



CITY OF HENDERSONVILLE STRATEGIC HOUSING PLAN STEERING COMMITTEE

City Hall – 2nd Floor Meeting Room | 160 6th Ave. E., | Hendersonville NC 28792
Monday, January 27, 2025 – 4:00 PM

MINUTES

Present: Council Member Lyndsey Simpson, Council Member Jennifer Hensley, Robert Hooper (WNC Source), Debi Smith, (TDA), Connie Stewart (Housing Authority); Madeline Offen (Pisgah Legal); Sarah Cosgrove (Builder's Assoc. of the Blue Ridge); Hilary Paradise (Land of Sky); Carsten Erkel (Partnership for Economic Development); Jennifer Duvall (HAC)

Staff Present: City Manager John Connet, City Attorney Angela Beeker, City Clerk Jill Murray, Communications Director Allison Justus, Community Development Director Lew Holloway, Current Planning Manager Tyler Morrow, Planner II Sam Hayes, and Long-Range Planning Manager Matt Manley

1. CALL TO ORDER

Council Member Lyndsey Simpson called the meeting to order at 4:01 p.m. and welcomed those in attendance.

2. PUBLIC COMMENT - None

3. APPROVAL OF AGENDA

Debi Smith moved, seconded by Sara Cosgrove to approve the agenda as presented. A unanimous vote of the Committee Members present followed. Motion carried.

4. APPROVAL OF MINUTES

Carsten Erkel moved, seconded by Robert Hooper to approve the minutes of November 18, 2024 as presented. A unanimous vote of the Committee Members present followed. Motion carried.

Council Member Lyndsey Simpson introduced newest board member Sheila Franklin to the group and thanked her for being a part of this group.

5. NEW BUSINESS

A. Hendersonville Real Estate Market Update – Steve Dozier, Beverly Hanks

Real Estate Agent Steve Dozier gave a real estate update and handed out the following sheet which showed how the prices went from roughly \$195,000 in 2015 to \$461,000 in 2024 for a single family home in Hendersonville. The task at hand is to figure out what is affordable as well as, nice to live in. Regardless of the supply, the bar has been set and we will likely see a 7% - 9% increase in 2025.

City of Hendersonville Sales History

1/15/2025

Single Family					
Year Sold	Homes Sold	Avg. Sold Price	Avg. Market Days	% Change +/-	Equity Gain +/-
2015	18	\$195,389	18		
2016	321	\$219,199	56	12.10%	\$23,810
2017	399	\$261,958	68	19.51%	\$42,769
2018	361	\$267,225	58	2.01%	\$5,257
2019	339	\$300,383	63	12.41%	\$33,158
2020	346	\$329,610	61	9.73%	\$29,227
2021	385	\$373,380	30	13.27%	\$43,749
2022	308	\$414,455	22	11.01%	\$41,095
2023	278	\$464,911	38	12.17%	\$50,456
2024	254	\$461,506	44	-0.73%	-\$3,405
Percent Change Between 2019 to 2023					35.72%

Townhouse					
Year Sold	Homes Sold	Avg. Sold Price	Avg. Market Days	% Change +/-	Equity Gain +/-
2015	3	\$173,700	71		
2016	33	\$212,342	78	22.25%	\$38,642
2017	28	\$241,015	42	13.50%	\$28,673
2018	31	\$283,723	58	17.72%	\$42,707
2019	43	\$291,240	77	2.65%	\$7,517
2020	28	\$325,331	74	11.71%	\$34,091
2021	42	\$378,704	28	16.41%	\$53,373
2022	28	\$431,185	14	13.86%	\$52,482
2023	79	\$407,420	67	-5.51%	-\$23,765
2024	67	\$401,884	93	-1.36%	-\$5,536
Percent Change Between 2019 to 2023					36.46%

Condominium					
Year Sold	Homes Sold	Avg. Sold Price	Avg. Market Days	% Change +/-	Equity Gain +/-
2015	12	\$119,367	23		
2016	69	\$137,326	39	15.05%	\$17,959
2017	77	\$165,009	40	20.16%	\$27,683
2018	80	\$170,509	38	3.33%	\$5,500
2019	85	\$189,136	52	10.92%	\$18,627
2020	91	\$213,632	63	12.95%	\$24,496
2021	72	\$238,089	30	11.44%	\$24,438
2022	76	\$279,498	20	17.40%	\$41,428
2023	68	\$319,053	22	14.15%	\$39,556
2024	55	\$342,860	59	7.46%	\$23,807
Percent Change Between 2019 to 2023					55.94%

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City of Hendersonville

Sales Activity For Last 6 Months of 2024

Single Family					Condominium					Townhouse				
Price Range	Active	Closed	Sold Per Month	Month's Supply	Price Range	Active	Closed	Sold Per Month	Month's Supply	Price Range	Active	Closed	Sold Per Month	Month's Supply
50000-99999		1	0.17	0.00	50000-99999			0.00	No Activity	50000-99999			0.00	No Activity
100000-149999		1	0.17	0.00	100000-149999			0.00	No Activity	100000-149999			0.00	No Activity
150000-199999	2	2	0.33	6.00	150000-199999		1	0.17	0.00	150000-199999			0.00	No Activity
200000-249999	3	4	0.67	4.50	200000-249999	5	4	0.67	7.50	200000-249999			0.00	No Activity
250000-299999	2	5	0.83	2.40	250000-299999	4	6	1.00	4.00	250000-299999			0.00	No Activity
300000-349999	4	23	3.83	1.04	300000-349999	5	2	0.33	15.00	300000-349999	2	11	1.83	1.09
350000-399999	6	20	3.33	1.80	350000-399999	4	4	0.67	6.00	350000-399999	10	11	1.83	6.45
400000-449999	13	7	1.17	11.14	400000-449999	2	5	0.83	2.40	400000-449999	4	2	0.33	12.00
450000-499999	13	18	3.00	4.33	450000-499999	3	2	0.33	9.00	450000-499999	2	2	0.33	6.00
500000-549999	9	21	3.50	2.57	500000-549999	2		0.00	No Sales	500000-549999		1	0.17	0.00
550000-599999	4	7	1.17	3.43	550000-599999		1	0.17	0.00	550000-599999	1	1	0.17	6.00
600000-649999		4	0.67	0.00	600000-649999			0.00	No Activity	600000-649999	1	2	0.33	3.00
650000-699999	1	1	0.17	6.00	650000-699999			0.00	No Activity	650000-699999		2	0.33	0.00
700000-749999		1	0.17	0.00	700000-749999			0.00	No Activity	700000-749999			0.00	No Activity
800000-849999	3	2	0.33	9.00	800000-849999			0.00	No Activity	800000-849999			0.00	No Activity
850000-899999	1		0.00	No Sales	850000-899999			0.00	No Activity	850000-899999	1		0.00	No Sales

B. Community Input Report– Emily Wilson, FountainWorks

City Attorney Beeker explained that every year City Council holds Council Conversations and this year they agreed to devote it to affordable housing. Each session targeted a different audience and were held at different locations. We also contracted with Fountain Works to facilitate those and so Emily Wilson is here today to give us the results of those sessions.



