

# MINUTES

## HOUSING TRUST FUND SELECTION COMMITTEE

**Tuesday, November 16, 2021 - 1:30 PM**

City Hall Council Chambers

Members Present: Gary Daniel, City Council Member  
Maurice Jones, City Council Member (left at 2:30 pm)  
Jim Fatland, City Manager  
Dean Luebbe, Finance Director  
Christopher Strassner, Planning Board Chair  
Victor Foster, Citizen Member

Absent: Paul Ray, Planning Director  
Tommy Kilgore, Citizen Member

Staff Present: Aaron Bland, Assistant Planning Director  
Denise Hodsdon, Executive Assistant

Guests: Lex Green, Pisgah Health Foundation

### **A. Welcome and Call to Order**

Gary Daniel welcomed everyone and called the meeting to order at 1:30 PM.

### **B. Certification of Quorum**

Quorum was certified by Executive Assistant Denise Hodsdon.

### **C. Approval of Minutes of the September 2, 2021 Meeting**

Motion by Mr. Jones, seconded by Mr. Fatland to approve the minutes of the September 2, 2021 minutes as presented. The motion carried unanimously.

### **D. Discussion of October 29<sup>th</sup> City Council Work Session on Housing**

Mr. Fatland explained that the purpose of this item is to inform the committee about City Council's discussions at its October 29<sup>th</sup> work session to brainstorm what to do about affordable housing and workforce housing. Mr. Daniel noted that one of the things that came out of that work session was that Transylvania County has one of the higher ratios of affordable housing in the State and that our need is for workforce housing. Mr. Jones added that the work session resulted in a lot of ideas and when trying to figure out how to attain those ideas, one thought was to delegate some of these things to different committees and partners.

Mr. Daniel said we are making a request of this committee to expand our focus. He said that there are some tough decisions that have to be made concerning this that may not be particularly popular, but if we want to preserve the character of our neighborhoods and if we want to have a diverse population, we need to take some sort of action as the city to insure that folks that are working here and want to live here have a place to live. We can't necessarily solve that but we can certainly come up with some ideas of how to make it easier for that to happen.

Assistant Planning Director Aaron Bland shared the immediate and long-term action items from the workshop:

- Immediate Action Steps
  - Evaluate the city's short-term rental policy
  - Revisit relevant ordinances and fee schedules
  - Explore feasible incentive opportunities
  - Map out existing land either owned by the government or privately owned and underutilized, as possible sites for development
  - Hire contractor to finish Comprehensive Land Use Plan (CLUP)
  
- Longer-term
  - Develop and adopt CLUP with Future Land Use Map (FLUM)
  - Solicit community feedback about the types of housing they would like to see
  - Set metrics for unit production based on income levels
  - Explore what other municipalities have done for funding
  - Delegating assignments through city departments, subcommittees or nonprofit agencies.

Mr. Daniel said one of the things discussed at the work session was that this will require a combination of incentives and regulations. He said he doesn't see how we can talk about workforce housing without acknowledging that short-term rentals (STR's) are taking up all the workforce housing and there needs to be some sort of mechanism through zoning regulations to discourage that. We don't want to step on people's property rights, but if the city is investing a large amount of money and we want economic, generational and racial diversity, then we need to make some hard decisions, but at the same time, we can offer incentives. We need to brainstorm ideas of what type of incentives we can offer to encourage contractors to build workforce housing.

During discussion, it was suggested that we look at reopening some of the old ideas that didn't pan out. Mr. Fatland said that Lex Green of Pisgah Health Foundation would like to come to a future meeting and talk about how Blue Zones can help us develop city and county-owned properties that might be buildable. He said our key property is Cashiers Valley Road where we lost that one development because they were unsuccessful in negotiating with Duke. We have talked about amending our steep slope ordinance, and if we did then that property could be developable. Mr. Fatland noted that the city and county were willing to provide funding for a sewer

line extension for Jim Yamin's proposed affordable housing project on Rosman Highway. That project died, but what if we looked at reactivating it for workforce housing with the city and county joining together to pay for the sewer extension and see if we can get a developer that wants to buy that property knowing that the sewer extension would be funded by public funds?


There was consensus that this committee would add workforce housing to its mission. Next steps include inviting Lex Green to the next meeting and Mr. Fatland will meet with County Manager Jaime Laughter to discuss the possibility of the city and county partnering on a sewer extension on Rosman Highway.

**E. Set Date for Next Meeting**

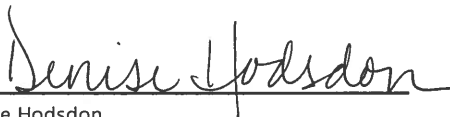
The next meeting of the Housing Trust Fund Selection Committee is scheduled for Tuesday, December 14, 2021 at 1:30 pm.

**F. Adjourn**

There being no further business, the meeting adjourned at 2:37 P.M.

X   
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Gary Daniel  
City Council Member

Minutes Approved: February 3, 2022

X   
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Denise Hodsdon  
Executive Assistant