

Asheville Affordable Housing Advisory Committee
October 2, 2014
Meeting Notes

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

Guests: Greg Borom

Attending Staff: Jeff Staudinger, Heather Dillashaw, Jonathon Jones

Meeting Notes

The Meeting Notes of September 4th, 2014 were approved with clarification that there were no actions taken or pending regarding accessory apartments.

Updates

Housing Trust Fund Report

The monthly Housing Trust Fund (HTF) financial report was distributed. Jeff provided a short overview for new members, emphasizing Asheville's focus on directing the HTF toward much needed rental housing. He then highlighted the current activity in the fund.

- There is \$500,000 committed to Givens Gerber Park Apartments. That commitment helped the project successfully compete for Low Income Housing Tax Credits (LIHTC).
- Outstanding commitments remain to Kirk Booth for six new rental units in Shiloh for \$90,000 and to the Oak Hill Commons project in the amount of \$58,106. The Oak Hill Commons project has also been awarded Buncombe County funds.
- Projected funds available are \$204,143. This is less than the \$500,000 the Asheville City Council allocated to HTF this year for two reasons:
 - A forward commitment of \$250,000 was made to Mountain Housing Opportunities for the Eagle Marketplace Project.
 - Another \$45,000 is directed to support one staff salary who is dedicated to the City's affordable housing efforts.
- Asheville has been involved in an eminent domain proceeding for a sewage pump station easement that will enable affordable housing development on a 16 acre tract purchased at auction that had been part of an affordable condominium project funded by the HTF. If a compensation agreement cannot be reached the matter will go to trial in December. Sale of the property may result in another \$300,000 returning to the HTF.

Unfinished Business

Housing density in commercial districts

Jeff presented a summary of the staff report on Changes to Residential Density in Commercial Zoning Districts. With density increases in these commercial districts, adjusting the ratio of affordable housing to market rate units might incentivize developers to build more affordable housing. Staff are testing this with private sector developers to determine if these assumptions are viable in the market.

This opened discussion regarding inclusionary zoning, defining "affordable housing," compliance monitoring, gentrification, vacation rentals and restrictive covenants.

Public Outreach

Lindsey reminded the group that the Coalition of Asheville Neighborhood meeting will be held November 10. She encouraged getting other city committees involved with affordable housing and informing them about the current crisis. Scott informed the council that The Citizen Times has been actively engaging the topic.

New Business

Council Work Session

The working session will take place October 14th from 3:30-5:00pm. It will not be open to public comment. The Council will receive a staff whitepaper on affordable housing principles, strategic goals, programs and accomplishments.

Next Meeting. November 13, 2014.