AFFORDABLE HOUSING REPORT

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SUMMARY OF COMMUNITY INSIGHTS



Prepared by Fountainworks



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ACKNOWLEDGEMENTS

The City of Hendersonville extends its gratitude to the residents, business owners, and nonprofit organizations who shared their stories, experiences, and viewpoints. Special thanks to True Ridge, El Centro, and MountainTrue's Healthy Communities program for their vital role in supporting the Spanish-language session, as well as the community partners who graciously hosted the Community Conversations: Trailside Brewery, Henderson County Veterans Services, Mountain View Baptist Church, Union Grove Baptist Church, and Immaculate Conception Catholic Church.

BACKGROUND & PURPOSE



The City of Hendersonville is committed to ensuring all residents have access to safe, quality, and affordable housing. To achieve this goal, the City is developing a Strategic Housing Plan that reflects the needs, experiences, and aspirations of the community. This Plan is part of the City's broader efforts to promote economic vitality, foster strong partnerships, and enhance the quality of life for all residents through sustainable and inclusive growth.

A first step in this process was engaging with the community through "Community Conversations" and an online survey. These efforts were designed to provide residents with the opportunity to share their perspectives on housing challenges, personal experiences, and aspirations for the future. The City also sought feedback on potential strategies to address housing issues, ensuring the plan is grounded in the realities and priorities of Hendersonville's residents.

This report summarizes the insights gathered from these initial engagement efforts. By amplifying the voices of community members, the City aims to create a plan that is both responsive to current challenges and proactive in preparing for future needs. The feedback shared during these conversations and through the survey will directly inform the development of the Strategic Housing Plan.

Looking ahead, there will be additional opportunities for residents to review and provide input on the draft Plan. These steps are essential to ensuring the Plan reflects the diverse needs of Hendersonville's community and aligns with the City's commitment to sound infrastructure, great public services, and financial sustainability.



Executive Summary

Across the five sessions and survey, Hendersonville community members identified the following themes:

CURRENT EXPERIENCES

Hendersonville's strong sense of community enhances residents' quality of life.	Insufficient affordable housing options create barriers for underserved populations.	Optimism about addressing housing challenges through thoughtful community efforts.
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FUTURE HOUSING IN HENDERSONVILLE

- Participants want housing that **supports middle-income buyers, increases rental options**, and allows retirees, workforce members, and young families to thrive.
- Attendees suggested **mixed-use housing, vertical development, and infill projects** to maximize land use and create **long-term stability** for residents.
- Hendersonville's community emphasized **investments in water and sewer systems** to support sustainable growth and ensure existing neighborhoods are equipped for future development.
- **Pro-renter legislation** and collaborations with **developers who actively prioritize affordability and sustainability** were highlighted as key strategies to address systemic housing challenges.

Executive Summary (continued)

Across the five Community Conversation sessions and Community Survey, Hendersonville's residents, business owners, and others identified the following themes:

AFFORDABLE HOUSING CHALLENGES

Funding Frustrations Complicated grant processes and developer priorities often leave affordable housing projects underfunded.	Infrastructure Gaps Limited water and sewer systems, especially in rural areas, prevent new housing developments and expansion.
Developers Chasing Profits Luxury developments overshadow community needs, leaving low- and middle-income residents behind.	Community Resistance NIMBY (not-in-my-back-yard) attitudes fueled by fears and misconceptions block progress on needed housing projects.
Preserving Community Identity Development that prioritizes outsiders and short-term rentals threatens the character of established neighborhoods.	Zoning Roadblocks Restrictive zoning policies make it tough to introduce diverse and higher-density housing options.
Structural Inequities Generational barriers like redlining, rising property values, and zoning restrictions perpetuate exclusion and displacement.	Economic Pressure Cooker Stagnant wages and rising costs force families to struggle with housing access while short-term rentals complicate the market.

COMMUNITY INPUT PROCESS



The City of Hendersonville conducted five Community Conversations and an online survey as the first steps in developing its Strategic Housing Plan. These efforts, held between September and December 2024, were designed to gather input from a broad cross-section of the community. Despite adjustments to the original timeline caused by unforeseen events, namely the impact of Hurricane Helene, the City successfully engaged with residents to explore housing challenges, experiences, and aspirations. While Hurricane Helene did cause a delay in these efforts, It also highlighted the urgent need for a Strategic Housing Plan.

The Community Conversations brought together a total of 155 participants across five sessions, each focusing on a specific segment of the Hendersonville population. These sessions allowed council members to hear directly from their constituents. Notably, the City hosted its first-ever Spanish-language session, conducted with the support of True Ridge, El Centro, and MountainTrue's Healthy Communities program.

In tandem with the Community Conversations, the online survey received 377 responses, offering additional insights into the community's housing priorities. The survey was launched on September 23, 2024, and remained open through December 9, 2024, aligning with the timeline of the Community Conversations.

FINDINGS

SESSION 1 - BUSINESS COMMUNITY | SEPTEMBER 23, 2024

The Business Community session was held at Trailside, an informal setting that encouraged open dialogue and connection among local business owners, developers, and other stakeholders. This session focused on understanding how housing affordability impacts the local workforce and the broader economy. Participants explored the challenges businesses face in attracting and retaining employees due to the rising cost of housing and discussed potential solutions to address these issues in the community.

CURRENT EXPERIENCES

Those who attended the business community session who were happy with their current housing situation highlighted several key aspects that contribute to their satisfaction.

- * They expressed appreciation for the strong sense of community and friendliness that define the town.
- * Many noted the convenience of living close to amenities and family, which enhances their quality of life.
- * The ability to walk or bike to various locations was seen as a major advantage, supporting a lifestyle that feels connected and accessible.
- * Additionally, the area's natural beauty and overall community feel were frequently celebrated as standout features.
- * For some, affordability was a highlight, with participants mentioning the benefits of living in inherited family homes, which allowed them to maintain roots in the community without facing high housing costs.

SESSION 1 - BUSINESS COMMUNITY (continued)



IDEAL HOUSING EXPERIENCE

◆ AFFORDABILITY & DIVERSITY

Participants envisioned a community with a wide range of housing types to meet diverse needs. This includes mixed-use housing developments, mobile home parks with cleanliness covenants, and homes priced between \$250,000 and \$350,000 to support middle-income buyers. They also emphasized the importance of increasing rental options for the working class and public servants.

◆ INNOVATIVE DEVELOPMENT

The idea of "going vertical within reason" was proposed to increase housing density while maintaining aesthetic appeal. Suggestions also included adopting citywide overlay zoning to allow for more inclusive housing opportunities and promoting infill development to utilize existing spaces effectively.

