

DRAFT MINUTES

Committee Members Present

Joe Belcher, Amanda Edwards, Brownie Newman

County Staff Present

Jennifer Barnett, Rebecca Brothers, Matthew Cable, Cynthia Fox-Clark, Donna Cottrell, Michael Frue, Eric Hardy, Rachael Nygaard, Nathan Pennington, Amanda Stratton, Don Warn

Discussion

- Brownie Newman provided welcoming remarks and introduced Rachael Nygaard as the staff member who would facilitate the first meeting before structure and bylaws are decided on.
- Discussion was had on the purpose statement of the Affordable Housing Committee. Feedback included a desire to include ‘affordable homeownership’ as a part of the purpose statement while also keeping the purpose statement broad enough to cover all approaches to address affordable housing needs.
- Staff confirmed how the Committee desires to be structured. It was confirmed that the desire is to have the committee be a ‘sub-committee’ of the Board of County Commissioners and not to add additional members from either staff or the public, while still welcoming the attendance of all interested parties. Staff support will be from a broad range of appropriate departments.
- The Committee decided to meet monthly for now with the option to make the meetings less frequent in the future. Meetings will be held on the third Tuesday of the month from 2:30 – 4:00 pm. The meeting schedule will be posted on the County website. Materials for the upcoming meeting will be shared on the website 1 week in advance of the meeting.
- There was a reminder that discussion about Committee business must be conducted publically as any two of the Committee members constitutes a quorum. The Committee agreed that they may name a Committee Chair at another time. Legal staff will draft by-laws to share with the Committee.
- Jennifer Barnett provided an overview of the Affordable Housing programs already supported with County investments (annual and ad hoc basis). Matt Cable provided an overview of 5 fiscal years of budgeted, appropriated, and anticipated funding along with a more detailed description of the programs. Clarification was provided around HOME Funds and the amount that is invested in the community from this funding source. Committee would like to see the amount of this investment over the past several years.
- There was discussion about a desire to move towards Commissioners driving what is funded and to coordinate with others who are working on this same issue in the county/region in order to maximize benefits.
- There was a discussion about homebuyer education resources and the ability to have that training available for all county residents. Staff will follow-up on collecting these resources.
- Rachael Nygaard provided overview of request from Mountain Housing Opportunities for East Haven Apartments. MHO confirmed that they can work with the recommended disbursement schedule. The Committee asked for additional context about the process requirements for the loan closings and why funding is needed at certain times to be included in the cover sheet for this item at the next Board of Commissioners meeting. MHO confirmed that the requirement to provide pay the property taxes does not affect the affordability and is factored in to their model. Don Warn provided an

estimate in the amount of property taxes that will be received by the County from this project and will include detail in the cover memo for the Board of Commissioners.

- Commissioner Belcher made a motion and Commissioner Edwards made a second to recommend to the Board of Commissioners that a disbursement schedule be approved as shown, with a correction in a typo that the first disbursement be made at construction start, not at construction loan closing as was shown on the slide. It was unanimously approved.
- An overview of Habitat for Humanity's Old Haywood Neighborhood and Homeward Bound's Asheville-Buncombe House was provided. It was requested that both topics be included in the April meeting.
- Matt Cable providing an overview of current funding methods, the application process, and upcoming changes.
- The Committee asked to know more about the County's investment in repairs and would like to see a map of where affordable units have been constructed.

Next Steps

- Possible future agenda items:
 - Revisit goals and purpose related to Affordable Housing as outlined by the Board of Commissioners
 - Habitat for Humanity and Homeward Bound funding requests overview
 - Community engagement and public input
 - Performance measures and reporting for affordable housing
 - Housing affordability policy
 - Supports for infrastructure (water, sewer, other) in unincorporated areas for designated affordable housing and commercial/industrial development
 - Workforce housing initiatives (e.g. teacher/first responder housing, etc.)

Public Comment

- Several attendees thanked the Committee for addressing this topic, offered additional resources for the Committee, and made comments on affordable housing in Buncombe County.

Announcements

There were no announcements.

Meeting Materials

The following documents are included as attachments to these minutes:

- Presentation from March 19th meeting
- Handout on Housing Burden in Buncombe County
- Handout on the County Housing Profile

Next meeting

April 16, 2019, 2:30-4:00pm at 200 College Street, Ground Floor Conference Room