

**Asheville Affordable Housing Advisory Committee**  
**March 5, 2015**  
**Meeting Notes**

**Attending Members:** Barber Melton, Mae Creadick, Scott Dedman, Randall Barnett, Jay Gurney, Robin Raines

**Attending Staff:** Jeff Staudinger, Shannon Capezzali, Sandra Anderson

**Guests:** Laura Collins

**Meeting Notes**

A motion was made by Barber to approve the February 5, 2015 meeting notes. Seconded by Jay. The motion passed unanimously.

**Admin**

The position of the Committee Chair will become available this year as Lindsey Simerly steps down from that role. Committee members should speak with Lindsey if they are interested in holding the role, or sharing the role as a co-Chair. Member terms are for three years.

**Updates**

*2015-2019 Consolidated Plan:*

Priorities will be reviewed by the HCD Committee and ARHC at their next meeting. The Consortium's housing needs have increased over the last five years despite efforts to increase affordable units. The Consolidated Plan will continue to focus on production for households below 60% AMI. A shift in priorities could occur due to the aging population, a deficit in small units, and the high percent of very low income families who can't afford housing. The Committee discussed the challenges agencies face when using HOME funds.

- Staff is advocating the following: Locational efficiency as a priority – housing within 3 miles of job centers, schools, and services for rural areas, and within a half mile of transit or from services/jobs within the City of Asheville limits; Longer periods of affordability – 30 years enforced and monitored; Homeownership geared towards households at 60% AMI.
- Members agreed that a half mile is too restrictive and the proposal should be for a mile, or that it be discretionary for project review.

*Housing trust fund:*

- Two loans were approved for the upcoming funding year.

**Unfinished Business**

*2015 Recommendation and Work Plan:*

The HCD Committee will be looking to AHAC's recommendations at their April meeting. The HCD Committee requests that a numerical goal for housing production be established for the year. The Committee discussed the roster of possible recommendations. Staff will provide a draft of recommendations for review at the next meeting.

#### *Housing summit:*

June is National Homeownership month which may be a good time to have the housing summit. AHAC members must determine the focus and intended audience of the summit.

AHAC members suggested the following groups be targeted for attendance at a summit: Developers, lenders, bankers, tiny-home builders, modular and mobile home companies, homeowners, business leaders, first-time homebuyers. The conference could have two divergent groups – an educational forum for consumers, and a separate conference for developers. The Committee will continue the discussion about targeted market next meeting. Other considerations:

- One focus should be on educating the community about who needs affordable housing in order to combat stereotypes and stigma.
- No budget is currently designated for a summit. Sponsorships may be needed. AHAC members stated that the following agencies may be able to contribute funding: Pisgah Legal Services, the Board of Realtors, the Coalition of Asheville Neighborhoods.
- Possible summit locations: The U.S. Cellular Center banquet room, Diana Wortham Theater, The Venue.

#### **Other Business**

Jeff Staudinger provided an overview of the City's voluntary incentive-based inclusionary zoning policy which includes the Land Use Incentive grant and the Sustainability Density Bonus. Mandatory inclusionary zoning would require a certain percent of rental and homeownership units be affordable, or a fee-in-lieu paid for every residential housing development of a certain size.

Jeff Staudinger will verify for Randall Barnett whether a moratorium exists against gated communities in Asheville.

A comment was made to oppose any policy which would encourage locating housing far from employment centers with the intention of busing workers in to those centers.

#### **Public Comment**

None.

**Next Meeting:** Thursday, April 2, 2015 at 8:30 am in the 5<sup>th</sup> Floor Conference room of City Hall.