◆ INFRASTRUCTURE EXPANSION

Investments in water and sewer infrastructure were seen as critical to supporting both new developments and existing housing. Attendees also emphasized the need for collaboration between the city and property owners to facilitate these improvements.

◆ SUPPORT FOR AGING RESIDENTS

Tax exemptions for seniors aged 70 and older were suggested as a way to support aging residents and help them remain in the community without financial strain.

◆ ADDRESSING SHORT-TERM RENTALS

Participants expressed interest in exploring the impact of short-term rental platforms, such as Airbnb, on local housing availability, noting the need for balanced policies that protect both residents and the tourism economy.

“Contractors or Airbnb/VRBO owners are paying in cash and swipe away homes that are lower cost, flip them, and resell them or rent them at a high cost nightly.”



AFFORDABLE HOUSING CHALLENGES

Participants identified several key barriers impeding affordable housing development:



INFRASTRUCTURE

Participants emphasized that inadequate water and sewer systems, particularly along Highway 25 and in rural areas, remain a critical challenge. The lack of this essential infrastructure prevents the development of new housing and limits the potential for expansion in underserved areas.



COMMUNITY ATTITUDES

The NIMBY mindset was cited as a pervasive issue, with resistance to new developments often rooted in misconceptions or fears about the impact on property values and neighborhood character.



ZONING

Restrictive zoning policies were frequently mentioned as a major barrier to housing diversity and affordability. Attendees expressed concerns about density limits and the difficulty of introducing higher-density housing options within existing regulations.



ECONOMIC GAPS

The absence of a strong middle-class presence in the community was highlighted as a gap that contributes to housing inequities. Participants noted that the limited availability of affordable housing options makes it difficult for working-class families, including public servants such as teachers and law enforcement officers, to live in the area.

SESSION 1 - BUSINESS COMMUNITY (continued)

COMMUNITY CONSIDERATIONS

Participants provided broad feedback on community-level considerations:

ECONOMIC DEVELOPMENT

- There is a need to attract industries that offer well-paying jobs, ensuring residents can afford to live within the community.
- Building systems to support and maintain existing housing stock would allow for greater access to quality, affordable housing.

COLLABORATION

- Increased collaboration between the city and property owners would allow for housing developments to best represent the needs of the entire Hendersonville community.

ZONING & DEVELOPMENT

- Mixed-income developments and upzoning properties would encourage and enable diverse housing options.
- Modular homes, duplex infill, and all housing types are viable options to address affordability and availability.

“We need legislation in place to incentivize and require developers to include affordable property units in their development plans.”

SESSION 2 - ELDERLY/VETERAN COMMUNITY | SEPTEMBER 24, 2024

The Aging Population session took place at the Veterans Services Building, a familiar and accessible location for many seniors in the area. This session addressed the unique housing needs of Hendersonville's aging population, focusing on the challenges seniors face in finding affordable and accessible housing. Attendees discussed the barriers to downsizing and the need for homes that accommodate aging in place while ensuring they are within reach for fixed-income residents.

CURRENT EXPERIENCES

Participants in the elderly and veteran community shared a variety of perspectives on their housing experiences. Those with current experiences that were positive noted that their houses were in a central location, which provides convenient access to amenities and services.

- Many expressed positive sentiments about the responsible use of tax dollars, emphasizing that these resources seem to be directed toward meaningful community improvements.
- Some participants highlighted a shift in community values toward wanting to address housing challenges "the right way," reflecting a sense of commitment to thoughtful and equitable development.

Participants also voiced concerns about pressing housing issues:

- The availability of housing for the workforce was identified as a major gap, with attendees noting that current housing stock has not recovered from the 2008 recession.
- Concerns were raised about a developer's proposal for an extended-stay hotel, which some felt would negatively impact the community.
- Participants also identified the need for more inclusive housing policies to ensure affordability and accessibility for all, particularly as wages remain stagnant.

SESSION 2 - ELDERLY/VETERAN COMMUNITY (continued)



IDEAL HOUSING EXPERIENCE

◆ AFFORDABILITY & ACCESSIBILITY

Participants envisioned a full range of housing opportunities that are both affordable and sustainable. They emphasized the importance of providing housing options for retirees, the workforce, and young people returning after college. A strong desire for families to thrive—beyond merely surviving—was a recurring theme, with aspirations for families to have enough disposable income to enjoy community activities.

◆ POLICY & PARTNERSHIPS

The need for pro-renter legislation that protects tenants and ensures equitable housing was a significant priority. Participants also stressed the importance of fostering relationships with developers who share the community's goals for affordable and sustainable housing.

◆ INNOVATIVE DEVELOPMENT

Attendees supported the development of mixed-use housing that serves the community's residents rather than transient populations. They emphasized the value of creating opportunities for families and retirees to live in a way that supports long-term stability, including the ability to age in place. Improving existing housing stock was also highlighted as a vital component of addressing housing challenges.

I am a retired single woman. Rent is unbelievably high. I've worked and have been frugal with my money, but rent, food, and medical expenses are making it difficult to make ends meet, especially when unexpected events happen.

SESSION 2 - ELDERLY/METERAN COMMUNITY (continued)

AFFORDABLE HOUSING CHALLENGES

Participants identified several key barriers impeding affordable housing development:



ECONOMIC FACTORS

Participants emphasized the interplay between stagnant wages and rising housing costs, which makes it increasingly difficult for individuals and families to secure adequate housing. Short-term rentals were also discussed, with some attendees cautioning against vilifying these properties, as they contribute to the local economy.



ZONING & LEGISLATION

Many noted difficulties in accessing federal grant funds for affordable housing projects due to administrative or eligibility restrictions. Concerns were also raised about local government decisions to approve developer-led projects that do not include affordable housing components.



FUNDING CHALLENGES

Restrictive zoning policies were seen as a key barrier to housing development. Additionally, participants expressed frustration over a lack of support for state legislation that could advance affordable housing initiatives.

Common themes discussed in this session include:

- ♦ The need for elderly-friendly housing
- ♦ How to develop and enforce pro-renter policies
- ♦ How to ensure long-term housing stability



The Non-Profit Service Providers session was held at Mountain View Baptist Church, a central gathering space for community leaders, non-profit staff, and local advocates. This session centered on the housing struggles faced by the region's most vulnerable populations, including those experiencing homelessness and families living in poverty. Participants discussed how the lack of affordable housing limits their ability to serve these communities effectively and how policy changes could improve housing stability for their clients.

CURRENT EXPERIENCES

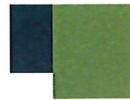
The nonprofit community highlighted the increasing strain on housing availability, especially for underserved populations. While there is a strong sense of community and a desire to address these issues collaboratively, the existing housing stock fails to meet the needs of low-income families and individuals. Participants noted that nonprofit organizations are frequently stepping in to fill gaps left by government initiatives.

