

Asheville Affordable Housing Advisory Committee
August 7, 2014
Meeting Notes

Attending Members: Lindsey Simerly, Barber Melton, Brian Alexander, Scott Dedman, Mae Creadick

Not Attending: Barber Melton, Brian Alexander, William Irby

Guests: Laura Collins

Attending Staff: Jeff Staudinger, Heather Dillashaw, Alan Glines, Blake Esselstyn

Meeting Notes. The Meeting Notes of May 1, 2014 were approved with the agreement to remove this paragraph:

(Regarding Short-Term Rentals) "How much does this issue impact affordable housing? Home stays may well enable some people to more easily afford their mortgage or rent, and probably had little impact. The sense of the Committee discussion was that the increase in density that could result from enabling the use of accessory apartments for short term rentals would likely increase the supply of housing- and affordable housing- in the long term." The Committee agreed that opinions were divided on this issue, and there was no general sense of the Committee to be reported.

Updates

Housing Trust Fund. The monthly Housing Trust Fund financial report was distributed. Council made \$500k allocation to HTF this year, also put an additional \$500k as line item into economic development capital improvement plan.

City Property. The City is working to identify property it owns that may be developable as affordable housing. City staff have identified the Parks Maintenance site on Hilliard as a current best opportunity. They are working on relocation plans for the parks maintenance function, with the hope to issue an RFP for redevelopment of the site in the Spring of 2015.

Old Business

Public Outreach- feedback. The general reception to the Boards and Commissions presentations has been positive. The Downtown Commission passed a resolution of support for the AHAC recommendations.

Housing density in commercial districts. Blake reported that a first proposal (which was approved by the Planning Commission) encouraged density in general in commercial districts, but did not provide significant incentives for affordability. Councilman Smith raised issue related to that orientation, so the issue was referred back to staff. Staff has been directed to bring a revised proposal back through the approval process to Council in October. In areas with smaller lot sizes, staff is proposing to encourage developers to do small multi-family developments. Members noted that having the density bonus for affordability levels the playing field between affordable developers vs. for profit developers. Also, city needs density without regard for affordability.

The general sense of the committee was that the following should be considered in the development of housing density commercial districts ordinance: small size units should be considered, with 1 to 2 bedroom less than 1,000 sf. 2. Suggest a minimum 20% affordable units for access to bonus densities. 3.

Tiered incentive program for affordable housing preferred by committee. 4. Period of affordable housing should be 20 years, with 30 preferred.

New Business

New Public Outreach. Moving forward, the Committee discussed scheduling time with CAN, the Housing Authority board, CIBO, CREA, AIA, Asheville Citizen Times editorial board, the Buncombe County Board of Realtors. The Committee also discussed a possible "Summit on Affordable Housing," perhaps in January. Jeff noted the City received a fair housing outreach grant, and that a community-wide event could also include fair housing outreach. The Committee will review its schedule in September, which will include a new Power Point.

Committee membership. Member s originally appointed to 3 year terms are up for renewal. No term limits. Council will reappoint or open up for new appointments.

Next Meeting. September 4, 2014.