

MINUTES

CITY COUNCIL HOUSING COMMITTEE

Tuesday, March 14, 2023 – 3:30 PM
City Hall Council Chambers

Members Present: Gary Daniel, City Council Member
Maurice Jones, City Council Member
Victor Foster, Citizen Member

Staff Present: Wilson Hooper, City Manager
Dean Luebbe, Assistant City Manager/Finance Director
Paul Ray, Planning Director
Emily Brewer, Senior Planner
Denise Hodsdon, City Clerk

A. Welcome and Call to Order

Gary Daniel welcomed everyone and called the meeting to order at 3:30 PM.

B. Certification of Quorum

Quorum was certified by City Clerk Denise Hodsdon.

C. Approval of Agenda

Mr. Hooper asked to add an item regarding Update on Council's Housing Priorities as Item F. Mr. Ray asked to add an updated on the Asheville Housing Consortium to Item E. Motion by Mr. Jones, seconded by Mr. Foster to approve the agenda as amended. The motion carried unanimously.

D. Text Amendment to Use Matrix for Shelters

Emily Brewer notified the Committee that following the extensive update to the UDO that was adopted in December, the Planning Department is looking at the Use Matrix and tweaking it as things come up. In discussions with The Haven we talked about in what zoning districts shelters make sense. It is classified as a residential use and the Planning Department will bring a text amendment to the Planning Board and Council that would allow shelters in the Residential Mixed Use (RMX) zoning district. It is currently allowed in all mixed-use districts except RMX. It will still not be permitted in General Residential districts.

E. DFI Update & Asheville Housing Consortium Update

Mr. Ray informed the Committee that our work with DFI is starting tomorrow with a

kickoff meeting. He said we are looking forward to our partnership with them and we will keep the Committee apprised every step of the way.

Ms. Brewer gave an update on the Asheville Housing Consortium. The Consortium has approved the following allocation plan for the \$4.7M of HOME-ARP funding: \$1M to supportive services, \$3M for new affordable housing construction; and \$600,000 for administration that will be done by the City of Asheville. The allocation plan will go before the Asheville City Council at the end of March for approval. Ms. Brewer noted that to ensure that that funding actually gets used in Transylvania County and Brevard, we will need to undertake some outreach efforts to let local services know about these potential funding resources.

F. Update on Housing Priorities

Mr. Hooper informed the Committee that since Council has named housing as its top priority, Staff has already begun to work on that. He said he took that to mean that Council wants us to endow that function with resources in the budget and we are in the process of figuring that out, whether it be money previously used for some other purpose, new money, or somewhere in between. Staff has been meeting regularly and is building a strong public outreach campaign to make the case for spending public money on housing efforts. When the budget recommendation comes out, it will include a supplemental campaign that explains why this is such an important public purpose, why we chose to dedicate these resources to it, and what kind of tools the money will actually go to. Those are the tools in the Guidebook. Staff is pulling information on cities in North Carolina who have similar programs and have had success with them, so we will be able to make the case that those types of efforts work. We will also be able to tell DFI that if the budget passes, they will be able to use that to negotiate with a developer when it comes time. Mr. Hooper noted that there is currently \$100,000 in the Housing Trust Fund that we can use to endow some of the smaller programs in the guidebook now.

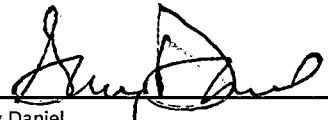
G. Set Date for Next Meeting

The Committee decided to cancel the April meeting and schedule the next meeting for Tuesday, May 9, 2023 at 3:30 pm.

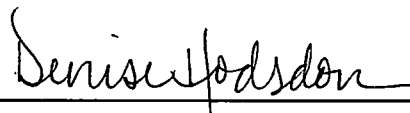
H. Adjourn

There being no further business, the meeting adjourned at 3:49 P.M.

Minutes Approved: July 11, 2023

X 

Gary Daniel
City Council Member

X 

Denise Hodsdon
City Clerk