

Meeting Notes

DATE April 12, 2012

PURPOSE Housing Workgroup Meeting #3

FROM John Connell

ATTENDEES **Linda Block, Mike Butrum, Marnette Colborne, Donna Cottrell, Gaya Erlandron, Sheryl Fortune, Pam Hysong, Hugh Lipham, Alex Mawhinney, Robin Merrell, Richard Molland, David Nash, Carroll Parker, Jeff Staudinger, Matthew Vande, Marc Corbett, Cynthia Gaddy, Philippe Rosse, Celeste Collins**

- 1) **Introductions**-Robin Merrell, Workgroup Chair, led the group in introductions.
- 2) **Discussion of Initial Findings Presentation by the Little John Group** -John Connell, LOSRC Staff, asked the group for input/suggestions/data requests based on the information presented at the March Housing Workgroup Meeting. The group provided a great deal of valuable input. Please see below:

Home Sales in the Asheville MLS are up 25% in the first quarter of 2012 as compared to 2011. Average sale prices are increasing. The increase in sales trend is likely to continue. List price to sale price is 7%

Lenders have money that they are willing to lend, but more stringent regulations have made it difficult to provide the loans.

It is critical that the FHA continues to participate.

The USDA Rural Development's First Time Home Buyer Program is still viable. Loans are up 25%.

Rental assistance programs do not exclude manufactured homes.

Need more data on the age and condition of housing in every price range. (Structural issues, lead based paint, etc.)

American Housing Survey doesn't include information about housing conditions in our area.



Track lenders/owners and condition of abandoned homes.

Track ownership of manufactured home parks-CREIA (Carolina Real Estate Investment Association) can provide some of this information.

Data that differentiates quality/condition of manufactured home parks.

Generalizations in appraisal practices. (Examples: Not realizing the benefits of more energy efficient homes. Treated as an amenity. Need training on the economic benefit of energy efficiency. Higher end housing has decreased in value at a higher rate than affordable housing, but is not reflected in appraisals.)

Track age demographic trends as they relate to the availability of accessible homes for the elderly.

Need more data on foreclosures.

Need data concerning shared housing. (Census data showing unrelated people in housing cross tabbed with age groups.)

9,000 abandoned homes need to be mapped. Mobile homes parks need to be mapped. Identify clusters of both.

Local regulations don't allow for higher densities

There are non-profit developers in the area that can create affordable housing. The LIHTC program sets percentage limits on non-profit participation in the program.

For profit developers can't get financing to build affordable spec houses or general site development.

Timing is right for affordable spec home development.

We need to find affordable alternatives to manufactured housing.

Need Information about numbers of homeless and causal factors.

Resource List

Housing Section in the Henderson County Comprehensive Plan concerning housing needs to be reviewed.

HUD/CDC Report concerning Affordable Housing/Manufactured Homes



Change source reference from “Buncombe County Consolidated Strategic Housing and Community Development Plan” to “Consolidated Strategic Housing and Community Development Plan 2010-2015, City of Asheville and the Asheville Regional Housing Consortium.”

Review “2009 Housing Needs Assessment and Market Analysis”, that can be referenced at <http://www.ashevillenc.gov/Departments/CommunityDevelopment>

- 3) **Overview of County Data Maps**-Nina Hall from NEMAC provided the group information on the maps that she has prepared, and explained how they may be used in the “Reality Check” sessions to be held in May. Nina also took suggestions from the group concerning other information that would be beneficial to include in future maps.
- 4) **Goals and Objectives Discussion**-Karen Kiehna, LOSRC Staff led the workgroup in a discussion to establish some “draft” goals and objectives for the GroWNC project. The goals that the group approves will be used in the first set of public meetings to be held in May.

GroWNC Housing Workgroup Draft Goals

Goal

Promote the development of a variety of housing options that are appropriately priced for persons of all income levels.

Goal

Increase the supply of new and existing housing stock that is hazard free, energy efficient and accessible to the elderly and persons with disabilities.

Goal

Encourage the development of affordable/workforce housing within proximity to employment, transportation, services, goods and recreation.

Goal

Recognize the unique needs and differences of rural and urban communities and tailor housing planning accordingly.



Goal

Promote legislation at the Federal, State and Local levels that support other identified housing goals.

- 5) **Steering Committee Update**-Carrie Runser-Turner, LOSRC Staff, informed the meeting participants that Sheryl Fortune from WCCA had been selected by the Land-of-Sky Regional Council Board as the Housing Workgroup member of the GroWNC Steering Committee.

- 6) **Project Update and Next Steps**-Carrie Runser-Turner provided an overview of the upcoming meetings to be held in May, and asked the group to be thinking about strategies on how best to present the information at these meetings.