

Asheville Affordable Housing Advisory Committee
December 4, 2014
Meeting Notes

Attending Members: Lindsey Simmerly, Jay Gurney, Barbara Melton, James Mastrogiacomo, Randall Barnett, Scott Dedman

Attending Staff: Jeff Staudinger, Shannon Capezzali, Martha McGlohon, Heather Dillashaw, Jonathon Jones, Tara Irby

Meeting Notes: Minutes from the previous meeting were accepted by general consent with the correction that Randall Barnett's attendance was listed twice.

Updates

Housing Trust Fund Report: The next round funding availability is slated for release on Friday, December 7th. Following the settlement on the Villas development, the HCD Committee will have to determine how cash flow will work through the fund, specifically whether there will be one round of funding or two. Depending on when cash is received from the Villas, the range of funds available could range between \$200,000 and \$500,000. The NOFA will be published without a specified amount. Lindsey suggested including a recommendation to Council to fully fund the HTF on a future agenda.

Unfinished Business

Housing Density in Commercial Districts: Jeff informed the Committee that the proposal now called Housing Density in Urban Corridors is going before Council on Tuesday, December 9th. There have been a number of developer interviews regarding the issue with positive feedback from local developers. Some developers want to build affordable housing and others who are developing market units need incentives to include affordable units. Jeff affirmed that different tools appeal to different developers. Lindsey recommended that the next work plan include discussion of inclusionary zoning. Scott asked if parking and buffer requirements have been addressed in order to achieve density increases. Jeff explained that, yes, the existing commercial parking, buffer and setback requirements were substituted with residential calculations. Input from AHAC was considered in reducing the average unit size from 1,000 ft² to 800 ft².

Public Outreach: The Committee discussed holding a housing summit. Jeff stated that staff considers that outreach would be good for affordable housing, fair housing, the consolidated plan, and receiving ongoing input from the community. After discussion, the Committee determined it wanted additional feedback from the HCD Committee regarding target audience.

Lucia Daugherty, Director of Asheville-Buncombe Community Relations Council ABCRC offered a brief overview of the agencies' partnership with the City to promote fair housing through equity and inclusion. She welcomed the opportunity for ABCRC to collaborate in a housing summit and offered to provide materials about fair housing.

Martha initiated an open conversation with the group regarding issues surrounding public housing.

Consolidated Plan: Tara gave an update on the public engagement process, working with key stakeholders regarding housing, public services and economic development priorities through public forums, focus groups and surveys. Lindsey asked how AHAC members could help. Tara explained that AHAC's previous work with developers would be an asset. Lindsey requested that the data be made distributed to the Committee as it becomes available.

New Business

Defining Housing Affordability: As the HCD Committee reviewed the impact defining affordability, they requested help from AHAC to help evaluate HTF policies, fee rebates, Land Use Incentive Grant to determine if the right things are being incentivized. Lindsey recommended extending the conversation to next meeting as part of a longer discussion of a dynamic topic.

Next Meeting: January 8th 2014

Lindsey put forward recommendations to Council and goal scheduling as significant agenda items for the next meeting. She also requested that members review last year's goals and recommendations for additional input toward the work plan for next year.

Public Comment: Laura Collins informed the group that Habitat for Humanity has started offering two evening information meetings every month on the Habitat homeownership process. This helps address the fact that there are many households in the community that qualify for Habitat housing that do not know that they qualify. Meetings are currently hosted at the Habitat offices, but could be moved to other more convenient locations. Also, the current development schedule and available lot sizes will result in more 2 bedroom units available next year in West Asheville, although the demand continues to be highest for for 3-4 bedroom units.