AFFORDABLE HOUSING ADVISORY COMMITTEE
December 4, 2025 - ACTION MINUTES

These action minutes are intended to provide the reader with an overview of the committee meeting and actions made during the meeting.

For detailed information on this meeting, please refer to the meeting recording and located on the Affordable Housing Advisory Committee webpage or contact Sasha Vrtunski, staff liaison, with any questions (svrtunski@ashevillenc.gov)

Links: Agenda and Materials, Recording

Present: Andy Barnett (Chair) Brian Methvin (Vice Chair), Scott Adams, Paul Heathman, David Bartholomew, Stuart Zitin. *Virtual attendees:* Alvarez Abernathy, Jane Christen, Tara Irby,Nnweyna Smith, Antanette Mosley

Quorum: Yes
Absent:
Staff: Nikki Reid, Sasha Vrtunski, Jannice Ashley, Carly Gillingham

Meeting starts: 9:05 a.m.
Meeting end: 10:41 a.m.

AGENDA ITEM	ACTION
Call to Order **Roll Call** **Approval of Minutes**	CALL TO ORDER by Chair, Andy Barnett ROLL CALL APPROVAL OF MINUTES ● Motion: to approve the 9/23/2025 minutes ● Motion made by: Scott Adams ● Motion 2nd by: Stuart Zitin ● Vote: Approved 11-0
Administrative Business	Adoption of Rules of Procedure ● Motion: to approve new Rules of Procedure ● Motion made by: Brian Methvin ● Motion 2nd by: Scott Adams ● Vote: Approved 11-0 Officer Elections ● Motion: Nomination of Andy Barnett as Chair of AHAC ● Motion made by: Brian Methvin ● Motion 2nd by: Stuart Zitin ● Vote: Approved 11-0

	• Motion: Nomination of Brian Methvin as Vice Chair of AHAC • Motion made by: Nnweya Smith • Motion 2nd by: Paul Heathman • Vote: Approved 11-0

Home Repair Program	Discussion Highlights:
	
	• **AHAC's Goal:** Create a new home repair policy focused on housing adequacy to preserve affordability and prevent displacement for low-income residents, aligning with the affordable housing plan.
	• **Initial Program:** $750,000 in initial disaster-related funding was contracted to the Asheville Regional Coalition for Home Repair (ARCHR), primarily serving very low-income homeowners (especially elderly and Black or African American households).
	• **Estimated Need:** Local data suggests a significant need for home repair, estimated at approximately 500 low-income homeowner households and 1,000 low-income renter households.
	• **Renter Challenge:** Addressing the needs of renters is complex because direct investment in rental properties often benefits the landlord rather than the low-income tenant.
	• **Key Policy Considerations:** The new policy must consider:
	  ○ Prioritizing very low-income households.
	  ○ Addressing households just above the current funding threshold.
	  ○ Deciding whether to include strategies for addressing the repair needs in rental properties.
	
	• Committee discussed meeting on January 8 for the next mtg.
	
	Discussion starts at 20:23, Concludes at 1:35

Public Comment	There was no public comment received, and no one waiting in the queue.
Adjournment	Adjourned at approximately 10:41p.m.