

DRAFT MINUTES

Committee Members Present

Joe Belcher, Amanda Edwards, Brownie Newman

County Staff Present

Jennifer Barnette, Matthew Cable, Donna Cottrell, Cynthia Fox-Clark, Sybil Tate, Don Warn

Discussion

- Commissioner Newman called the meeting to order.
- Commissioner Edwards motioned to approve the minutes from the October 1, 2019 meeting as presented. Commissioner Belcher provided a second and the motion passed 3-0.
- Donna Cottrell provided an update on the Asheville Regional Housing Consortium's October 31, 2019 meeting. The application for Jasper (Jasper Homestead, LLC) was awarded additional HOME funds of \$87,908, bringing the total HOME award to \$400,000. This was the only AHSP project application that applied for both HOME and AHSP funding.
- Matthew Cable provided a review of the FY2020 Affordable Housing Services Program Applications. The calendar, process, funding categories, current projects, and total requests for the \$1,080,707 in FY2020 funds were reviewed. There were six (6) applications considered including two (2) multifamily rental, one (1) single-family home construction, two (2) emergency repair, and one (1) tenant-based rental assistance (TBRA). In addition, there were two (2) county operated programs including the manufactured home removal program, and the permit fee rebate program which were presented. He reviewed the applicants' requests, the amount requested, the type of program, and how many units would be produced/impacted.
- The Committee requested staff provide its prepared recommendation. Staff recommended the following:

\$154,356: Emergency Home Repair (MHO, Inc.)

\$77,177: Asheville Area Habitat for Humanity Emergency Low-Income Home Repair

\$49,250: Buncombe County's Manufactured Home Removal Program

\$541,884: Jasper (Jasper Homestead, LLC) Multifamily Project

\$258,040: 2 Restaurant Court (Beaucatcher Commons, LLC) Multifamily Project

Staff did not recommend providing funding to the Winterhawk Subdivision (MHO, Inc.), Adult Housing Assistance Program (Eblen Charities), or Buncombe County's Permit Fee Rebate Program. Staff provided its reasoning for not recommending funding in these categories.

- The Committee discussed the Permit Fee Rebate Program. If the County eliminated funding for the permit fee rebates, staff would still provide information to MSD and other entities which provide permit fee rebates for affordable housing. At present, there are approximately \$19,000 remaining in prior years' funding for the permit fee rebate program which could be available for reprogramming, if desired.
- The Committee discussed funding options and loan terms. Program applicants were asked how their programs were impacted by the loan terms and what type of loan product they would like to see offered. Staff will bring options for the Committee to consider for next year's loan cycle.

- Commissioner Belcher made the motion and Commissioner Edwards seconded the following funding plan to support moving forward to the full Board:

\$496,256: Jasper (Jasper Homestead, LLC) Multifamily Project

\$296,334: 2 Restaurant Court (Beaucatcher Commons, LLC) Multifamily Project

\$154,356: Emergency Home Repair (MHO, Inc.)

\$77,177: Asheville Area Habitat for Humanity Emergency Low-Income Home Repair

\$11,000: Adult Housing Assistance Program (Eblen Charities) Tenant-Based Rental Assistance

\$45,584: Buncombe County's Manufactured Home Removal Program

The motion passed unanimously.

- Commissioner Belcher made the motion to reprogram the remaining balance in prior years' funding supporting permit fee rebates (approximately \$19,000) to be newly awarded to the Adult Housing Assistance Program (Eblen Charities) Tenant-Based Rental Assistance. Commissioner Edwards seconded. The motion passed unanimously.

Next Steps

- Future Agenda items will include discussion of the AHSP application, including each subprogram and construction loan terms.

Public Comment

- There was no public comment at this meeting.

Meeting Materials

- October 1, 2019 Minutes
- PowerPoint Materials

Next Meeting

- The Committee agreed to move its meeting to the first Tuesday of each month from 1:00-2:30
- December 3, 2019, 1:00-2:30pm at 30 Valley Street, Planning Board Meeting Room