MINUTES

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

Committee Members Present
Amanda Edwards, Brownie Newman, Parker Sloan

County Staff Present
Jennifer Barnette, Matthew Cable, Brandon Freeman, William High, Andrew Mayronne, James Shelton, Amanda Stratton, Sybil Tate, and Don Warn

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:04.

Approval of Meeting Minutes

- September 21, 2021 – Comm. Edwards moved to approve the minutes. The motion passed unanimously.

New Business

- Thrive Asheville Voucher Program – Kate Pett
- New Construction Goals – Sybil Tate
  - Comm. Sloan asked about the process of developing the policies surrounding these programs.
  - Chair Newman expressed interest in Option 3, and how it would be a major step up in ow the community advanced affordable housing. He added it could prove useful for rental impacts, and on home rehab and repair. Chair Newman added an interest in promoting vouchers as an additional method of improving affordable housing in the community.
  - Comm. Edwards asked about the staffing needs for Option 3. Mr. Cable advised it would be a considerable investment in staff time, and Ms. Tate added that it would likely require additional staffing needs of $500K.
  - Chair Newman added a question about supporting a 4% LIHTC project on an annual basis, and the potential impacts of that.
  - With regard to home sales, Mr. Cable pointed out that every sold unit was the equivalent of several home repairs.
  - Chair Newman asked Mr. Warn if a bond could be used for down payment assistance. Mr. Warn explained the statute does not permit the use of bond funds for individual subsidies, and that the same restrictions are transferrable to any nonprofit that funds would be allocated to.
  - Chair Newman asked staff for more time on developing goals surrounding home ownership, but wanted to move forward with the rental options.
  - Chair Newman asked the committee if they were comfortable moving forward with construction goals and submitting them to the Board of Commissioners.
  - Comm. Sloan asked if it was possible to add voucher goals as well. Staff reported more work would need to be performed to set a goal in that area.

- o Comm. Sloan made a motion to submit the Option 3 as the committee's recommendation to the full Board of Commissioners. Comm. Edwards asked what Comm. Sloan's "stretch" would be, and he replied that an additional 600 units over that period would. Comm. Edwards was reluctant to recommend the stretch number for fear of failing to achieve it. She added that due to community emphasis on affordable housing it is critical to achieving the goals. Chair Newman expressed a preference for a goal rather than a range. Comm. Sloan amended the motion to refer to a goal of 1,500 units over the period.
  - The motion carried unanimously.
- o The committee and staff clarified that this effort would have to go before the voters via referendum, and that the referendum would likely take place in 2022.
- Trust for Public Land – Chairman Newman
  - o Comm. Sloan made a motion to submit the letter to the Trust for Public Land to the full commission for approval.
- AHSP Request for Project Proposals Schedule – Matthew Cable
- Chair Newman added at the conclusion of the meeting about the need for workforce housing goals, and the comparative AMI impacts. Comm. Edwards added support for having an additional goal for workforce housing. The committee agreed to continue developing goals around that subject in the future.

Next Steps

Announcements

Public Comment

- No public comments were received prior to the meeting.
- Public comment was received during the meeting from Cassidy Moore from AAHH, who stated that there was an ARPA proposal currently available to the Commissioners to build affordable for-sale housing.

Adjourn

- Chairman Newman adjourned the meeting to order at 2:27.

Documents

- Presentation
- September 21, 2021 Draft Minutes
- Draft Technical Assistance Letter to Trust for Public Land