Key Takeaways

- * Housing stock is insufficient for low-income and underserved populations.
- * Nonprofits are bearing much of the burden for addressing housing needs.
- * There is a strong desire for collaboration but frustration with the current pace of progress.

The nonprofit community identified overlapping barriers with other sessions, such as limited funding, lack of rent control, and government inaction. A significant barrier unique to this session was the perception that housing-related initiatives are often deprioritized compared to schools, tourism, and aesthetic preservation. Participants underscored the challenge of balancing tourism interests with housing needs, noting that some fear affordable housing developments could negatively impact the area's character or resources.

SESSION 3 - NON-PROFIT COMMUNITY (continued)



CURRENT EXPERIENCES

Another distinct concern was the perception that mobile and manufactured homes are often the only affordable option, but these residents typically own the home but not the land, perpetuating vulnerability. There was also frustration around public resistance to housing density, or NIMBYism, and the absence of “bridges” to help renters or low-income families transition into more stable housing options.

IDEAL HOUSING EXPERIENCE

◆ COMMUNITY LAND TRUSTS

Participants emphasized the importance of community land trusts as a strategy to secure long-term affordability in Hendersonville. This approach, which separates land ownership from housing, ensures stability by keeping housing costs predictable and accessible for generations.

◆ INTENTIONAL PARTNERSHIPS

Participants discussed the value of partnerships with developers who align with nonprofit goals to address housing needs. By collaborating with mission-driven developers, the community can encourage projects that prioritize affordable units and reflect local values.

◆ FOCUS ON AFFORDABILITY

Throughout the session, non-profit leaders and others highlighted the need for housing solutions that are both sustainable and affordable, particularly for low-income families. Ideas included energy-efficient homes that reduce utility costs while contributing to environmental health. These types of developments were viewed as essential to creating a strong community.

“It's very difficult to find affordable homes that are built to universal design standards. Older people can't move out of their inaccessible homes because of the price of buying something smaller.”

SESSION 3 - NON-PROFIT COMMUNITY (continued)

AFFORDABLE HOUSING CHALLENGES

Participants identified several key barriers impeding affordable housing development:



FUNDING & POLICY

Participants emphasized that limited funding and restrictive policies continue to hinder affordable housing development. Accessing grants often involves complicated requirements, and existing policies lack flexibility to address Hendersonville's specific challenges.



COMMUNITY ATTITUDES

Community resistance to affordable housing projects remains a key challenge. Participants highlighted how NIMBY attitudes, driven by misconceptions about affordable housing's impact, prolong timelines and create barriers for necessary developments.



DEVELOPER PRIORITIES

Participants raised concerns that developers frequently prioritize profit over community needs, focusing on luxury housing that excludes low- and moderate-income residents. They emphasized the need for stronger incentives to encourage developments that align with local priorities.

I work full time with benefits at a local non-profit and cannot afford regular housing in Henderson County.

SESSION 3 - NON-PROFIT COMMUNITY (continued)

COMMUNITY CONSIDERATIONS

Participants outlined several key points they believe the government should prioritize in drafting the Strategic Housing Plan:

ZONING & INFRASTRUCTURE

- Think big and broad—expand sewer and water infrastructure to support future development.
- Be bold and sustainable! Hold builders accountable, and rezone with future needs in mind.
- Implement universal design in new housing options to ensure accessibility for all.

ECONOMIC CONSIDERATIONS

- Recognize that affordable housing is a persistent issue—it will not resolve itself.
- Emphasize the need for local residents to live and thrive within the community.

COMMUNITY DEVELOPMENT

- Affordable housing is an opportunity to build community with other residents.
- Avoid displacing vulnerable communities.
- Create spaces that support everyone's growth and well-being.
- Consider city-supported initiatives like online housing forums

Held at Union Grove Baptist Church, this session focused on the Black community's experiences with housing in Hendersonville. As a historically significant institution within the Green Meadows community, the church served as an ideal location for discussing the impact of rising housing costs and gentrification. Residents shared their concerns about displacement, the loss of long-standing neighborhoods, and the need for affordable housing policies that protect Black families from being pushed out of the area.

CURRENT EXPERIENCES

Members of the Black community highlighted challenges around housing scarcity, affordability, and preserving their neighborhood's character. Participants expressed pride in their homes and strong community bonds but voiced frustration with zoning policies and development pressures that threaten their stability. These concerns reflect persistent patterns of exclusion and displacement amid Hendersonville's growth.

- Participants highlighted the limited availability of affordable and diverse housing options, emphasizing the challenges this creates for the Black community.
- Many participants expressed a strong sense of pride in their neighborhoods, citing close-knit bonds, community care, and pride in maintaining their homes and streets.
- Frustration was shared about zoning regulations that do not align with real housing needs, leading to car dependency and increased vulnerability to outside investors.
- Concerns were raised about development projects that prioritize infrastructure for external interests, risking the loss of the unique character and identity of their neighborhoods.
- Participants noted that generational patterns of exclusion continue, with outward development often resulting in the displacement of lower-income, long-standing residents.



IDEAL HOUSING EXPERIENCE

◆ EQUITABLE & INCLUSIVE POLICIES

Participants emphasized the importance of creating housing policies that directly address systemic and historical inequities impacting Black residents. They envisioned a future where affordable housing opportunities empower residents through both rental and ownership options, fostering generational wealth and long-term stability.

◆ INNOVATIVE DEVELOPMENT

Participants called for innovative housing solutions like Missing Middle Housing and vertical development to maximize space and meet diverse community needs. By incorporating these strategies, they believed Hendersonville could balance modernization with the preservation of its cultural and historical identity.

◆ COMMUNITY-CENTERED DESIGN

Participants stressed the need for zoning practices that align with housing realities while reducing reliance on cars and addressing resistance to affordable housing projects. They envisioned neighborhoods that reflect the community's charm and uniqueness, avoiding standardized designs and fostering vibrant, interconnected communities.

We need zoning that allows more options like duplexes or smaller homes and prevents cookie-cutter developments that don't fit our community's character.

SESSION 4 - BLACK COMMUNITY (continued)

AFFORDABLE HOUSING CHALLENGES

Participants identified several key barriers impeding affordable housing development:



PRESERVING IDENTITIES

Participants feared losing community character due to development catering to external interests. Deep cultural attachments, the rise of short-term rentals, and changes that undermine family history were seen as threats to maintaining the identity of long-standing neighborhoods.



ECONOMIC CHALLENGES

Rising costs, cash buyers, and declining manufacturing jobs are pricing out residents. Predatory lending, redlining, and skepticism about local leadership's priorities exacerbate housing inequities, leaving many without access to affordable and stable housing.



STRUCTURAL INEQUITIES

Zoning policies, rising property values, and stigma around low-income housing perpetuate exclusion and displacement. Participants noted systemic barriers, including limited housing diversity and generational cycles of inequity, as critical challenges to creating inclusive communities.

