

**Asheville Affordable Housing Advisory Committee**  
**May 7, 2015**  
**Meeting Notes**

**Attending Members:** Lindsey Simerly, Laura Simmelink, Barber Melton, Mae Creadick, Jay Gurney, Robin Raines

**Attending Staff:** Jeff Staudinger, Heather Dillashaw, Jonathon Jones, Vaidila Satvika, Christiana Glenn Tugman, Sandra Anderson

**Guests:** Laura Collins

**Meeting Notes**

A motion was made by Jay Gurney to approve the April 9, 2015 meeting notes. The motion was seconded by Mae Creadick. The motion passed unanimously.

**Updates**

*2015-2019 Consolidated Plan:*

Jeff reported that the plan was approaching a final version. Priorities and Strategies have been approved by Council as of April 28th. Affordable housing has been identified as the highest priority. Emphasis will be on single bedroom rental units and housing for low-income households.

**Unfinished Business**

*Housing Summit:*

Mae reported that the planning subcommittee (Mae, Randall and Jeff) has met twice and visited the Cellular Center. The smaller, cheaper Banquet Hall would be adequate and the front patio would also be available. Outreach and goal development are still underway for a date of September 18<sup>th</sup> 2015.

Jeff reviewed the notes from the meetings, highlighting the mission, objectives and goals of the Housing Summit. Initial plans include a plenary session, panel, keynote presentation, workshops/housing fair. Refreshments and lunch could be provided. Buncombe County has agreed to be a co-sponsor with the City.

Mae expressed concern about marketing, so that word gets out and there would be good turnout. Jeff and Heather agreed and recommended that the Committee push the information out through their networks. Jeff suggested contacting the Chamber of Commerce and other interested parties. An intern would be considered for assistance. Laura would send information to the UNCA intern coordinator. Lindsey suggested focusing on the stakeholder portion of the event and that the keynote would be best leveraged by having a developer who is has been successful with a project providing 20% affordability.

Jeff expressed caution on allowing the event to grow too quickly in its first year, given the necessary effort of the Committee and Community Development staff. The plans should be managed to guarantee success and then built upon for future events.

Mae requested that plans be finalized at the June meeting, including workshops, speakers, marketing budget. Jeff reported that current co-sponsors are Buncombe County, the Board of Realtors, Children First, City of Asheville and Asheville Habitat for Humanity. Jay volunteered to check with the Housing Authority about contributing to the event.

## **New Business**

### *Accessory Apartments:*

City Planner, Vaidila Satvika, reported that there are half as many units as zoning allows. Text amendments are underway for accessory apartments with revisions planned for lot sizes, setbacks and unit sizes. Interest groups will be approached regarding the changes and Committee input will be included. The term “accessory dwelling units” will be used to avoid negative associations with “apartments”. Vaidila presented purpose statements from other cities to give an idea of why changes would be made. Setbacks would be removed for existing units with construction date requirements. While North Carolina building code allows for 200 sqft. minimum, the maximum unit size would be 50% of the envelope of the primary dwelling. Vaidila would work to clarify the language on the maximums in terms of square footage versus a percentage of the existing envelope.

High administrative fees could be waived as a provision for affordability. Programmatic tracking, web links and manuals would be needed. Mae asked that a requirement be included for proofs of lease to substantiate that units are used for long term rental.

Vaidila reported that zoning text changes will be presented to Planning and Zoning in June and then City Council in July or August. Jeff suggested developing formal recommendations in conjunction with the Planning staff. Jay requested an email of the Vaidila’s report for further review and comment.

### *12 month work plan:*

Lindsey recommended addressing specific changes for accessory apartments in June meeting, as well as approving plans for the Housing Summit. A short UDO density update would be included in all meeting agendas. The August review of EDCIP opportunities would be rescheduled for a later date. Mae requested a work session for the Summit. Lindsey suggested that the regular business of the August AHAC meeting be conducted between 8:00-8:45 am followed by an 8:45 -10:00am Housing Summit work session.

### *Public Comment:*

Barber Melton reported that Planning and Zoning received complaints on the Oak Hill Commons infrastructure regarding the lack of sidewalks, safety at the Leicester highway crossing, and impact on the water system. City Council would be reviewing the infrastructure issues.

Laura Collins recommended the Chapel Hill Councilwoman who spoke at the last North Carolina Housing Coalition Banquet as a good presenter for the Housing Summit.

**Next Meeting:** Thursday, June 11, 2015 at 8:30am in the 6<sup>th</sup> Floor Small Conference room of City Hall.