

DRAFT 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

Jennifer Barnette, Matthew Cable, Brandon Freeman, William High, Andrew Mayronne, Brandon Freeman, Sybil Tate, Don Warn

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:06 PM.

Old Business

- *Consideration of the FY 2022 Affordable Housing Services Program Applications* – Andrew Mayronne
 - Chairman Newman asked for guidance on the use of American Rescue Plan (ARP) funds.
 - Mr. Warn said he anticipated guidance sometime in May 2021.
 - Chairman Newman expressed support for a variety of different types of projects, but given the uncertain nature of federal funds meant the committee did not have to allocate 100% of funding at this time.
 - Chairman Newman asked the Committee if there were additional questions or topics that members may have.
 - Commissioner Sloan asked about the use of property tax relief similar to the City of Asheville's Land Use Incentive Grant (LUIG) program, which provides tax relief to developers that commit to affordable housing.
 - Mr. Mayronne suggested a future Affordable Housing Committee meeting be dedicated to discussion of the LUIG and other similar policies.
 - Chair Newman proposed an increase of \$500,000 from the general fund be requested to support the Affordable Housing Services Program, in coordination with ARP funding.
 - Commissioner Sloan supported increasing the AHSP budget from the County, but wanted to tie it to performance indicators.
 - Mr. Mayronne asked the Chair for clarification whether he was asking for a second call for projects.
 - Chairman Newman suggested the use of CARES act funds could be used to consider additional allocations for existing applications.
 - Chairman Newman shared that he hoped to officially support one of the MHO projects prior to the LIHTC application submittal to the State.
 - Mr. Mayronne expressed there was no need to commit to a specific MHO project, but instead to affirm support for whichever MHO project receives tax credit allocations from the State.
 - Mr. Mayronne asked if the Committee would want to go ahead and support specific financing amounts at this time.
 - Chairman Newman replied he would be in favor of allocating \$800,000 to \$1,000,000 at this time.

- Mr. Mayronne said that he felt those amounts should be sufficient to demonstrate support for the project, and to support either MHO projects.
- Commissioner Edwards agreed, and added for a future discussion the committee should discuss the types of priorities the committee should have, for example emergency repair vs. rehabilitation vs. new construction.
- Commissioner Edwards suggested breaking out emergency repair and rental assistance funding into separate cycles in the future so that they could be considered independent of new construction requests.
- Chairman Newman asked for the committee to affirm support for an MHO project.
- Commissioner Sloan made a motion to formally approve between \$800,000 and \$1,000,000 for MHO applications for the NC Housing Finance Agency 9% LIHTC applications, and to have staff further assess the project and how to support the NCHFA application. The motion passed unanimously.
- Mr. Mayronne asked for clarification for the committee on priorities. The committee affirmed their priority for this round of funding is to assist MHO's 9% LIHTC projects.
- Chairman Newman motioned support for the full funding request of the Homeward Bound project using Recovery Act funds, and to recommend to the full commission. The motion carried unanimously.
- Chairman Newman expressed support for a variety of projects but recognized the limited funding.
- Chairman Newman suggested funding the AAHH, VOA, and 16 Restaurant Court projects in different ways, but acknowledged each of these projects is also applying for funds from the City of Asheville.
- Chairman Newman advocated that the County could take the lead on the Laurel Wood project, and ask the City to take the lead on the Restaurant Court project.
- Mr. Cable explained that prior year funding for the Restaurant Court project had not been used in time and the funds had been returned.
- Commissioner Edwards added that this represented a good mix of projects with different and varied missions.
- Mr. Cable asked for clarification on support priority for the VOA or AAHH project.
- Chairman Newman added his support for the AAHH project as his second priority, though he paused to add that the AAHH project, Glenn Bridge, is for single family homes, and he believed the organization can deliver a successful albeit smaller project with lower funding levels.
- Mr. Cable added that County funds typically support infrastructure for AAHH projects, and typically not the homes themselves. He added he would seek clarification from the applicant on the matter.
- Commissioner Sloan added the Kirk Booth, and then the VOA, and then the Glenn Bridge project as his priorities
- Commissioner Edwards added the VOA project would be her second priority, followed by the Kirk Booth project, and then the AAHH.
- Chairman Newman suggested the committee postpone discussion on these three projects but would encourage the City to further investigate the Restaurant Court project.
- Commissioner Sloan asked about the use of Recovery Act funds to support the building of the AAHH infrastructure needs.

- Commissioner Sloan voiced support of up to a half million addition for the AHSP from the general fund. Commissioner Edwards concurred her support.

Public Comment

- There was a comment received from AAHH's Andy Barnett, as well as by MHO's Cindy Weeks.

Adjourn

- Meeting was adjourned at 2:42 PM by Chair Newman.