“My home has doubled its value in 7 years which is alarming and unsustainable growth pattern for any smallish town. Imagine what that means for people who are trying to raise families here, live and work.”

SESSION 4 - BLACK COMMUNITY (continued)

COMMUNITY CONSIDERATIONS

Participants outlined several key points they believe the government should prioritize in drafting the Strategic Housing Plan:

ZONING & INFRASTRUCTURE

- Rising property values and cash offers displace lower-income, long-standing community members.
- Declining manufacturing jobs reduce pathways to affordable homeownership.
- Inadequate wages and limited financing options hinder access to affordable housing.
- High taxes increase financial strain on residents struggling to afford housing.

STRUCTURE & POLICY

- Zoning policies restrict diverse and affordable housing development.
- Redlining and predatory lending perpetuate long-standing housing inequities.
- Insufficient land availability limits opportunities for new affordable developments.
- Participants expressed skepticism about local leaders prioritizing community housing needs.

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CULTURAL CONSIDERATIONS

- Developments prioritizing external interests threaten community character and identity.
- Cultural attachments create resistance to changes disrupting family or neighborhood legacies.
- Stigma surrounding low-income housing and homelessness prevents equitable housing solutions.
- Short-term rentals reduce availability of stable, long-term rental housing for residents.

Common themes discussed in this session include:

- How to maintain neighborhood and community identity
- The term "low income housing" has poor connotations that can be offensive or demeaning

The Spanish-Speaking Population session took place at Immaculate Conception Catholic Church, a vital center for many Spanish-speaking families in Hendersonville. The session explored the unique housing challenges this community faces, including language barriers, cultural differences, and the lack of affordable housing options. Participants discussed the difficulties of navigating the housing market without bilingual support and the need for more inclusive policies that accommodate the growing Spanish-speaking population.

CURRENT EXPERIENCES

Participants from the Spanish-speaking community shared their experiences with housing in Hendersonville, emphasizing key qualities they value while also pointing out areas of concern. This community highlighted their appreciation for a tranquil and safe environment. They emphasized the value of having privacy, good neighbors, and living in a community with low crime rates. These aspects were identified as essential qualities of a good home.

Several barriers to affordable housing were discussed, reflecting unique challenges faced by this community:

- Concerns about the safety of power lines were prominent.
- High interest rates on loans, limited access to financing, and very low incomes make both renting and buying difficult.
- Stringent criteria for renting or purchasing homes reduce access to housing options.
- Insufficient resources and guidance for navigating housing processes, including building and buying homes.
- Elevated property taxes further strain affordability.
- Limited availability of land suitable for mobile homes, especially with necessary permits for wells and septic systems.

SESSION 5 - SPANISH-SPEAKING COMMUNITY (continued)



IDEAL HOUSING EXPERIENCE

◆ BETTER INFRASTRUCTURE

Participants discussed the need for expanded sewer and water systems, along with sufficient drainage, to support future housing developments. Improving infrastructure was seen as essential to accommodating new growth and ensuring sustainable development.

◆ IMPROVED FINANCIAL ACCESS

The group stressed the need for banks to offer loans to individuals with ITINs and provide affordable credit options. Simplifying the path to homeownership through targeted programs was seen as a critical step toward housing equity.

◆ EXPANDED RENTAL OPTIONS

Increasing the availability of rental housing, particularly through alternatives to online-only platforms, was a recurring theme. Attendees emphasized that broadening rental options would better serve the needs of diverse residents.

◆ COMMUNITY GUIDANCE

Many highlighted the importance of providing resources and orientation programs to help residents understand where and how to build homes. This was seen as a way to empower individuals and reduce confusion in the housing process.

◆ ENHANCED OPPORTUNITIES

Access to driver's licenses was recognized as a vital tool for improving economic stability and mobility. Participants underscored how this would make it easier for residents to secure both employment and housing opportunities.

“Necesitamos menos requisitos para rentar o comprar, mas opciones de prestamo.”

SESSION 5 - SPANISH-SPEAKING COMMUNITY (continued)

AFFORDABLE HOUSING CHALLENGES

Participants identified several key barriers impeding affordable housing development:



SYSTEMIC ISSUES

Systemic barriers disproportionately affect vulnerable groups. Participants highlighted the lack of programs tailored for Spanish-speaking residents and the reliance on online rental processes, which exclude those without internet access. These challenges must be addressed to ensure equitable access to housing and support inclusive community development.



INFRASTRUCTURE LIMITATIONS

Community members raised concerns about inadequate drainage, dangerous power lines, and limited land availability for mobile homes. These infrastructure issues hinder safe and affordable housing development that meets Hendersonville's growing needs.



ECONOMIC CHALLENGES

Participants noted that low incomes and rising taxes heavily burden residents, reducing housing affordability. High interest rates and restrictive lending requirements further limit financing access, especially for those with non-traditional credit histories.

I've lived in this area for most of my adult life and thought one day I would be able to afford to own a home. The past few years have taken that dream away. With the rapid rise in population and the demand driving up home prices and the constant development of luxury living.

SESSION 5 - SPANISH-SPEAKING COMMUNITY (continued)

COMMUNITY CONSIDERATIONS

Participants outlined several key points they believe the government should prioritize in drafting the Strategic Housing Plan:

PUBLIC ENGAGEMENT

- Ensure ongoing opportunities for public listening sessions and transparency in future planning phases.

FOCUS ON AFFORDABILITY

- Include affordable housing options for seniors and explore innovative ways to reduce the costs associated with renting and homeownership.

GUIDANCE & RESOURCES

- Provide more orientation programs and accessible resources to empower the community in navigating housing systems.

FINANCIAL ACCESSIBILITY

- Encourage banks to work with ITIN holders and create policies that reduce the barriers posed by high interest rates and restrictive loan requirements.

LOCAL LEADERSHIP ACCOUNTABILITY

- Local leaders must develop and be held accountable to plans that support affordable housing across the City.

Common themes discussed in this session include:

- How to make quality, affordable rentals more readily available
- The need for access to financial support and resources

COMMUNITY SURVEY

A total of 377 community members responded to the digital survey. The survey was open from September 23, 2024 until December 9, 2024.

GENERAL PREFERENCES & PRIORITIES

Safe, Secure Housing is Paramount

Across respondents, a safe and secure living situation ranked highest, reflecting a top priority for housing. Long-term stability and financial manageability followed, highlighting the importance of security and affordability in housing choices. Other factors like privacy, green space, and proximity to work or school ranked significantly lower, indicating they are secondary considerations.

Impact of Affordable Housing on the Community

The affordability of housing for both current and future residents is the top concern. Preservation of local culture and long-term community development are also critical, whereas increased density and displacement (gentrification) are less pressing concerns.

PREFERRED HOUSING SOLUTIONS

Apartments are Most Favored:

Apartments (214) and accessory dwelling units (196) are the most popular housing types for addressing affordability, with condominiums and tiny homes also receiving support.

