



CITY OF HENDERSONVILLE STRATEGIC HOUSING PLAN STEERING COMMITTEE

2nd Floor Meeting Room | 160 6th Avenue E. | Hendersonville NC 28792
Monday, June 17, 2024 – 4:00 PM

MINUTES

Present: Council Member Lyndsey Simpson, Council Member Jennifer Hensley, Robert Hooper (WNC Source), Debi Smith, (TDA), Jennifer Duvall (HAC), Sarah Cosgrove (Builder's Assoc. of the Blue Ridge), Madeline Offen (Pisgah Legal), and Connie Stewart (Housing Authority)

Absent: Hilary Paradise (Land of Sky)

Staff Present: City Manager John Connet, City Attorney Angela Beeker, City Clerk Jill Murray, Communications Manager Allison Justus

1. CALL TO ORDER

Jennifer Hensley called the meeting to order at 4:06 p.m. and welcomed those in attendance.

2. PUBLIC COMMENT - None

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

Jennifer Duvall moved, seconded by Madeline Offen, to approve the minutes of May 20, 2024, as presented. A unanimous vote of the Committee Members present followed. Motion carried.

5. NEW BUSINESS

A. Presentation by UNC School of Government Development Finance Initiative – Angie Beeker, City Attorney & DFI Staff

Ms. Beeker introduced Marcia Perritt Director of the UNC School of Government Development Finance Initiative and she showed the following PowerPoint presentation. DFI has also submitted a proposal for service and Ms. Beeker is asking for them to vote on whether we should move forward with DFI.

DFI Introduction and Scope of Services Overview

DEVELOPMENT FINANCE INITIATIVE

UNC School of Government

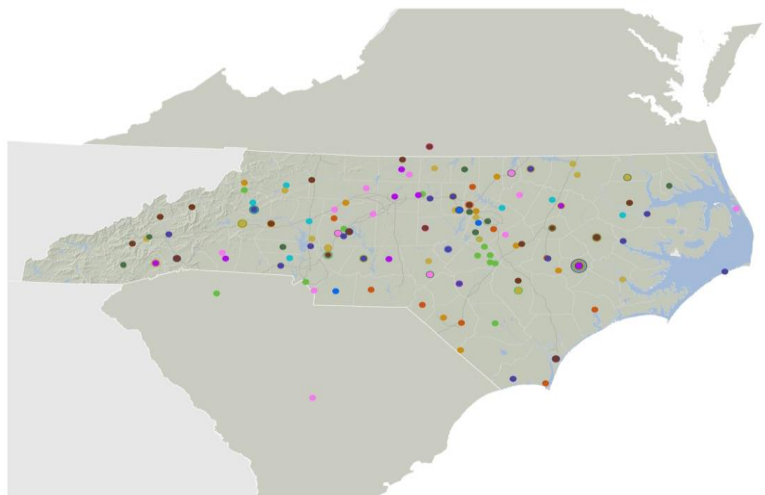


UNC Chapel Hill's School of Government is the largest university-based local government training, advisory, and research organization in the United States, and serves more than 12,000 public officials each year.

