MINUTES

CITY COUNCIL HOUSING COMMITTEE

Monday September 9, 2024 – 2:30 PM
City Hall Council Chambers

Members Present:	Aaron Baker, Vice Chair, City Council Member Victor Foster, Citizen Member Mayor Maureen Copelof, Ex-Officio
Members Absent:	Pamela Holder, Chair, City Council Member
Staff Present:	Dean Luebbe, Assistant City Manager/Finance Director Paul Ray, Planning Director Emily Brewer, Planner Becky McCann, Communications Coordinator Denise Hodsdon, City Clerk

A. Welcome and Call to Order

Aaron Baker welcomed everyone and called the meeting to order at 2:32 PM.

B. Certification of Quorum

Quorum was certified by City Clerk Denise Hodsdon.

C. Approval of Agenda

Mr. Baker asked to add Brevard Housing Coalition Update as Item F. Mr. Foster moved, seconded by Mr. Baker to approve the agenda as amended. The motion carried unanimously.

D. Approval of Minutes – August 13, 2024 Meeting

Mr. Foster moved, seconded by Mr. Baker to approve the minutes of the August 13, 2024 meeting as presented. The motion carried unanimously.

E. PRO Housing Grant

Emily Brewer explained that the Proactively Removing Obstacles to Housing grant is a federal funding program through HUD. The City applied for funding last year, but our application was not awarded funding. Staff is working on an application for the second

round of funding, and we can apply for up to $7M. She said we are trying to reposition ourselves to be more competitive this year by reducing our ask, by leaning stronger into our partnerships with the County and Habitat for Humanity, and by expanding our scope of who we can impact and increasing our leverage. We were approached by the County that they have approximately $3M in ARPA funding remaining, which needs to be spent on infrastructure and obligated by December 31st. We sent a letter today to the County requesting some of that funding that we can use to support this initiative and use as our leverage. Our request included the following options:

Summary of Requested Funding Options

Projects	Cost
Option 1: • Engineering and Construction of Main Spine of Azalea / Rhododendron Neighborhood Sewer Extension (along Old Hendersonville Hwy) and Pump Station	$1,839,231
Option 2: • Construction of Habitat for Humanity Woodland Terrace Sewer Extension ($636,000) • Engineering of the Entire Azalea / Rhododendron Neighborhood Sewer Extension ($347,389)	$983,389

Ms. Brewer reviewed the Azalea / Rhododendron project area and noted that the request for engineering and construction under Option 1 would significantly reduce the cost of the entire neighborhood extension.

AZALEA / RHODODENDRON NEIGHBORHOOD SEWER EXTENSION

	Engineering	Construction	Total
Main Spine and Pump Station	$95,000	$1,744,231	$1,839,231
Remainder of Neighborhood	$252,389	$2,598,140	$2,850,529
Entire Project	**$347,389**	**$4,342,371**	**$4,689,760**

She explained that under Option 2 Habitat for Humanity owns an 8-acre parcel that they want to develop as affordable housing units, which would require a sewer extension and annexation into city limits.

Ms. Brewer noted that whatever the County decides to fund us, or not fund us, has a big ramification on our PRO Housing grant application, because we can use it as leverage, and we can ask for more funding. She reviewed the following table outlining the various options for our funding request, with and without County funding.

PRO HOUSING FUNDING REQUEST

	Costs	Option 1 *County ARPA Funds Entirety of Main Spine*	Option 2 *County ARPA Funds Habitat and Engineering*	No County Funding *No County ARPA Funding*
Project Costs				
Habitat for Humanity Sewer Extension	$636,000	$636,000	(ARPA)	$636,000
A/R Main Spine Engineering	$95,000	(ARPA)	(ARPA)	$95,000
A/R Main Spine Construction	$1,744,231	(ARPA)	$1,744,231	$1,744,231
A/R Remainder Engineering	$252,389	$252,389	(ARPA)	$252,389
A/R Remainder Construction	$2,598,140	$2,598,140	$2,598,140	
Total Sewer Extention Project Costs		***$3,486,529***	***$4,342,371***	***$2,727,620***
Preservation Program Request	$1,200,000	$1,200,000	$1,200,000	$1,200,000
TOTAL PRO HOUSING ASK		***$4,686,529***	***$5,542,371***	***$3,927,620***
Notes		*- This is the only option where we may receive funding for remainder of A/R* *- This is the only option where we still have significant leverage even if we don't have Azalea property secured*	*- Habitat not included in grant application* *- Engineering to be used as leverage* *- Unlikely to receive entire neighborhood funding, but could include in ask / remove if receiving lesser amount*	

Ms. Brewer explained that the $1.2M in Preservation Programming would mean that we could couple our investment in transformational infrastructure with anti-displacement measures, including home repairs, weatherization, ADA accessibility improvements, etc.

The PRO Housing grant application is due October 15th and, while we don't have an exact plan for our funding request at this time, it will definitely include support for the Azalea/Rhododendron neighborhood and the $1.2 Preservation Programming. Staff will seek public comment through a number of ways by September 24th and a public hearing will be scheduled for Council's October 7th meeting.

F. Brevard Housing Coalition Update

Mayor Copelof briefed the Committee on an upcoming event put on by the Brevard/ Transylvania Housing Coalition called "Housing for All: A Community Tour", which will be combined with World Homelessness Day on October 10th. The event will be a tour of housing resource providers in our community, with the idea of highlighting how local

organizations provide shelter, rental assistance, and housing support for residents facing housing instability. It will offer an opportunity to "walk in the shoes" of a neighbor and experience the challenges they face. She reviewed the agenda for the tour and noted that elected officials, community leaders and the general public are invited to attend.

G. Set Date for Next Meeting

The date of the next meeting to be determined.

H. Adjourn

There being no further business, the meeting adjourned at 3:18 pm.

Minutes Approved: 11/19/2024

X _____
Aaron Baker
City Council Member

X _____
Denise Hodsdon
City Clerk