

AGENDA

The meeting was in person, with the public in attendance. The public was also able to view the meeting via Zoom Webinar.

Committee Members Present

Amanda Edwards, Brownie Newman, Parker Sloan

County Staff Present

Matthew Cable, Curt Euler, William High, Andrew Mayronne, Amanda Stratton, Sybil Tate, and Brad Watt

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:03 PM.
- Comm. Edwards made a motion to approve the minutes from the July 2021 meeting. The motion passed unanimously.

New Business

- FY 2021 AHSP Contract Status and Extensions – Matthew Cable
 - No comments or questions were submitted to staff
- Continuation of Program Discussion Items: Peer Comparisons – Strategy and Innovation Department
 - Amanda Stratton and Brad Watt presented affordable housing strategies from peer communities including Orange, Durham, Wake, and New Hanover counties.
 - Chair Newman asked about Orange County’s home repair. Mr. Cable clarified that the existing programs in Buncombe County through AAHH and MHO are limited to \$15K per project, whereas Orange County’s program has higher available funding amounts for more comprehensive home rehabilitation.
 - Comm. Sloan expressed interest in Durham’s efforts to promote the “missing middle.” Chair Newman asked for greater information on Durham’s projects that are not using the 9% tax credits. Comm. Edwards expressed interest in how Durham expects to achieve their goals in affordable housing units, which as Chair Newman pointed out are proportionally higher than the existing goals in Buncombe County.
 - Comm. Sloan asked for more information on how Buncombe County compares to the peer counties for use of public vouchers.
 - Chair Newman asked about the bond measures conducted by these counties, and whether there was an underlying assumption about the need to increase property taxes. He asked if there was an example of a county selling bonds for revenue generating projects, and then using the program to repay the loans.
 - Comm. Edwards asked how Wake County has extended their term for affordable housing requirements. Ms. Tate replied they are simply writing it into their contracts, and that staff would help assess the tradeoffs for doing so.
 - Chair Newman expressed hope for using these examples as a method to push forward with the existing affordable housing program.
 - The committee expressed particular interest in Durham’s model. Comm. Edwards expressed hope of addressing the “missing middle” in addition to
- Land Use Incentive Grant Program Review – Curt Euler
 - Chair Newman expressed interest in the program.

- Ms. Tate asked the committee for guidance on their priorities on what additional areas they would like staff to explore. Comm. Sloan expressed interest in more examples of programs outside North Carolina, including out west. Chair Newman asked that staff begin to think about what the top line goal would be for new construction, home ownership, minority home ownership, homelessness, and different levels of affordability. Ms. Tate requested the committee to develop their own goals and then work towards their discussion at the next meeting. Mr. Mayronne asked it would be helpful to profile some 4% projects to provide a second level analysis on how to leverage the program. Chair Newman expressed interest in the idea to better use existing incentive structures, and added interest in learning more about inclusionary zoning and what the existing goals and benchmarks are.

Next Steps

Announcements

Public Comment

No public comment was received prior to the meeting, or provided during the meeting.

Adjourn

Documents

- July 13, 2021 Minutes
- Presentation