

MINUTES

Committee Members Present

Joe Belcher, Amanda Edwards, Brownie Newman

County Staff Present

Matthew Cable, Donna Cottrell, Rachael Nygaard, Nate Pennington, Amanda Stratton, Don Warn

Discussion

- Commissioner Belcher moved to approve the minutes from the May 28, 2019 meeting as presented. Commissioner Edwards provided a second and the motion passed 3-0.
- Nate Pennington provided a presentation on Affordable Housing policy options.
- The presentation provided background information which included national trends and examples of recent Board of Commissioner efforts to influence affordable housing through policy changes.
- Planning staff discussed some options for encouraging additional affordable housing, including:
 - Cottage developments:
 - Proposed that staff and the Committee create rules that allow staff to approve limited, small-scale developments rather than requiring a public hearing in front of the Board of Adjustment so long as the project meets agreed upon requirements.
 - Question was posed about how many of these have we approved recently.
 - Accessory dwellings:
 - Proposed that accessory dwellings be allowed in every zoning district. The Beaverdam and the Airport Industry zoning districts are the only districts where these are not currently allowed.
 - Staff will bring the Committee a proposed text amendment soon to make this change
 - Affordable Housing Services Program Changes:
 - Presented changes that have been made to this program in recent history and indicated that other changes could be made to this program at the direction of the Committee.
 - Discussion was had about tracking the amount of subsidy provided per unit as a way of scoring a project and about reporting on the types of repairs that are being made through this program.
 - Long range planning:
 - Described importance of having a comprehensive plan and how that plus regionalism and incentive programs contribute to long range planning.
 - Provided information about what type of information is included in a comprehensive plan and explained that the County is hoping to embark on a comprehensive planning process in the next two years with direction from the Board of Commissioners and citizens.
- Discussion was held amongst the Committee and staff on a variety of Affordable Housing-related topics, including:
 - An overview of the role and responsibilities of the Board of Adjustment and the effect of citizen input during those meetings.
 - The balance of protecting farmland while also encouraging affordable housing development.

- The current status of guiding documents used by Planning staff and boards, including the land use plan. Mentioned that there needs to be consideration given to what is included as part of the strategic planning process vs. the comprehensive planning process. Discussed that areas appropriate for greater density should be a part of the review.
- The effect of tourism and short-term rentals on housing stock and brainstormed potential solutions.
- Request for staff to provide information about what legal options are available to regulate the short-term rental market.
- The benefit of implementing the Lee Walker Heights model across all public housing
- What models exist for pathways to homeownership?
- Opportunities to blend home ownership models into subsidized rental/public housing models
- Possibly advocating for city to allow manufactured housing in their zoning districts.
- Request for a summarized list of home repair projects funded over the past several years.

Public Comment

- Justin Edge, Pisgah Legal Services: Provided remarks around encouraging density in the County. Mentioned that many developers are specializing in cottage development, that having policies that allow combining down payment assistance is useful, and that homeownership models in coordination with housing authorities exist around the country.
- Greg Borom, Children First: Provided comments related to the need for the City and County and other municipalities to have a joint conversation. Mentioned that the City's Housing and Community Development committee asked staff to provide information on manufactured housing and tiny homes on wheels and that the City has also had conversation about subsidy per unit.

Meeting Materials

- May 28, 2019 Minutes

Next Meeting

- August 20, 2019, 2:30-4:00pm at 200 College Street, Ground Floor Conference Room