

**Asheville Affordable Housing Advisory Committee**  
**September 4, 2014**  
**Meeting Notes**

**Attending Members:** Lindsey Simerly, Barber Melton, Jay Gurney, Robin Raines

**Guests:** Laura Collins, Randall Barnett

**Attending Staff:** Jeff Staudinger, Sandra Anderson, Blake Esselstyn

Meeting Notes. The Meeting Notes of August 7, 2014 were approved with adjustments to the members attending list. Barber Melton attended; Robin Raines and Jay Gurney did not. Kama Ward was a guest attending

**Updates**

Housing Trust Fund. The monthly Housing Trust Fund financial report was distributed. Barber raised concerns about HTF policies and their relationship to neighborhood plans, especially regarding the design of new housing. Jeff said that the HCD Committee would begin this year's annual review of the HTF policies in October.

LIHTC Award. Givens Estates received a Low Income Housing Tax Credit allocation the NC Housing Finance Agency. This was the only award made this year in Asheville and Buncombe County. Givens will be building 120 units of housing for elders. Givens application was supported with City Housing Trust Funds and HOME funds.

**Old Business**

Housing density in commercial districts. Blake Esselstyn reviewed ongoing staff work around this issue. He noted that staff had incorporated input from the Committee regarding average size per unit (800 sq ft versus 1,000 sq ft) and also that the planning assumed one car per unit. Additionally, staff is working with densities that reflect carrying capacity of the lot, versus build-out scenarios for commercial (i.e. non-residential) structures. The result of this is that the proposed densities are significantly greater than originally proposed.

Public Outreach. Jay reported that the Neighborhood Advisory Committee discussed the issue of short term and vacation rentals. Barber agreed this was an important issue for that group, especially in West Asheville. Jeff noted that this issue is being studied by a consultant and that a report should be forthcoming soon.

**New Business**

Affordable Housing Strategy. Jeff reported that City Council will hold a work session on October 14 to discuss affordable housing strategy. Staff is providing a framework for that discussion, which includes partnerships, financing and incentives, and regulatory elements.

**Other Business.**

Accessory Apartments: Jay asked whether progress had been made in proposing changes in accessory apartment regulation. He promotes removing requirements for a conforming lot and a conforming structure.

**Next Meeting.** October 2, 2014.