



**Housing and Community Development Committee
MINUTES**

**REGULAR MEETING
Tuesday, February 16, 2016**

Board Members in Attendance:

Gordon Smith Julie Mayfield Gwen Wisler

Staff in Attendance:

Cathy Ball Jeff Staudinger Jonathon Jones
Chris Hnatin Sandra Anderson Sam Powers
Jannice Ashley Marvin Feinblatt Heather Dillashaw
Amber Weaver Erica Germer Shannon Tuch
Christiana Glenn Tugman

1. APPROVAL OF MINUTES

The minutes from the 1/19/2016 meeting were approved unanimously with amendments below on Gwen Wisler’s motion and Julie Mayfield’s second.

- The typo “will with” should be corrected under the first bullet of section 3.a.
- The first bullet of section 4.a. should reference the MOU with McKibbon Hotel Group.

2. 2. UPDATES

a. Housing Trust Fund Financial Statements

b. Eagle Market Place

Cathy Ball reported that demolition of the fractured slab is in process and TD Bank is working toward the end of the month for a loan package. Jeff noted that arbitration is expected to take place in Summer 2016.

c. Lee Walker Heights

d. Parks Maintenance

e. Homeless Initiative Advisory Committee Strategic Plan

Jeff reported that the Homeless Initiative Advisory Committee continues to make progress on the next Strategic Plan to address homelessness.

3. UNFINISHED BUSINESS

a. Consolidated Plan Priorities

Jeff provided an overview of the Consolidated Plan Priorities in the context of the upcoming CDBG/HOME funding decisions. He explained that funding must meet a plan priority, but the priorities can be updated through Council approval and submission to HUD. Lower priorities can be funded before higher priorities, given the scope and quality of projects. Gwen Wisler noted that collaboration with HACA is part of the second to last priority despite Councils expressed intent to support the project. There was discussion that the Lee Walker Heights

project incorporates multiple priorities. Gwen Wisler made a motion that “Target low wealth neighborhoods for improvements that will improve housing conditions and create stronger communities” move up in ranking to the fourth priority and be recommended to the HOME Consortium in March. The motion was seconded by Julie Mayfield and passed unanimously.

b. ESG Contract

Heather noted that the full request of \$118,965 has been awarded for FY 2016. Julie Mayfield made a motion recommending that Council accept the Emergency Solutions Grant funds. Gwen Wisler seconded the motion which was approved unanimously.

4. NEW BUSINESS

a. Community Land Trusts

Jeff provided a summary presentation on Community Land Trusts and some history of his experience as Executive Director of a Community Land Trust in Vermont. He noted that the state of Vermont required all HOME funds to support permanent affordability. The Committee discussed that municipal leadership causes the structure to become a “Government Land Trust” instead of Community Land Trust. The City’s role might be research, education and collaboration, as well as, beginning the conversation in the community. Gordon suggested that with Council approval, staff could create a 3 meeting taskforce to evaluate the next steps. Jeff suggested that staff could bring back recommendations to define the City’s role in the process.

b. ADU’s and Homestays

Shannon Tuch provided an update on the process of including ADUs in homestays. Staff was asked to draft a report for PED in January. More data was requested on the impacts on neighborhoods and affordable housing with additional community feedback. As a new phenomenon, data collection has been a challenge and it is unknown how many ADUs exist. The first plan would be to approach new ADU permit applicants with a survey. The second phase would include collecting neighborhood feedback. The third component would be to benchmark data against other cities. The Committee suggested reaching out to Buncombe County to gather data and advocates who have presented statistics on ADUs. The Coalition of Asheville Neighborhoods and the Neighborhood Advisory Committee could also survey their members.

6. PUBLIC COMMENT (5 CITIZENS, 3 MINUTES EACH)

- Eric Schenk suggested adding the question “Do you live near an ADU?” to the community survey to help assess the true impact on neighborhoods.
- John Farquhar volunteered to be part of the process in collecting data and serving as a voice for ADU owners.
- Michelle Smith expressed appreciation for the Community Land Trust Discussion. She suggested that organization networks are the best method for achieving community goals and should be able to make collaborative funding applications.
- Dee Williams suggested improving community networks and collaboration, but with competency. She stated that people get hurt when deliverables never appear and that some are not coming to the City because so many coming to the table. On the topic of community land trusts, noted that land had previous been taken from the black community.

7. ADJOURN

- The next meeting will be held March 10, 2016 at 9:00 am in the 6th Floor HR Training Room of Asheville City Hall to hear CDBG applicant presentations and make funding recommendations.

For more information on the Housing and Community Development Committee, please contact Jeff Staudinger at jstaudinger@ashevillenc.gov.