

Asheville Affordable Housing Advisory Committee
January 5, 2012
Meeting Notes

Attending: Members: Brian Alexander, Allison Bond, Scott Dedman, William Irby, Barber Melton, Lindsey Simerly, Mae Creadick. Council Member: Gordon Smith. Staff: Jeff Staudinger, Shannon Tuch, Randy Stallings, Amy Sawyer, Jaime Matthews. Community: Peggy Weil (WNCAP).

Introductions: Jeff Staudinger, Community Development Director, called the meeting to order. Members, Staff and guests introduced themselves and provided background info on their reasons to volunteer for the committee.

Existing Plans and Policies: The committee began its review of existing affordable housing plans and policies. Existing plans and reports are available on the Community Development website here: <http://www.ashevillenc.gov/Departments/CommunityDevelopment/PlansReports.aspx> The committee reviewed the affordable housing priorities in the Consolidated Plan and listed items the group would like to focus on. This included:

- Providing more support and housing opportunities to specific populations in need, including the homeless, people with financial issues, and people with a criminal history.
- Encouraging developers to create more affordable housing units, possibly using Inclusionary Zoning and other affordable housing incentives.
- Preservation of existing housing.
- Create more affordable rental housing.
- Education to Landlords on affordable housing policies and best practices.

Reports discussed and helpful links:

Center for Neighborhood Technology (CNT) – CNT is providing a report on Asheville urban sustainability that will be finished in the next few days and presented at a meeting on February 10. <http://www.cnt.org/>

Housing and Transportation Affordability Index - <http://htaindex.cnt.org/>

A Long Way From Home: Impacts of a Limited Supply of Workforce Housing in the Asheville Metropolitan Area - Report by UNC Center for Urban and Regional Studies and Mountain Housing Opportunities

<http://curs.unc.edu/curs-pdf-downloads/Buncombeexecsum.pdf>

Information to be provided at Upcoming Meetings:

- Breakdown of total affordable units in Asheville/Buncombe
- Statistics of types of housing assistance being provided through CDBG and HOME funds
- Information on the Housing Trust Fund

- Information on the City of Asheville Sustainability Bonus and Unified Development Ordinance (UDO).
- Information on State regulation regarding inclusionary zoning and other affordable housing incentives from a legal standpoint.
- Definition of non-primary residences and percentage of Asheville housing.
- Price range of homes in Asheville/Buncombe.

Next Meeting: Thursday, February 2, 2012 at 8:00 in the 5th Floor Large Conference Room at City Hall. The first Thursday of every month will be the set time for the Affordable Housing Advisory Committee meetings, unless an issue arises.