Mobile/manufactured homes received notably less support (122).

Mixed Opinions on Public Subsidy:

Most respondents support the use of local tax dollars for infrastructure improvements (198) or low/no-interest loans (157) to support affordable housing. Direct subsidies (131) and partnerships with private developers (125) have less consensus. A minority (74) oppose using local tax dollars for affordable housing altogether.



ATTITUDES TOWARD AFFORDABLE HOUSING

Strong Support for Housing Rights and Crisis Acknowledgment:

A majority agree that everyone has a right to safe, secure housing (212) and recognize an affordable housing crisis in the City of Hendersonville (204). This indicates broad acknowledgment of the issue and support for action.

Subsidized Housing as a Solution:

Most respondents support subsidized housing for providing secure housing for low-to-moderate-income families (202), with fewer agreeing that it should be used for building generational wealth (116).

Integrated Affordable Housing Development:

There is moderate support for requiring all developments to include affordable units (174) and building affordable housing alongside market-rate housing (140). However, limiting affordable housing to designated areas has relatively low agreement (111).

PERCEIVED HOUSING CHALLENGES AND NEEDED SOLUTIONS

Cost and Supply Barriers:

The rapid increase in housing costs and lack of affordable housing supply are viewed as the primary challenges. General population growth and lack of overall housing supply also contribute but are secondary concerns.

Assistance Needs for Obtaining Housing:

While 110 respondents indicated no need for assistance, others identified a need for more homes available for purchase (99), more rental units (87), and alternative financing options like loans for people with credit or income challenges (95) or down payment assistance (85).

CONCERNS ABOUT AFFORDABLE HOUSING

Quality and Safety are Key Concerns:

Respondents are most concerned about the quality of affordable housing (168) and its potential impact on safety (147). Other concerns include neighborhood change (129) and property values (125), while 57 respondents have no concerns.

“What makes living in Hendersonville truly awesome is the sense of belonging that comes with being part of this community. Neighbors greet each other with friendly smiles, and there’s a genuine willingness to lend a helping hand. I’ve also enjoyed exploring the local parks, bustling farmers’ markets, and charming shops that give the city its unique character.

Moreover, there are numerous community events throughout the year, from outdoor concerts to fairs, where I’ve had the chance to meet new friends and connect with others who share my interests. The mix of outdoor activities, vibrant arts, and a strong sense of community makes Hendersonville a wonderful place to call home. I feel grateful to be part of such an incredible place, where every day brings new opportunities for friendship and adventure!

”

ANALYSIS



SHARED PRIORITIES ACROSS ALL SESSIONS AND SURVEY



DIVERGENT THEMES

- **Community Identity:** Members of the Black community focused on preserving cultural identity, while the nonprofit community emphasized systemic collaboration to address gentrification.
- **Barriers for Undocumented Residents:** The Spanish-speaking community highlighted legal and language barriers not as prominently discussed in other sessions.
- **Funding and Policy Priorities:** The elderly and veteran group focused on leveraging federal grants and pro-renter policies, while the business community stressed private-sector partnerships.

ANALYSIS (continued)

UNIQUE CONSIDERATIONS

Cultural

Preservation

Black community participants were uniquely focused on preserving their community's cultural identity amidst housing development.

Veteran & Elderly Voices

Concerns about aging in place and intergenerational housing emerged uniquely in this group.

Language

Accessibility

Spanish-speaking participants uniquely prioritized multilingual support and protections for undocumented families.

STORIES ON AFFORDABLE HOUSING

"I am lucky to have inherited my mom's condo upon her death in 2021... If I were to be in the market for the exact same space I'm living in now, my mortgage would more than double. I don't know how people afford to live here."

"As a single person, I found it extremely difficult to find an apartment that I could afford even when making \$23/hr. Rent prices are through the roof and no one is telling landlords to stop increasing rent prices. I have seen apartments increase their rent anywhere from 25% to 30% in one year."

"My husband and I are incredibly fortunate to be making above the median family income for Henderson County. Despite that, we can't afford to buy a home that's big enough for us and the baby we have on the way. It's made me really feel for the teachers, firefighters, etc. who are working full time jobs but realistically cannot afford to buy a home where they live."

CONCLUSION


The voices of the community collectively paint a picture of a town striving for accessible and sustainable affordable housing.

While specific priorities may vary across individuals and groups, the overall message is unified: Hendersonville's affordable housing strategy must break down systemic barriers, safeguard vulnerable populations, and create accessible opportunities for all residents. There is a clear demand for a housing approach that does not simply meet immediate needs but also fosters long-term stability, equity, and quality of life for everyone.

By centering the voices of residents in this process, Hendersonville is laying the foundation for an Strategic Housing Plan that is reflective of the community's needs and aspirations.

C. Our State, Our Home Grant – *Angela Beeker, City Attorney*

City Attorney Angela Beeker gave an update on getting approved for the Our State, Our Home Grant and what that means for the City and gave the following PowerPoint presentation. In a nutshell, the City receives a \$17,000 grant and access to experts who will help us implement a strategy.



Carolina Across 100

- 5-year pan-university effort to partner with communities in each of North Carolina's 100 counties
- Charged and supported by the Chancellor's office, coordinated by nclIMPACT Initiative and led by the Carolina Engagement Council
- Embodies this public university's mission to "enhance the quality of life for all people in the State."
- Builds and supports cross-sector collaborations in communities
- Addresses challenges created or exacerbated by COVID-19

The University for North Carolina as well as the University of North Carolina

Carolina Engagement Council

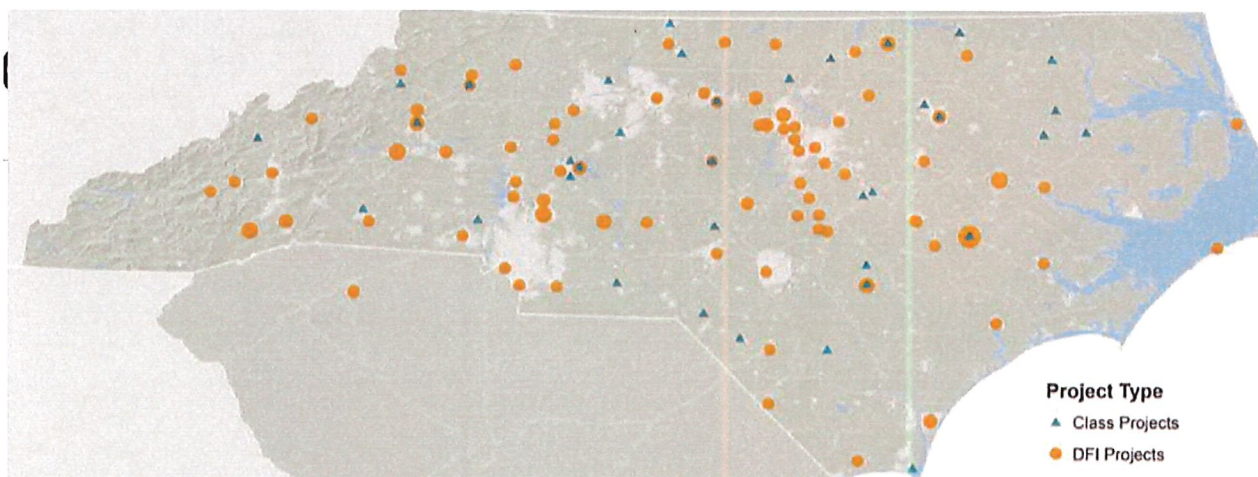
The Carolina Across 100 Initiative is guided by the experience and expertise of the Carolina Engagement Council.