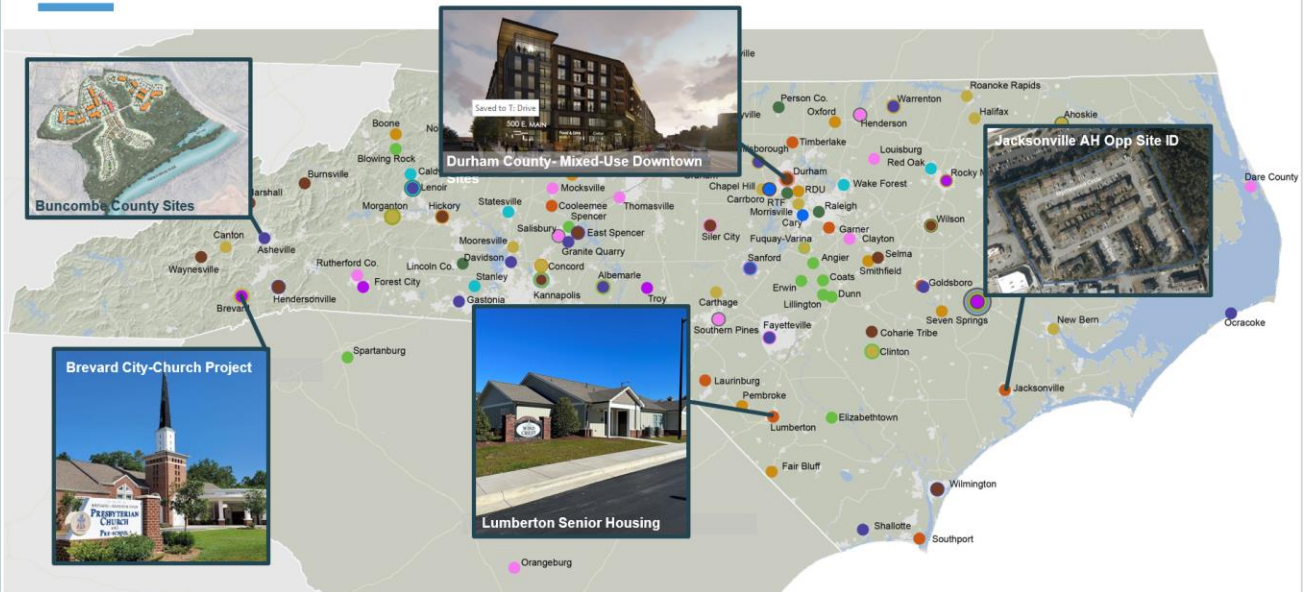
DEVELOPMENT FINANCE INITIATIVE

Development Finance Initiative (DFI)

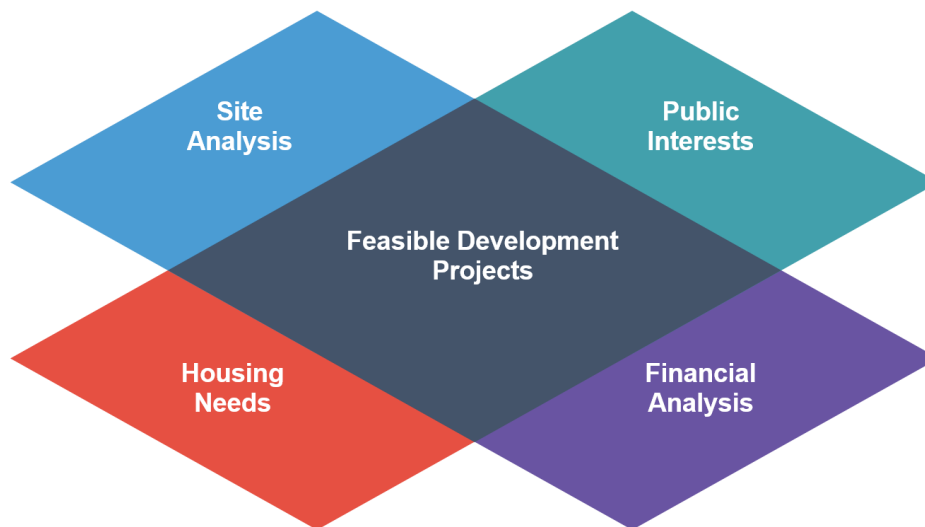
DFI is a program of UNC Chapel Hill's School of Government that advises communities in NC to attract private investment for transformative projects by providing specialized real estate development and finance expertise.



DFI Projects



Pre-Development Feasibility Assessment



Scope Review: Scan & Stakeholder Conversations

• Community Scan and Stakeholder Engagement

- Review current and historic plans, notes from public input sessions and other materials relevant to the redevelopment of the hospital campus
- Evaluate demographic and economic projections
- Engage with City staff, steering committee, and elected officials
- Meet 1-on-1 or small groups with other key stakeholders (advocates, interest groups, developers, property owners, etc.)
- Establish affordable housing priorities

