

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

Joe Belcher, Amanda Edwards, Brownie Newman

County Staff Present

Jennifer Barnette, Matthew Cable, William High, Andrew Mayronne, Nate Pennington, Amanda Stratton, Sybil Tate, and Don Warn

Call to Order & Welcome

- Commissioner Newman Called the meeting to Order at 1:15 p.m.
- Mr. Cable provided an overview of the agenda and public comment processes/

New Business

Review of FY 2021 Affordable Housing Services Program Budget

- Mr. Cable provided a review of FY 2021 Affordable Housing Services Program Budget – *Matt Cable*

Consider FY 2021 Buncombe County Manufactured Home Removal Program Funding Needs

- Mr. Cable provided a review of the lack of request from staff for funding for the Manufactured Home Removal Program Funding in FY 2021.

Consider Employee Housing Assistance Program

- Mr. Cable provided information on the existing program and the desire and need to move the program to Human Resources and to offer the program as an employee benefit.
- Commissioner Belcher requested clarification on how the program was advertised to employees, and how it has been applied in the program. Mr. Cable explained that the program has mostly been promoted by word of mouth between employees and through the program website. He added that the EHAP includes funding limits based on area median income.
- Mr. Cable explained that the fund was exhausted with the most recent application and that a budget allocation would likely be required for the program to continue.
- Commissioner Newman expressed a desire to create a short term continuation of the program, and asked if County Management or staff have any thoughts or opinions on continuing this program.
- Ms. Tate explained there were concerns about capacity constraints in managing the program; however there is a desire to continue the program in the current fiscal year.
- Commissioner Newman asked for a recommendation in the future from County staff for how to manage the program.
- Commissioner Edwards added a request to determine the number of potentially eligible employees, as well as a determination of whether other governments offer similar programs through their HR programs.
- Commissioner Belcher added that perhaps the threshold should be lowered from 80 % AMI to a lower amount, and asked if there were other resources to point employees towards.

Consider FY 2021 Affordable Housing Service Program Applications

- Mr. Cable presented each FY 2021 Affordable Housing Services Program application.
- Commissioner Newman asked for clarification on “non-revenue generating unit”. Mr. Cable explained that these units are generally units provided rent-free.
- Commissioner Newman asked about the basis of occupancy rates and their effect on the pro forma. Mr. Mayronne explained that, for the Jasper Apartments, the financing was based on an expectation of 93% occupancy. Mr. Mayronne provided further explanation on the nature of the financing structures of the proposed project.
- Commissioner Belcher asked about eviction prevention for tenant based rental assistance programs. Mr. Cable and Mr. Mayronne explained how the interventions are performed and in what amounts assistance was available.

Next Steps

- FY 2021 Affordable Housing Services Program Allocation Recommendation to the Board of Commissioners

Adjourn

- Commissioner Edwards adjourned the meeting at 2:54 pm.