Chaired by the Carolina Center for Public Service, the council includes leaders from across campus who each bring a different perspective and areas of knowledge to help inform and direct the initiative.

Diversity and Inclusion
School of Education
School of Medicine
University Libraries
School of Nursing
School of Dentistry
Gillings School of Global Public Health
School of Government
School of Law
School of Social Work
College of Arts and Sciences
Hussman School of Journalism
Carolina Population Center
Office of the Chancellor
Research and Assessment

About nclMPACT Initiative

- Launched in 2016 to support communities as they deal with complex challenges requiring a variety of expertise
- Strategies
 - Deep experimentation in communities with evidence-informed strategies
 - Widely share **ALL** we are learning
 - Build a culture of civic innovation
- nclMPACT coordinates Carolina Across 100



About DFI

DFI partners with local governments to attract private investment for transformative projects by providing specialized finance and development expertise.

Our State, Our Homes Introduction

Our State, Our Homes

An 18-month program to help communities develop capacity, analyze challenges, and implement strategies to address affordable housing and related issues in North Carolina.

Launched by Carolina Across 100 with support from the Development Finance Initiative and other campus partners.

Benefits to Communities

Participating communities will emerge from the eighteen-month program with a deeper understanding of housing issues in their local contexts, tools to improve community conversations around housing needs, maps of local partners and assets, and increased knowledge and capacity to implement strategies for improving housing affordability. Program learnings will be shared publicly to help additional communities in North Carolina address their housing needs.

Carolina Across 100 will support teams with the following:

Resources

that strengthen their existing programs and services, including data tools and evidence-informed strategies to promote affordable housing

Robust Technical Assistance

from experts on affordable housing and cross-sector community collaboration led by Carolina Across 100, the Development Finance Initiative, and other experts

Deep Expert and Peer Support

through five peer-learning forums and regular webinars during which teams will develop their goals, make implementation plans, and collaborate across sectors to work toward their goals effectively

Funding

on a limited basis to support project management and implementation, as well as cover costs associated with participation in the program

- On 8/19/2024, Steering Committee took a field trip to Chapel Hill to meet with Community Home Trust of Chapel Hill.
- On 9/16/2024, Steering Committee voted to recommend a community land trust to City Council as a strategy to address housing in our community.

Grant Application: Our State Our Homes

Project: the organization and formation of a community land trust in the City of Hendersonville

- **Establish a Legally and Financially Sound Structure:** A successful outcome would involve designing a robust legal and financial framework for the community land trust that can sustain affordable housing initiatives while being compatible with market dynamics. This structure should ensure long-term viability and adaptability to the evolving needs of our community.
- **Engage the Community in the Planning Process:** We also aim to develop a community-based engagement process that addresses competing interests among residents. Through this initiative, we will foster discussions with stakeholders, actively seeking their input to create a transparent process that builds trust and garners broad support for the land trust. Success will be measured by the level of community participation, the strength of partnerships formed, and the overall acceptance of the land trust concept within different neighborhoods.

Core Team of Key Individuals:

Our core team will consist of the following key individuals, each bringing valuable expertise and perspectives to the project:

1. **City Manager:** As the executive leader of the City, the City Manager will oversee the implementation of the housing initiatives and coordinate efforts among the various stakeholders involved. Their experience in municipal management and community development will be essential for guiding the direction of our affordable housing strategies.
2. **City Attorney:** The City Attorney will provide legal guidance and support throughout the grant process, ensuring that all initiatives comply with applicable laws and regulations. Their expertise will be critical in establishing a legal framework for the community land trust and other housing-related efforts.
3. **Representative from the Partnership for Economic Development or Chamber of Commerce:** This representative will contribute employer and business insights, helping to align our housing strategies with local economic development goals. Their knowledge of the business landscape will be instrumental in fostering collaboration between housing initiatives and workforce needs.
4. **Representative from WNC Source:** As the local Section 8 Housing Choice Voucher administrative agency, this representative will bring critical expertise in affordable housing programs and resources. Their involvement will ensure that our strategies effectively address the needs of low-income households and facilitate access to housing assistance.
5. **Community-Based Lender:** A representative from a community-based lending institution will be integral to the core team, providing insights into financing options and barriers to homeownership. Their experience in serving diverse populations will help inform our efforts to enhance housing accessibility and affordability.

Key Partners and Stakeholders in the Affordable Housing Process:

Our core group will be complemented by a larger community advisory committee, primarily consisting of the existing housing plan steering committee, which has already established a broad-based partnership among various community stakeholders. This diverse committee includes representatives from several key organizations, each playing a crucial role in the process of improving affordable housing in Hendersonville:

- Housing Assistance Corporation
- Builders Association of the Blue Ridge
- WNC Source
- Mortgage Lender
- Pisgah Legal Services
- Realtor
- Tourism Development Authority
- Hendersonville Housing Authority
- Henderson County Commissioner
- Partnership for Economic Development

To further enhance our advisory committee, we plan to expand its membership to include additional stakeholders, specifically **individuals who require affordable housing**, such as prospective residents of future land trust properties. This inclusion will ensure that the experiences and needs of those directly affected by housing policies are central to our planning and decision-making processes.

