

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, Eric Grau, William High, James Shelton, Amanda Stratton, Sybil Tate, and Don Warn

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:03.

Approval of Meeting Minutes

- October 5, 2021– Commissioner Edwards moved to approve the minutes. The motion passed unanimously.
- October 19, 2021– Commissioner Sloan moved to approve the minutes. The motion passed unanimously.

New Business

- FY 21 AHSP Tenant Based Rental Assistance Requests – Matt Cable
 - Chair Newman asked whether there was a need to reallocate funds for projects that were not eligible for CARES act funding. Mr. Cable explained the nuances of these applications using these types of funding.
 - Commissioner Edwards asked about some of the funding requests, and Mr. Cable explained that the applicants make the request on how to spend the funding and allocate it.
 - Commissioner Sloan expressed support for the three applications, as did Chair Newman.
 - Commissioner Edwards made a motion to support these programs using the funding now available from the Lakeshore Project, which is now funded by the ARPA funds, and recommend the projects go to the Board. The motion passed unanimously.
- Goal Setting– Sybil Tate
 - Chair Newman asked how the County staff wants to create a methodology to assess these goals, and whether these goals are in addition or in coordination with the City of Asheville’s goals. Mr. Cable explained that while the methodology is still in process, the aim would be to not double count the units created by the City and the County.
 - Chair Newman asked whether staff had a recommendation on workforce housing goals, and homeownership. Ms. Tate explained that as there is no existing program in place for workforce housing and that County staff are working to build area expertise for a revisited program. Chair Newman asked about whether MHO and AAHH are currently including workforce housing in their projects. Mr. Cable explained that AAHH is exploring including workforce housing in its models. Chair Newman asked if the programs were the same as ones for other income areas, or if they were different. Mr. Cable explained there were not the same funding options available for workforce housing, as are available for affordable housing projects. Mr. Cable confirmed Chair Newman’s assessment that the County would be the only

- involved government entity in these projects if occurring outside the City limits of the City of Asheville.
- Chair Newman asked about whether there would be the ability to amend the policy to have an average affordability of 60% AMI for the 1,500 rental units, as most of these projects will be built through tax credit support and those programs are designed around an average of 60% AMI. Mr. Cable explained it would typically come down to project selections, adding that it would not exclude projects but that certain project differentiators would likely assist the committee in making those choices.
 - In response to Commissioner Sloan's hope for higher goals, Commissioner Edwards expressed support for 400 workforce units as an aspirational goal to consider moving forward.
 - Update to Buncombe County AHSP Program Description, Requirements and Guidelines and Application for FY 2023 – Matthew Cable
 - Chair Newman expressed support for the application changes for the construction loan program, but asked what to do if there is an attractive project that does not have support from other funders. Mr. Cable explained that staff will provide a historic view of what types of requests have been made.
 - Commissioner Sloan asked about targeting special populations, and how that is conducted. Mr. Cable explained several methods of affirming these targets by the applicants.
 - Chair Newman expressed a different threshold for the 4% and 9% LIHTC projects should be applied. He asked if funding terms for 4% projects should be different than currently proposed.
 - County Properties Affordable Housing Feasibility Study – Sybil Tate
 - Chair Newman expressed interest in the proposed study, and would support budget amendments to start the process for the studies. Commissioner Edwards assented in support of finding new affordable housing solutions.
 - Commissioner Edwards made a motion to support "Option 4" and send it to the full board to support a feasibility study. The motion passed unanimously.

Next Steps

Announcements

Public Comment

- Public comments were received prior to the meeting from MHO.
- Susan Riddle representative from Eblen Charities explained that the type of request made by the organization is designed to have funds go directly to recipients, and therefore they make no request of admin expenses.
- Additional comments were made in the meeting chat from Scott Dedman and Rich Olejniczak from MHO, Greg Borom from Children's First, and Andy Barnett from AAHH.
- There was an announcement from Geoffrey Barton that there would be a ribbon cutting for the Maple Crest Apartments on Wednesday, November 17.

Adjourn

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