



# CITY OF HENDERSONVILLE STRATEGIC HOUSING PLAN STEERING COMMITTEE

2<sup>nd</sup> Floor Meeting Room | 160 6<sup>th</sup> Avenue E. | Hendersonville NC 28792  
Monday, March 18, 2024 – 4:00 PM

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## MINUTES

Present: Council Member Lyndsey Simpson, Council Member Jennifer Hensley, Council Member Debbie O’Neal-Roundtree, County Commissioner Bill Lapsley (Henderson County), Connie Stewart (Housing Authority), Sarah Cosgrove (Builder’s Assoc. of the Blue Ridge), Hilary Paradise (Land of Sky), Debi Smith (TDA), Jennifer Duvall (HAC), Robert Hooper (WNC Source), and Madeline Offen (Pisgah Legal)

Absent: City Clerk Jill Murray

Staff Present: City Manager John Connet, City Attorney Angela Beeker & Community Development Director Lew Holloway

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### 1. CALL TO ORDER

Lyndsey Simpson called the meeting to order at 4:00 p.m. and welcomed those in attendance.

### 2. APPROVAL OF AGENDA

*Sarah Cosgrove, seconded by Robert Hooper, to approve the agenda as presented. A unanimous vote of the Committee Members present followed. Motion carried.*

### 3. NEW BUSINESS

**A. Welcome** - Lyndsey Simpson welcomed the Committee to the meeting and stated that affordable housing was a top priority of City Council.

**B. Meeting Schedule** - After a short discussion, Jennifer Hensley made the motion that the Committee meet on the 3<sup>rd</sup> Monday of every month at 4:00 PM in the 2<sup>nd</sup> Floor Conference Room at City Hall. The meeting would not last more than 1.5 hours. The motion was seconded by Debi Smith, and it passed unanimously.

**C. Creating the Affordable City** – Lyndsey Simpson and Angie Beeker discussed their attendance at the North Carolina Housing Finance Agency Affordable Housing Conference. They discussed a presentation by affordable housing expert Shane Phillips. Angie Beeker discussed that she had ordered Mr. Phillips’ book for the City Council. It was agreed that the City would order the books for the Committee. Angie Beeker presented the idea that we invite Shane Phillips to speak at a Regional Affordable Housing Meeting in May. The Committee agreed that was a good idea.

**D. Strategic Housing Plan Development** – John Connet, Angie Beeker and Lew Holloway discussed the process of finding a consultant to develop the Strategic Housing Plan. Staff agreed to begin the process of finding a consultant for plan development.

#### **4. OTHER BUSINESS**

Committee Members discussed the following items:

1. They would like to learn more about public land trust. Two potential examples include Wilmington and Chapel Hill.
2. Debbie Roundtree mentioned that she is hosting a NACA Workshop on May 8<sup>th</sup> at Trinity Presbyterian Church. The workshop will focus on helping people with credit issues to get homes. A committee member mentioned that OnTrack also provides these types of services.
3. Robert Hooper discussed the need to find more landlords that will accept Section 8 Housing Vouchers. Only approximately 30% of vouchers are currently being used.
4. The Committee would like to discuss the possibility of requiring developers to construct a certain number of affordable units in all new developments.
5. Connie Stewart informed the Committee that Hendersonville Housing Authority is now a true multi-family housing provider. They are no longer considered public housing. All rents are based on 30% of tenant income. She also stated that single adult units are very hard to find in Henderson County. She believes that is our greatest need.
6. Jennifer Hensley discussed the Neighbors Helping Neighbors Program in Asheville. The program is focused on the development of more accessory dwelling units.
7. The Committee stated that they would like to get more information on potential affordable housing partners.
8. The Committee would also like get additional information from mortgage lenders about what types of programs are available to assist people with purchasing a home.

#### **NEXT STEPS:**

- Purchase Shane Phillips' book for the committee.
- Organize the Regional Affordable Housing Event.
- Investigate hosting an affordable housing fair.
- Investigate hosting a landlord appreciation/education event.
- Invite Land of Sky Regional Council of Governments to participate in our discussions.
- Learn more about Ideas discussed at the Duke Leadership Forum.
- Jennifer Hensley agreed to present the Duke Leadership Forum information at the next meeting.

#### **5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:00 p.m.

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Lyndsey Simpson, City Council Member & Chairman

ATTEST:

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John Connet, City Manager