

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, and Sybil Tate

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:05 PM.

Approval of Minutes

- Commissioner Sloan made a motion to approve the minutes of the March 1, March 16, April 6, and April 20 meetings and all members voted in favor.

Old Business

Consideration of FY 2022 Affordable Housing Services Program Applications

- Chairman Newman expressed support for expanding the AHSP budget by \$500,000.
- All members of the Committee indicated support of the commitment of at least \$800,000 to MHO, and to recommend that an allocation of that amount be recommended to the full Board of Commissioners.
- Further, the Committee voted to recommend the Board of Commissioners provide a letter of commitment to NCFHA for the projects proposed by MHO.
- Chairman Newman voiced support for the Volunteers of America project, which has also requested funds from the City of Asheville, which would mean the City would not need to provide funding support for the project. Chairman Newman proposed supporting the project at \$800,000.
- Mr. Mayronne asked for clarity on other projects with available funding. Mr. Mayronne confirmed there may be opportunity to fund projects with additional available funding at a later date.
- Commissioner Edwards asked how to fit the current allocations into the additional funding opportunities.
- Mrs. Tate replied that the Commissioners would be a part of the conversation that used any ARPA funding that may become available in the near term.
- Mr. Cable clarified that procedurally, it may be possible for projects that are not funded at this time to be included in ARPA funding conversations without submitting an additional application, but this was not completely clear.
- Chairman Newman believes all the tenant based rental assistance projects will be fundable under ARPA rules, though Commissioner Edwards wanted to make sure there are additional opportunities to fund the TBRA projects if the ARPA funds are not available for these projects.
- Chair Newman confirmed that he understood the City of Asheville has agreed to focus on support for the 16 Restaurant Court project, and that the County should not overpromise what funds are in hand.
- Chair Newman asked when and how the recommendations will be presented to the full commission.
- Mr. Cable replied that the staff may submit the recommendations to the full board as an individual item, however there is a possibility that the recommendations will be included in the budgeting process and ordinance.

- The Committee, via a motion from Commissioner Edwards, approved the recommended funding levels as follows:

| Organization Name | Project Name | FY2022 Funding |
|--|--|-----------------------|
| Asheville Area Habitat for Humanity | Construction Loan for Multifamily and Single Family Units for Sale and Downpayment Assistance Program Loans: Glenn Bridge (18 units) | \$450,000 |
| Asheville Area Habitat for Humanity | Emergency Repair Program Grant (37 units) | \$205,625 |
| Asheville-Buncombe Community Land Trust | New Start Grant (2 units) | \$25,000 |
| Mountain Housing Opportunities | Construction Loan for Multifamily Development with Units for Rent: Lakeshore Villas (120 units) and/or Construction Loan for Multifamily Development with Units for Rent: Pentland Place (110 units) | \$800,000 |
| Mountain Housing Opportunities | Emergency Repair Program Grant (27 units) | \$202,943 |
| OnTrack Financial Education & Counseling | New Start Grant (365 households) | \$25,000 |
| Volunteers of America | Construction Loan for Multifamily Development with Units for Rent: Laurel Wood (104 units) | \$800,000 |
| | Total | \$2,508,568 |

- Funds available to support the Committee recommendation include: the FY 2022 General Fund Transfer request (\$2,311,845), the unallocated FY 2021 Affordable Housing Services Program funding (\$613,297), FY 2020 Affordable Housing Services Program allocated and unused funding (\$296,334), and allocated and unused HOME Match funds from FY 2019 and FY 2020 (\$137,092).

Public Comment

- Public comment was received electronically before the meeting from Mountain Housing Opportunities' Geoffrey Barton, and Children First's Greg Borom.
- In meeting comments were received via chat from Geoffrey Barton, Jeff Staudinger, and Kirk Booth.

Adjourn

- Meeting was adjourned at 2:09 PM by Chairman Newman.