

Asheville Affordable Housing Advisory Committee
January 15, 2015
Meeting Notes

Attending Members: Lindsey Simerly, Laura Simmelink, Barber Melton, Randall Barnett, Mae Creadick, Robin Raines, Jay Gurney, James Mastrogiacomo

Attending Staff: Jeff Staudinger, Heather Dillashaw, Sandra Anderson, Jonathon Jones, Alan Glines

Guests: Greg Borom

Meeting Notes

Mae Creadick made a motion to approve the December 4, 2014 meeting notes. This was seconded by Jay Gurney and unanimously approved.

Updates

Housing Trust Fund Report: Due to staff illness, the HTF report was not available and would be sent out to members via email. Jeff noted that two HTF application had been submitted, one from Kirk Booth and the other from Ward Griffin.

Housing Density in Commercial Districts: Jeff reported that Council approved the zoning proposal with a name change to Housing Density in Urban Corridors.

Unfinished Business

2015-2019 Consolidated Plan : There are two upcoming presentations of the Housing Market Study on January 20th. The daytime event would be at the US Cellular Center for the HCD Committee and HOME Consortium. AHAC members were invited. An evening presentation would also be made at the Biltmore Park campus of Western Carolina University. There is a Consolidated Plan public forum at 6:00PM on January 22nd at the Grant Center followed by a second the next day at 9:00AM in the Asheville Public Works Building.

Jeff summarized the preliminary findings of the Housing Market Study.

Housing Summit: Mae noted that the Housing Summit was discussed for the earlier part of the year, but would need more planning. The item will remain on the agenda for further development. Jeff also invited members to participate in the City Council Retreat on January 30th at the US Cellular Center.

There will be a meeting about short term rentals at the Diana Wortham Theatre on January 21st sponsored by Coalition of Asheville Neighborhoods (CAN) and the Chamber of Commerce.

Defining Affordability: Lindsey asked what outcomes Council would want from this definition. Jeff clarified that Council would be looking for a reflection on the Housing Market Study and how funds would be targeted for affordable housing. Due to the variety of funding programs there are multiple definitions of affordability. As Federal resources shrink and demand for local funds increase, uniform guidelines may make funding decisions more predictable and equitable. This could include addressing the gap in available multifamily units. Jay stated that the location of affordable units would also be a factor. Older units are being remodeled and becoming less affordable, pushing poorer households out of

Asheville. Laura asked if funds were available for rehabilitation of older units. Heather explained that rehabilitation is expensive and therefore limited, although emergency repair programs are supported.

Mae expressed concern that many City ordinances related to affordable housing are intended for households at 80% AMI. Lindsey stated that the variety of definitions may be an asset in due to the complexity of needs and resources in the community. Jay pointed out that the City might not be in a position to sustain a strategy for addressing affordability for households below 60% AMI. Jeff noted there is a possibility that the National Housing Trust Fund might supply additional resources.

Mae added that reducing the size restriction in the cottage ordinance from 500 ft² down to 200 ft² would allow for more, smaller units in Asheville. Lindsey suggested that Mae add tiny homes and cottage ordinance to the work plan.

Jay referenced an email that he sent to Jeff and Lindsey regarding short term vacation rentals and a proposal that would involve a fee system that would fund the HTF. Barbara explained that there would be more conversation at the upcoming short term rental meeting. Lindsey suggested adding short term rentals to a future agenda.

New Business

2015 Recommendations and Work Plan:

Following the previous year's work plan, members provided suggestions for the 2015 Work Plan.

- Increase density by allowing cottage units below 500 ft².
- Short term rentals on a 6-9 month time table to see what developments occur.
- Housing summit.
- Accessory units, focus on setbacks for units within an existing envelope.
- Funding the HTF at \$.01 per \$100 of tax value.
- Housing bond, combined with sidewalks or transportation.
- Use of the Economic Development Capital Improvement Program (EDCIP).
- Formation of a County affordable housing committee.
- County outreach strategy. .
- Changing RS8 zoning districts to RM8.
- Inclusionary zoning.
- Preservation of existing affordable housing.
- Redevelopment of public housing community.
- Housing within the context of race relations.

Housing Protection for LGBT:

Lindsey provided an update that Greensboro has adopted LGBT inclusive housing in their nondiscrimination policy. As Housing Protection for LGBT has been a standing recommendation, Lindsey proposed that it should be formally re-recommend to the HCD Committee. Jeff noted that enforcement has been the biggest challenge, but that Greensboro's decision may lead to more traction. Mae suggested encouraging Buncombe County to approve a similar policy given volume of the County's housing stock. The proposal was unanimously approved.

Next Meeting. Thursday, February 5, 2014 at 8:30AM in the 5th Floor Conference Room of City Hall.