

AGENDA

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

Committee Members Present

Amanda Edwards, Brownie Newman, Parker Sloan

County Staff Present

Matthew Baker, Rafael Baptista, Jennifer Barnette, Matthew Cable, Curt Euler, William High, Andrew Mayronne, Amanda Stratton, Sybil Tate, and Don Warn

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:07 PM.
- Comm. Edwards made a motion to approve the minutes from the June 2021 meeting. The motion passed unanimously.

New Business

- Continuation of Program Discussion Items
 - Ms. Tate presented the metrics dashboard as developed with staff.
 - Chair Newman added that attention must be paid to the goals the committee is trying reach with regards to affordable housing, and how the dashboard could be useful in measuring those goals. He added that the County must endeavor to preserve current housing and create more, but perhaps that goals might be helpful to improve the local housing situation.
 - Comm. Edwards added that perhaps goals should be developed first, and then develop the policies around that goal.
 - Mr. Pennington added goals will be a key element of the comprehensive plan.
 - Ms. Tate mentioned that Wake County has developed goals around affordable housing that can be compared for local purposes.
 - Comm. Sloan added that Wake County has assessed how many affordable units have been lost each year per their comprehensive plan. Per Chair Newman's question about how AH units have been lost, Mr. Mayronne added that the primary method of AH unit loss has been related to increasing housing prices.
 - Ms. Tate additionally tied in the strategic plan and business plan for the Planning department.
 - Mr. Cable clarified the target goal of 250 households supported by the Affordable Housing Services Program.
 - In response to the idea of adding a requirement of solarization, Chair Newman commented that the State of California's requirement that new units be solarized has actually led to increased housing affordability.
 - Ms. Tate presented on how elements of the Racial Equity Action Plan includes elements related to affordable housing.
- Review of Proposed Transparency Dashboard
 - Mr. Baker presented to the commissioners on the metrics dashboard developed to focus on affordable housing.
 - Chair Newman asked if there was a breakout of homeownership by demographic.

- Comm. Edwards asked if there were other years of information that could be provided.
- Chair Newman asked for additional counties and areas to compare for a benchmark, both in state and out of state.
- Discussion of Vacant and Underutilized Land for Affordable Housing
 - Mr. Pennington presented on how the county can take advantage of underused land that might be available for development by the County.
 - Chair Newman expressed thanks for bringing this up, and added that the land needs here are some of the most unique challenges of this area. He added that he had spoken with the Governor's office about the State Property office. They have recommendations on the process for transferring property from the state to other entities, including counties. Chair Newman added that given the financial position of the county, and the ability to borrow money, there may be opportunity to invest more efficiently in real estate. He asked if there were any methods to improve the financing opportunities for affordable housing, and whether a bond initiative might be merited.
- Consider Revision of Asheville Habitat for Humanity's FY22 AHSP Award
 - A motion to approve shifting all allocated funds for AAHH to down payment assistance was made, and approved by the committee.

Next Steps

Announcements

- Special HOME-ARP Allocation

Public Comment

- Public comment

Adjourn

- The meeting was adjourned at 2:14

Documents

- June 1, 2021 Minutes
- Presentation
- HUD HOME-ARP Award Letter