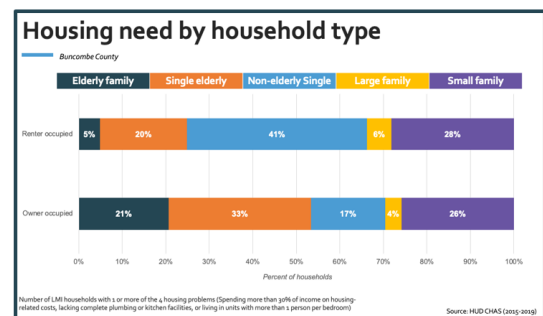
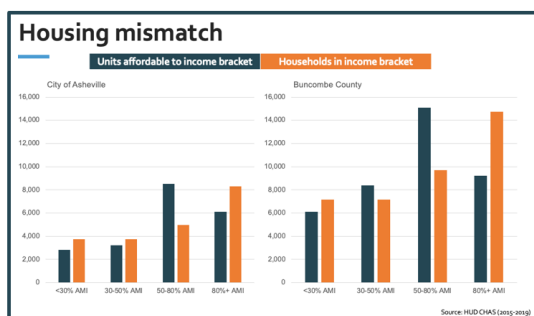


Scope Review: Housing Needs Assessment

• Community Scan and Stakeholder Engagement

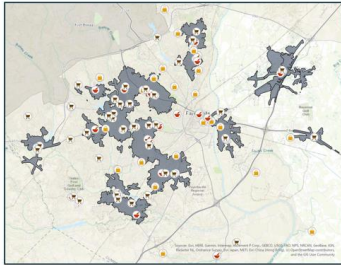
• Housing Needs Assessment

- Identify the scale of demand for specific housing types at various income levels.



Scope Review: Identify Suitable Sites

- Community Scan and Stakeholder Engagement
- Housing Needs Assessment
- **Identify Suitable Sites**
 - Criteria: Size, LIHTC-competitive, public and “friendly” ownership, zoning/surroundings



LIHTC **consistently funds new units in NC** every year



Scope Review: High-Level Site Analysis

- Community Scan and Stakeholder Engagement
- Housing Needs Assessment
- Identify Suitable Sites
- **High-Level Site Analysis**

Saved to T: Drive



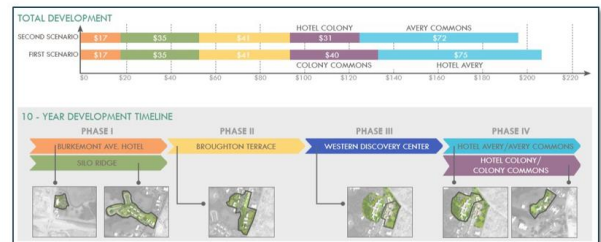
Scope Review: High-Level Financial Analysis

- Community Scan and Stakeholder Engagement
- Housing Needs Assessment
- Identify Suitable Sites
- High-Level Site Analysis
- High-Level Financial Analysis**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Revenue											
Residential	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Office	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Hotel	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Total Revenue	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Expenses											
Construction	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Office	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Hotel	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Total Expenses	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Net Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Scope Review: Prioritize & Make Recommendations

- Community Scan and Stakeholder Engagement
- Housing Needs Assessment
- Identify Suitable Sites
- High-Level Site Analysis
- High-Level Financial Analysis
- Final Recommendations**
 - Prioritize 2 Sites
 - Advise on strategy & next steps



DFI Affordable Housing Opportunity Site Identification Services

- Community Scan and Stakeholder Engagement
- Housing Needs Assessment
- Identify Suitable Sites
- High-Level Site Analysis
- High-Level Financial Analysis
- Final Recommendations

dfi.sog.unc.edu

Marcia Perritt, Director mperritt@sog.unc.edu

Sarah Odio, Associate Director odio@sog.unc.edu

Attorney Beeker added that the Committee has a proposal in their packets in front of them and explained that this is phase one and then if sites are identified then phase two would be for recruiting and trying to find the developer that matches the interest of the public-private partnership. The price is \$61,650 (we have a \$100,000 grant from the Dogwood Fund) and the way their workload is, they have a lot of irons in the fire right now, but whoever accepts the contract first, they do their work in that order. We are still talking about late August, early September starting time.

