



**Housing and Community Development Committee
MINUTES**

**REGULAR MEETING
Tuesday, April 12, 2016**

Board Members in Attendance:

Gordon Smith Julie Mayfield Gwen Wisler

Staff in Attendance:

Jeff Staudinger Jonathon Jones Sandra Anderson
Cathy Ball Sam Powers Shannon Tuch
Jannice Ashely Christiana Glenn Tugman

1. APPROVAL OF MINUTES

The minutes from the 2/16/2016 and 3/22/2016 meetings were unanimously approved on Gwen Wisler's motion and Julie Mayfield's second.

2. UPDATES

The Written Staff Report was accepted, with the following clarification:

Jeff provided corrections to the Lee Walker Heights funding requests detailed in the staff report. The Phase 1 and 2 proposal would be \$4.2 million and the recommended CDBG funding would be \$135,720. Gwen Wisler reported that the project has been before the Planning and Zoning Committee.

2. UNFINISHED BUSINESS

a. Proposed Permanently Affordable Housing Learning Process

The Committee discussed the staff proposal to develop and facilitate a three-session educational program to explore permanently affordable housing. The Committee discussed one of the anticipated outcomes of that process, which would be a community-based Steering Committee. Staff anticipates that the steering committee membership would develop out of the community forum, assuming there was sufficient interest, and proposed that it initially be facilitated by staff, but that leadership would pass to the community before January. The Committee endorsed this process.

b. ADU's and Homestays

Shannon Tuch reported that benchmarks have been gathered from other cities and Open City Hall survey has been conducted. Preliminary results were presented. From the survey, 76.3% of the 489 respondents were in favor of homestays allowed in ADU's and 23.7%. Nearly 90% were homeowners, despite efforts to reach renters and 15% of homeowners reported already having an ADU. Members of AHAC reported that financing was not possible for ADUs and mortgage

companies would only consider income from long term rentals and not short term rentals. The Committee discussed the community feedback. A draft ordinance would go to Planning and Zoning on May 4th and then to Council in June. Gwen Wisler made a recommendation that Council maintain the current prohibition against the use of ADUs for homestays. Julie seconded the motion that was approved unanimously. The recommendation should be presented to both Planning and Zoning Committee and City Council.

The Committee discussed incentivizing ADUs for affordable housing. Gordon suggested a design competition for preapproved architectural models, HTF interest rates caps, and fee rebates. It was noted that reducing the City fees alone may not provide much incentive. Administrative oversight could be a hurdle. Staff suggested that AHAC would continue to research the options and provide recommendations to HCD.

4. NEW BUSINESS

a. Strategic Partnership Program 2016-2017 Application Materials and Budget review

The Committee reviewed the purposes of the program to align with the City's Strategic Goals. Staff recommends level funding, with LEAF and IRL to be funded outside of the SPF. Gwen Wisler proposed that applicants should partner based on similar services and clients. Applications should include identification of organizations providing equivalent service then compare, contrast and describe why their project should be considered over others. Funding recommendation would be made at the June 7th meeting. Applicant presentations would not be required as with CDBG and HOME, but applicants should be present for Committee questions.

b. Aligning Affordable Housing Efforts with Buncombe County

Jeff Staudinger reported that Buncombe County staff are very collaborative, but that more programmatic collaboration is likely only with City Council and County Commissioners direction. The Chamber of Commerce Housing Task Force will be exploring employee housing needs through a survey.

7. FUTURE AGENDA ITEMS

June: Strategic Partnership Fund Applications

6. PUBLIC COMMENT (5 CITIZENS, 3 MINUTES EACH) - None

7. ADJOURN

The next meeting will be held June 7, 2016 at 10:00 am in the 6th Floor HR Training Room of Asheville City Hall.

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