Our State, Our Homes Application Update

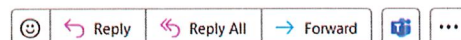


Welker, Michael <mwelker@sog.unc.edu>

To Beeker, Angela



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Tue 12/17/2024 7:34 PM

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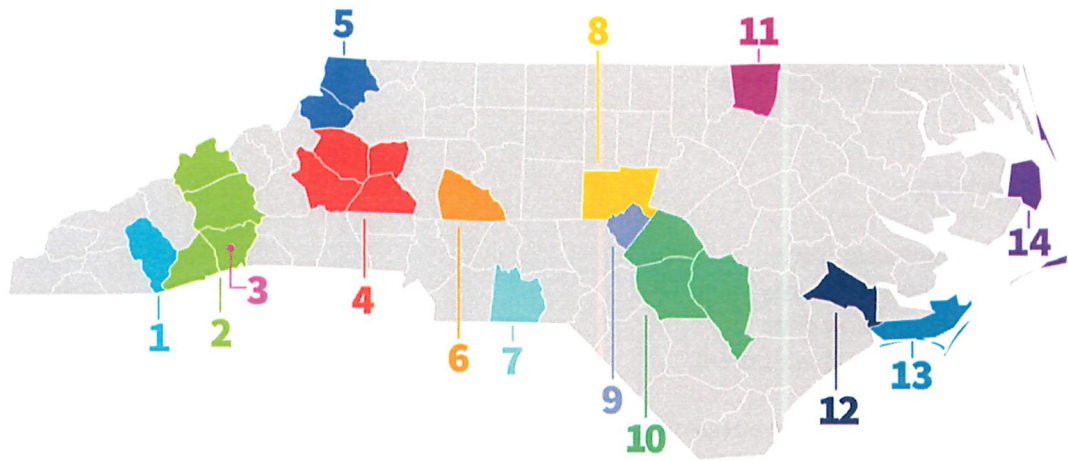
Dear Angela,

Congratulations! On behalf of Carolina Across 100, I am pleased to inform you that your team from Hendersonville has been selected to participate in the Our State, Our Homes program, an 18-month collaborative learning cohort focused on improving access to and availability of affordable housing options in North Carolina.

We had a highly competitive applicant pool featuring dozens of teams from across the state, including yours. We were thrilled with the outpouring of interest in this program and inspired to learn about efforts already underway in North Carolina's communities. We look forward to learning more about your community and partnering with you in the months ahead.

Meet the “Our State, Our Homes” Community Collaboratives

Carolina Across 100 and The Development Finance Initiative are partnering with 14 teams from every region of North Carolina to address housing challenges. The selected teams are composed of business, civic, education, nonprofit, faith-based, and government entities from 22 counties across the state. Learn more about each team below.



Team 1 Jackson County	Team 2 Buncombe County Henderson County Madison County Transylvania County	Team 3 The City of Hendersonville (in Henderson County)	Team 4 Alexander County Burke County Caldwell County Catawba County
Team 5 Ashe County Watauga County	Team 6 Rowan County	Team 7 Anson County	Team 8 Chatham County

<p>Team 9</p> <p>Lee County</p>	<p>Team 10</p> <p>Cumberland County Harnett County Sampson County</p>	<p>Team 11</p> <p>Warren County</p>	<p>Team 12</p> <p>Jones County</p>
<p>Team 13</p> <p>Carteret County</p>	<p>Team 14</p> <p>Dare County</p>		

Our Commitments to You

- Five quarterly peer learning forums in Chapel Hill, plus monthly webinars and additional trainings and events
- Technical assistance, coaching, and informational resources
- Funding to support program participation:
 - \$5,000 for project manager stipends
 - \$5,000 for pilot project implementation
 - Up to \$7,000 for travel reimbursement



The Basics



Setting Direction

What problem are we addressing? What vision are we working toward? What resources are available to us?



Building a Framework for Change

What steps do we need to take to reach our vision? How will we organize the work?



Evaluating Progress

How do we evaluate our work? How do we respond to what our measures of progress telling us?



Sustaining the Work

How do we cultivate the resources and capacity needed to carry this work forward?

The Model in Action

- Each forum in Our State, Our Homes will include activities to support your collaborative's development and progress toward goals.
- Housing subject matter knowledge will be delivered through forums, webinars, and direct consultation with DFI and other experts.
- Your teams will continue the work and apply what you've learned in your communities with support from CX100, DFI, and our partners.

Your Commitments to the Program

- Convene a cross-sector collaborative
- Recruit and incorporate perspectives from additional community stakeholders
- Develop a shared vision and action plan
- Work collaboratively toward program goals:
 - Leverage existing assets and activities
 - Increase the availability, quality, and alignment of community resources for affordable housing
 - Address barriers to meeting community housing needs
- Participate fully in CX100 program activities



Save the Date for Future Forums

Forum 1:	February 18 and 19, 2025
Forum 2:	May 28 and 29, 2025
Forum 3:	September 3 and 4, 2025
Forum 4:	December 10 and 11, 2025
Forum 5:	March 11 and 12, 2026

All forums will be held in Chapel Hill. Dates may be subject to change.

D. Strategic Housing Plan Update – *Angela Beeker, City Attorney*

City Attorney Angela Beeker gave an update of where we've been and where we're going as it relates to the Strategic Housing Plan Steering Committee and gave the following PowerPoint presentation.

Strategic Housing Plan Steering Committee Update



January 27, 2025

Where We've Been...

- February 7, 2024, Committee Formed
- March 18, 2024, First Meeting
- April 15, 2024, Meeting
 - Duke Leadership Forum Materials
 - *Affordable Cities*, by Shane Phillips, Overview (Three S's)
- May 16, 2024, Housing Summit, Shane Phillips
 - Shane Phillips, Keynote, Three S's, Missing Middle, Broad Upzoning,
 - Second day work sessions with Shane
 - City Staff
 - Nonprofit Providers
 - Elected Officials
- May 20, 2024, Meeting
 - Summit Debrief
 - Discussed hiring DFI for needs assessment
- June 2024
 - Committee recommends DFI
 - City Council approves contract with DFI
 - Needs Assessment and Site Evaluation Study

Where We've Been...

- July 15, 2024, Meeting
 - Chapel Hill Affordable Housing
 - Inclusionary Zoning, Affordable Housing Loan Fund, Town Projects
 - August 19, 2024, Field Trip to Durham and Chapel Hill
 - Public/Private LITHC project, DFI: Ground floor retail, Childcare Parking, mixed income apartments
 - Chapel Hill Community Land Trust at SOG
 - September 16, 2024, Meeting
 - Zoning, Comp Plan, Minimum Housing
 - Vote to recommend Land Trust to CC
 - November 18, 2024, Meeting
 - Needs Assessment presented by DFI
 - December 16, 2024, Meeting
 - Housing Authority Presentation
 - WNC Source Presentation
 - Landlord Tenant Law
 - January 27, 2025
 - Realtors Data
 - Community Listening Sessions Report
-

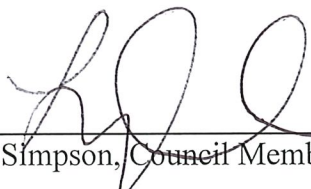
Where We're Going...

- Still to Cover:
 - Public Utilities – Water and Sewer
 - Unhoused Population – Housing Needs
 - Anti-displacement Strategies for Renters
 - LatinX Community Housing Issues
 - African American Community Housing Issues
 - Tour Manufactured Home Fabrication Facility
 - History of Affordable Housing in Hendersonville
 - Impediments to Fair Housing Plan
 - Other City Plans
- What else?

6. **OTHER BUSINESS** - None

7. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:36 p.m.



Lyndsey Simpson, Council Member & Chairman

ATTEST:



Jill Murray, City Clerk

