

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 1:03 PM.

New Business

- *Asheville Regional Housing Consortium HOME Funding Recommendations* – Andrew Mayronne
 - Mr. Mayronne provided an overview of the recommendations from the Asheville Regional Housing Consortium for HOME funding.

Old Business

- *Consider FY 2022 Affordable Housing Services Program Applications* – Andrew Mayronne
 - Chairman Newman asked for clarification on the previously awarded Jasper Apartments Project, which serves as a template for future loans, and specifically the terms of the loan.
 - Mr. Cable and Mr. Mayronne further explained the terms of the loan.
 - Regarding Mountain Housing Opportunities' Lakeshore Villas project, Chair Newman asked for clarity on the area median income calculation.
 - Mr. Mayronne explained that AMI is calculated by both income and household sized; therefore the calculated maximum rent for 60% AMI (for example) changes according to the household size.
 - Regarding MHO's Pentland Place project, Commissioner Sloan asked about the project's proximity to transit.
 - Mr. Cable explained that the project would be considered within the City of Asheville's transit service area.
 - Chairman Newman expressed support for these projects (Lakeshore Villas and Pentland Place), and expressed hopes for receiving a 9% LIHTC award, but hoped for discussion on how to distinguish the projects.
 - Commissioner Sloan expressed similar hopes for the projects' receipt of funding from the NCHFA.
 - The Committee discussed with staff the potential ramifications and context for the differences of the various repayment structures.
 - Chairman Newman asked for clarification on how much the Volunteers of America's Laurel Wood project has requested from other funders.
 - Mr. Mayronne explained that this project has sought the same amount of funding from multiple sources, and each request is equal to the total gap funding needed by the project.
 - Mr. Mayronne added that this project is at a bit of a funding disadvantage because it now relies on 4% LIHTC funds.

- Commissioner Edwards asked about the Haywood Street Community Development's Asheland Avenue project, and the risk because the applicant does not control the site.
- Mr. Mayronne explained there may be methods to fund this project but make it contingent on securing the site.
- Chairman Newman asked about the AMIs for the Beaucatcher Vista project.
- Mr. Mayronne explained that some of the elements of the project are put into place in order to comply with rules from the City of Asheville.
- Chairman Newman asked for how project requirements on a project are enforced.
- Mr. Mayronne replied that the project is monitored on a regular basis, and that the provisions are enforceable.
- Chairman Newman expressed support for using the American Rescue funds soon becoming available to the County as a way to finance the Homeward Bound permanent supportive housing project.
- Chairman Newman added that TBRA projects could be potentially funded with American Rescue funding as well.
- Chairman Newman said he would like to support an MHO project in a significant way and the 16 Restaurant Court project.
- Chairman Newman also expressed support for 4% LIHTC projects like the VOA project.
- Chairman Newman expressed support for the Haywood Street project if the issues with the site control were resolved.
- Commissioner Edwards expressed further support for these projects, and reiterated her support for the Haywood Street project pending its site securement.

Next Steps

- FY 2022 AHSP Application Review Schedule – Andrew Mayronne

Public Comment

- No public comment was received prior to the meeting
- Public comment was submitted via webinar chat by Adeline Wolfe (Mountain Housing Opportunities, Inc.), Jeff Staudinger (Beaucatcher Vista LLC), and Cassidy Moore (Asheville Area Habitat for Humanity).

Adjourn

- Meeting was adjourned at 2:45 PM by Chair Newman.