

Asheville Affordable Housing Advisory Committee
February 2, 2012
Meeting Notes

Attending: Members: Brian Alexander, Allison Bond, Scott Dedman, William Irby, Barber Melton, Lindsey Simerly, Mae Creadick, Jay Gurney. Council Member: Gordon Smith. Staff: Jeff Staudinger, Shannon Tuch, Randy Stallings, Jaime Matthews.

Introductions: Jeff Staudinger, Community Development Director, called the meeting to order and members, Staff and guests introduced themselves. Jay Gurney was appointed by Council to the Committee and joined the group.

Review:

Barber Melton gave background information from serving on the Mayor Bellamy's Affordable Housing Taskforce and the process of writing the Affordable Housing Plan, which was completed in June 2008.

Task Force Priorities and Discussion:

Jeff Staudinger gave a brief update on the priorities of the Affordable Housing Plan and from discussion at the previous meeting. The Affordable Housing Plan remains the principal document under review.

Points of Discussion included:

- The Committee would like to see a map to identify locations in City where affordable housing can be built; and would like information regarding availability of property in the ETJ;
- There was a discussion about housing code, policy and "housemates" as mechanism for housing affordability; it was generally seen that while this clearly is a working practice there are many issues that would make it ill advised to suggest as policy;
- Housing development finance was discussed. Scott provided a brief overview of the tax credit model, and how it produced lower rents; Jay, David and Michael all provided perspectives on private market housing development and operational finance issues; Mae expressed an interest in bond finance mechanisms;
- The demographics showing the need for smaller sized units was discussed, as was the status of waiting lists for 1 bedroom v. 2-3 bedroom units in public housing;
- Density in existing neighborhoods, and in transit corridors was discussed; the use of the City's Density Bonus program and the issues of neighborhood concern about higher density were brought out. "Life cycle housing" in neighborhoods, which supports a diversity of housing types and density, was discussed;
- The relationship of affordable housing to employment was discussed. Scott shared an employment map;
- The expansion of the city tax base post involuntary annexation suggests that development in existing neighborhoods may be the only way for the City to grow.

Upcoming Meetings Topics:

- Presentation on different Financing Models to create more affordable rental units.
(Scott Dedman, Jay Gurney, David Dills and Randy Stallings to work on presentation)
- Tour of Asheville Rental Housing, Glenrock Apartments, Hillcrest, Private Rental units, Multi-Family units.

Next Meeting: Thursday, March 1, 2012, 8:00 am, 5th Floor Conference Room, City Hall