Affordable Housing Committee
December 3, 2019, 1:00-2:30 pm
30 Valley Street

DRAFT MINUTES

Committee Members Present
Joe Belcher, Amanda Edwards, Brownie Newman

County Staff Present
Matthew Cable, Donna Cottrell, Cynthia Fox-Clark, Sybil Tate, Don Warn, Jennifer Barnette, Amanda Stratton

Discussion

- Commissioner Newman called the meeting to order.
- Commissioner Belcher motioned to approve the minutes from the November 5, 2019 meeting and Commissioner Edwards seconded the motion. The motion was approved.
- Matt Cable reviewed the Bowen National Research Housing Needs Update. He reviewed key findings and information, including: population and household growth; seniors as heads of household growth; cost burdened renter and homeowner households growth; overcrowded household growth; increased vacancy rate in multi-family rental housing; information showing significant change in the affordable multi-family rental housing vacancy rates; annual home median sales price growth; and housing gap estimates.
- Commissioner Edwards inquired about information in the report related to equity, with data broken down by race and home ownership. Matt Cable indicated that this information was not included in the report.
- Chairman Newman proposed that the County consider developing an annual target number of units, differentiated by rental and homeownership. The committee should review numbers, targets, the investments, and our strategies that would allow us to increase these applications with more regularity, including the Low Income Housing Tax Credit (LIHTC) (9%) and LIHTC (4%).
- Commissioner Belcher discussed information related to the market and the need for both homeownership and rental housing. The committee should look at whether the County is supporting housing in the right places and using the right processes.
- Matt Cable provided an overview of the Affordable Housing Services Program including the description, program requirements and guidelines, program activities, application, application budget form, and application scorecard.
- Chairman Newman encouraged review of loan terms to ensure that the projects can best use Affordable Housing Services funds.
- Commissioner Belcher proposed offering multiple, varying loan terms.
- Matt Cable suggested having a menu of loan options may best support varied financing structures for varied project types.

Next Steps

- Review of individual Affordable Housing Services Program components will begin in January.

Public Comment

- No public comment.

Meeting Materials

- Agenda
- November 5, 2019 Minutes
- Housing Needs Update Presentation
- Affordable Housing Services Program Application Presentation

Next Meeting

- January 7, 2020, 1:00-2:30 p.m. 30 Valley Street Conference Room