

Asheville Affordable Housing Advisory Committee
March 1, 2012
Meeting Notes

Attending: Members: Brian Alexander, Scott Dedman, William Irby, Barber Melton, Lindsey Simerly, Mae Creadick, Jay Gurney. Council Member: Gordon Smith. Staff: Jeff Staudinger, Randy Stallings, Jaime Matthews.

Introductions: Jeff Staudinger, Community Development Director, called the meeting to order and members, staff and guests introduced themselves.

Review:

Jeff Staudinger gave a brief update on the CDBG and HOME applications and grant process.

Task Force Priorities and Discussion:

Housing Trust Fund: Randy Stallings presented information on the City of Asheville's Housing Trust Fund including resources available, application process and a history of funded projects. It was noted that the fund was originally established with a \$.01 increase (per \$100 of valuation) in the property tax rate. Over time the annual appropriation has been substantially less than the .01 cent originally used as a basis for establishing the fund. Over the life of the fund, there is a gap of approximately \$3.5 million between .01 cent and the total annual funds appropriated. After a group discussion regarding potential use of the Housing Trust Fund for Rental Assistance programs, the Advisory Committee moved to recommend that the Housing and Community Development Committee consider a stepped increase in the Housing Trust Fund budget, to \$600,000 in this budget year and to \$.01 per \$100 of the tax value over the next 2 years. Mae Creadick proposed the motion, with a second from William Irby. The Committee passed the motion unanimously.

Points of Discussion Included:

- The Committee would like to also recommend using a portion of the Housing Trust Fund for the purpose of Homeless Prevention and Emergency Home Repair. Mae Creadick and Brian Alexander agreed to work on the language of the motion tying it to the above Budget increase motion passed by the Affordable Housing Advisory Committee.

Upcoming Meetings Topics:

- Presentation on different Financing Models to create more affordable rental units. (Scott Dedman, Jay Gurney, David Dills and Randy Stallings to work on presentation)
- Tour of Asheville Rental Housing, Glenrock Apartments, Hillcrest, Private Rental units, Multi-Family units.
- Discussion of the Unified Development Ordinance (UDO).