

MINUTES

Due to the COVID-19 pandemic, no public attendance was permitted. The public was able to view the meeting via Zoom Webinar.

Committee Members Present

Amanda Edwards, Brownie Newman, Parker Sloan

County Staff Present

William High, Andrew Mayronne, Nathan Pennington, Amanda Stratton, Brandon Freeman, Jennifer Barnette, Don Warn, Sybil Tate

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:00 PM.

Approval of Minutes

- The Committee unanimously approved the November 5, 2020 meeting minutes.

Old Business

New Business

FY 2022 AHSP Guidelines Section III – Activities Restriction Discussion

- Chairman Newman asked about the funding structure that would distinguish between City and County projects.
- Mr. Pennington indicated that over the years many projects have come through Low Income Housing Tax Credit program, but as growth has increased in the City of Asheville there have been more opportunities for LIHTC projects in the County, particularly for Community Oriented Developments.
- Mr. Pennington explained this provision helps expand the geographic impact of the funds.
- Chairman Newman expressed concerns about the fairness of the provision.
- Mr. Mayronne indicated County staff would encourage projects to explore all potential funding opportunities, and thus encourage projects located in the City of Asheville to go through the City's funding request processes before applying for funds through the AHSP.
- Commissioner Edwards stressed the importance of recognizing the City of Asheville is within Buncombe County.
- Chairman Newman expressed he hopes the County will be able to push the maximum value of County funds.
- The Committee did not take any action regarding inclusion or removal of this provision in current or future cycles.

Affordable Housing Services Program and Buncombe County 2020-2025 Strategic Plan Alignment

- Mr. Mayronne and Mr. Pennington explained how the AHSP can tie into the strategic plan, using the focus areas of the strategic plan and demonstrating how AH ties into those goals.
 - Mr. Mayronne exhibited how the strategic plan could be further incorporated into the AHSP and in areas beyond the program.
 - Mr. Mayronne provided an overview of New Market Tax Credit programs, discussed energy efficiency, and economic/wealth building impacts.
 - Commissioner Edwards appreciated that the presentation tied into the Buncombe County Strategic Plan.
 - Commissioner Sloan asked if there were any examples of the County requiring energy efficient infrastructure for projects. He additionally asked if there were similar requirements with energy efficient heating and cooling.
 - Mr. Pennington explained how using a rubric for assessing energy efficient buildings is being explored as a method of comparing projects.
 - Mr. Mayronne offered to draft a letter for the Affordable Housing Committee to send to NCHFA to promote and encourage more efficient buildings in the Qualified Allocation Plan.
 - Chairman Newman expressed support for promoting energy efficiency in project assessments, particularly as a method of lowering housing costs for residents and increasing affordability.
 - Mr. Pennington added there are a variety of different tools to achieve the desired results.
 - Chairman Newman inquired about a scoring or evaluation process to take the factors presented into consideration. He asked the focus not change from the prime directive of providing affordable housing units.

Next Steps

Announcements

Public Comment

- No public comment was submitted prior to the meeting
- Public Comment from Celeste Collins (OnTrack Financial Services) and Greg Borom (Children First of Buncombe County) were provided via chat during the meeting.

Adjourn

Chairman Newman adjourned the meeting at 2:29 PM.