MINUTES

CITY COUNCIL HOUSING COMMITTEE

Tuesday, September 9, 2025 – 3:45 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:	Wilson Hooper, City Manager Emily Brewer, Senior Planner Selena Coffey, Assistant to the Manager

A. Welcome and Call to Order

Vice Chair Baker welcomed everyone and called the meeting to order at 3:52pm.

B. Certification of Quorum

Assistant to the Manager Selena Coffey certified a quorum.

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 – August 12, 2025

Mr. Foster made the motion to approve the minutes of the August 12, 2025 meeting, seconded by Mr. Baker. The motion carried unanimously.

E. Status of Azalea Avenue Project

Mr. Hooper introduced the topic by sharing that when the city took out the loan to buy the property, it was necessary to factor in 4-4.5 years of rental income into the project. He shared that the city would need to provide temporary housing for the interim police chief and therefore this property will be needed, and the city lose approximately $7,500 of rental income. The next update was that Plan A for developing the property it to find a way to extend utility infrastructure to the property and go the private market to use a RFQ to find a qualified development partner and DFI is assisting with this. DFI will then

help the city craft a development agreement with that qualified development partner, but the development partner will be responsible for pursuing low-income housing tax credits, getting loans, and other sources of income for the project. He noted that the County just recently started progressing towards assisting with funding for the site. Mr. Hooper shared that he attended a recent county meeting, and they indicated that they will begin deciding which projects the county will be funding in a meeting in the next two weeks. He noted that the county stated that Dogwood is willing to consider additional projects to utilize remaining funds for infrastructure projects that support housing. Ms. Brewer added information regarding cost estimates for construction for the Azalea project and the committee discussed the topic further. Mr. Hooper also shared that the county talked about conditions they may put on their funding for these types of projects. The committee continued their discussion, but no action was taken at this meeting. Mr. Hooper indicated that he would provide additional information after the county meets later this month.

Ms. Brewer shared that the city is working closely with DFI to put together the developer solicitation to ensure that it is ready to go when funding is approved. She suggested that the ideal timing for letting the RFQ may be at the first of the calendar year. She noted that she hopes to have a draft of the RFQ for city council approval in December. She shared that funding gap of around $750,000 exists for the multifamily housing portion of the project, which will require securing additional funding from other sources. This could be covered by the Asheville Regional Housing Consortium, LIHTC funding, Self-Help Credit Union funding, etc.

Mr. Hooper shared that the city will be wiring funds to the Fairhaven Meadows project when Finance Director Dean Luebbe is back in the office.

F. Public Comment

Ms. Lydia Odell commented that she was in attendance for the purpose of becoming more engaged in city government activities and indicated that she enjoyed learning during the committee meeting.

G. Next Meeting Date

The next meeting of the committee was scheduled for October 14, 2025 at 3:45pm.

H. Adjourn

Mr. Foster made a motion to adjourn. Mr. Baker seconded the motion, and the meeting was adjourned at 4:27pm.

Minutes Approved: October 14, 2025

Pamela Holder, Chair, Council Member
Aaron Baker, Vice Chair, Council Member

Selena D. Coffey
Assistant to the City Manager