Sarah Cosgrove moved, seconded by Madeline Offen, that the city moved forward with the contract with DFI. A unanimous vote of the committee members present followed. Motion carried.

B. Strategic Workhouse Plan – John Connet, City Manager

City Manager Connet turned it over to City Attorney, Angela Beeker passed out an outline to the committee the outlined a plan for moving forward and having an adoption by May of next year. She also set up a field trip for the committees' next meeting on August 17, 2024. We will charter a bus and leave early in the morning and come back late that evening. That morning we will see some of the DFI sites and then in the afternoon, the Director of the Community Home Trust has agreed to meet with us at the School of Government at UNC Chapel Hill from 2-4 and they will give us a tour and they have developed over 300 units of affordable housing.

The outline showed the following:

Steering Committee

- June, 2024 – DFI Presentation
- July, 2024 – Town of Chapel Hill Presentation
- August, 2024 – Field Trip to Chapel Hill (Community Home Trust & DFI
- September, 2024 – Debrief from Field Trip City Zoning
- October, 2024 – Landlord Tenant Law; Minimum Housing Code; Preserving Existing Stock
- November, 2024 – Section 8 Housing – Housing Authority
- December, 2024 –
- January, 2025 – Draft Goals/Objectives Presented to Committee
- February, 2025 DFI Presentation to Committee
- March, 2025 Draft Plan Presentation to Committee
- April, 2025 – Finalizes Draft Plan to Present to City Council
- May, 2025 –

DFI

- July, 2024 – City Council Approves DFI Contract
- September, 2024 – DFI Begins Work
- October, 2024 – DFI Continues Gathering Data for Needs Assessment
- November, 2024 – DFI Continues Gathering Data for Needs Assessment
- December, 2024 – DFI Presents Needs to Assessment Committee
- January, 2025 – DFI Finishing Work

City Council

- September, 2024 – Council Conversations
- October, 2024 – Council Conversations

City Staff

- December, 2024 – Staff Working on Draft Plan
- January, 2025 – Staff Working on Draft Plan
- February, 2025 – Staff Working on Draft Plan

Community Feedback

- September, 2024 Survey

- October, 2024 – Survey Closes October 31
- November, 2024 – Community Meetings Stakeholder Meetings
- December, 2024 – Community Meetings Stakeholder Meetings

Steering Committee	June 2024 DFI Presentation	July 2024 Town of Chapel Hill Presentation	August 2024 Field Trip to Chapel Hill Community Home Trust and DFI	September 2024 Debrief from Field Trip City Zoning	October 2024 Landlord Tenant Law Minimum Housing Code Preserving Existing Stock	November 2024 Section 8 Housing Authority	December 2024	January 2025 Draft Goals Objectives Presented to Committee	February 2025 DFI Presentation to Committee	March 2025 Draft Plan presented to committee	April 2025 Committee Finalize Draft Plan to present to City Council	May 2025
DFI	Click or tap here to type	City Council Approves DFI Contract	Click or tap here to type	DFI Begins Work	DFI Continues Gathering data for needs assessment	DFI Continues Gathering data for needs assessment	DFI Presents Needs Assessment to Committee	DFI Finishing Work	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type
City Council	Click or tap here to type	Click or tap here to type	Click or tap here to type	Council Conversations	Council Conversations	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type	Plan Adoption
City Staff	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type	Staff Working on Draft Plan	Staff Working on Draft Plan	Staff Working on Draft Plan	Click or tap here to type	Click or tap here to type	Click or tap here to type
Community Feedback	Click or tap here to type	Click or tap here to type	Click or tap here to type	Survey	Survey - closes October 31	Community Meetings Stakeholder Meetings	Community Meetings Stakeholder Meetings	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type	Click or tap here to type

Sarah Cosgrove moved, seconded by Robert Hooper that the committee approve the plan as outlined, including the bus trip to Chapel Hill. A unanimous vote of the Committee Members present followed. Motion carried.

6. OTHER BUSINESS

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:05 p.m.

ATTEST:

Jennifer Hensley, City Council Member & Chairman

Jill Murray, City Clerk