilleHousingFair.com, social media and newspaper advertisements. The policy focused Housing Summit would be rescheduled to a later date in October.

c. Affordable Housing Strategy

Jeff Staudinger reported that a comprehensive UDO review, including policies on accessory dwellings, uniform setbacks and parking requirements have help make strides toward the target set in October 2014 of adding 2,800 affordable housing units over the next seven years. More progress is expected now that there will be more than \$1 million available for affordable housing through the Housing Trust Fund (HTF). Gordon Smith requested that a progress report in October for the Committee and City Council.

3. NEW BUSINESS

ESG Additional Funding

The HCD Committee approved the recommendation to Council to accept \$40,188 in additional 2014 Emergency Solutions Grant Funds from the State Division of Aging and Adult Services on Cecil Bothwell's motion and Chris Pelly's second on a 3-0 vote.

4. PRESENTATION

George Jones, Executive Director of Green Opportunities (GO), provided a summary of the agency's programs focused on developing a sustainable workforce.

- With the City's partnership and CDBG funding, GO has hosted 15 cycles of construction training and started the Kitchen Ready program with the Asheville Independent Restaurant Association.
- The geographic area served includes 800 low-to-moderate income households, of which 68% are of African American descent and 60% are 30-50 year old women. Programs will strive to provide opportunities to these individuals.
- GO will also seek to partner with construction projects that are expected to bring more than \$3 million to downtown Asheville and the River Arts District.
- Urban food access efforts have been providing free meals to children in the area. The Southside Kitchen continues to serve a donation-based lunch, Monday-Thursday from

12:00-1:00pm. A grocery store has been considered, as well as, providing catering or grab-and-go meals at the commissary.

5. PUBLIC COMMENT

Dee Williams requested clarification on the Eagle Market Street and Lee Walker Heights updates, HCD Committee member term expiration and the status of the Minority Business Plan.

Gordon Smith explained that the Eagle Market Street and Lee Walker Heights updates were available in the staff report and that Committee member terms would expire at City Council's January Retreat.

Sam Powers explained that Brenda Mills manages the Minority Business Program for the Planning and Economic Development (PED) Committee. Program goals were originally established by a disparity study. That study's time frame has ended; staff is gathering information about the scope and cost of a new disparity study. Cost sharing with other communities will be considered. Program planning will continue with an update expected at the October PED meeting.

Richard Liston requested that the Committee slow the pace of the meeting and allow more time for questions from the public. He also asked for a definition of affordable housing. Jeff Staudinger provided the federal guideline of 30% of a household's income at 80% of median income.

6. ADJOURN