# MINUTES

## CITY COUNCIL HOUSING COMMITTEE

**Tuesday, December 10, 2024 – 3:45 PM**
City Hall Council Chambers

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| Members Present: | Pamela Holder, Chair, City Council Member (arrived at 3:55pm)<br>Aaron Baker, Vice Chair, City Council Member<br>Victor Foster, Citizen Member<br>Mayor Maureen Copelof, Ex-Officio (arrived at 3:51pm) |
| Members Absent: | None |
| Staff Present: | Emily Brewer, Planner<br>Becky McCann, Communications Coordinator<br>Selena Coffey, Assistant to the City Manager |
| Guests: | Monica Driscoll |

### A. Welcome and Call to Order

Vice-chair Aaron Baker welcomed everyone and called the meeting to order at 3:30pm.

### B. Certification of Quorum

Quorum was certified by Assistant to the City Manager Selena Coffey, with two of three members present initially.

### C. Approval of Agenda

Mr. Foster made the motion to approve the agenda, seconded by Mr. Baker. The motion carried unanimously.

### D. Approval of Minutes – November 19, 2024 Meeting

Mr. Foster made the motion to approve the November 19 meeting minutes, seconded by Mr. Baker. The motion carried unanimously.

### E. Fairhaven Meadows Funding Request Update

Ms. Brewer provided a brief update on the affordable housing project, Fairhaven Meadows project. The project was originally planned for 60 apartment units but was

reduced to 42 units due to construction costs. Ms. Brewer noted that the developer, Commonwealth Companies, still has a $1.7 million funding gap, which needs to be filled before tax credits expire in March 2025. She noted that the developer is negotiating a loan, but there will continue to be a funding gap after receipt of the loan. Ms. Brewer shared that Mayor Copelof had sent a letter to Transylvania County Commissioners to advocate for County funding to offset $524,000 for utility-related expenses and an additional $84,000 to waive building permit fees for the project.

The Committee discussed the funding gap and the need to receive offsetting funding from Transylvania County and/or the Asheville Regional Housing Consortium for the project to move forward. Mayor Copelof informed the Committee that she and the Mayor Pro Tem and City Manager Wilson Hooper will be advancing the funding request when they meet with County leaders this week. Ms. Copelof suggested that she will ask that the request be placed on the County's agenda for the Board of Commissioners' consideration.

No action was taken on this matter.

## F. DFI Progress Update

Ms. Brewer updated the Committee that there was good participation for the community input sessions on the future affordable housing development in the Azalea/Rhododendron neighborhood. She noted that the majority of those in attendance were supportive of the project and that DFI will be publishing a survey this week for additional input. Ms. Brewer concluded that the next step will be for DFI to summarize the input received and refine the public interests for presentation to the Committee and/or City Council in January 2025.

The Committee discussed the project, and the community input received to date, as well as potential funding to further the project along once it is initiated.

No action was taken on the topic.

## G. Set Date for Next Meeting

The next meeting of the Committee is scheduled for Tuesday, January 14, 2025 at 3:45pm.

## H. Adjourn

Ms. Holder asked for a motion to adjourn. Mr. Foster moved to adjourn, seconded by Mr. Baker. Meeting adjourned at 4:15pm.

Minutes Approved: January 14, 2025

X

Pamela Holder, Committee Chair
City Council Member

X

Selena D. Coffey
Assistant to the City Manager