



AFFORDABLE HOUSING SERVICES PROGRAM (AHSP)

PRIORITY: Ensure comprehensive opportunities for affordable and safe housing as a foundation for healthy and thriving families and neighborhoods.

BACKGROUND: Buncombe County’s Affordable Housing Services Program (AHSP) is intended to ensure comprehensive opportunities for affordable and safe housing are available. AHSP supports the: Low-Interest Construction Loan Program (Loan), Emergency Repair Program (Grant), Downpayment Assistance Program (Loan), Tenant-Based Rental Assistance Program (Grant), and Buncombe County Employee Housing Assistance Program (Loan).

LEAD DIVISION: Community Development Division.

APPLICATION PROCESS: Buncombe County Community Development Division advertised in the Citizen-Times, on August 25, 2019, a request for project proposals from qualified housing agencies and organizations to administer and deliver AHSP supported affordable housing projects. The Community Development Division also contacted qualified housing agencies, organizations, and developers notifying of the AHSP funding opportunity via letter and email. The AHSP application packet was made available online and was due September 13, 2019. A total of eight (8) applications were submitted. County staff reviewed and scored the applications in accordance with the Scoring Criteria provided in the AHSP Application. The Affordable Housing Committee recommended applications to be funded, and on November 19, 2019 the Board of Commissioners approved by Resolution the funding allocations, units to be impacted, project descriptions and justifications.

GOALS:

- Increase the stock of affordable housing
- Preserve the existing housing stock
- Reduce substandard housing
- Support homeownership initiatives, such as downpayment assistance programs

FY 2020 FUNDING AVAILABLE: \$1,053,957

FY 2020 REQUESTS AND ALLOCATIONS:

- **Total Requested/Allocated:** \$3,110,000 / \$670,850
- **Total Low-Interest Construction Loan Program Requested/Allocated:** \$2,600,000 / \$792,590
- **Total Emergency Repair Program Requested/Allocated:** \$450,000 / \$231,533
- **Total Tenant Based Rental Assistance Program Requested/Allocated:** \$60,000 / \$29,835
- **Total Buncombe County Employee Housing Assistance Program Requested/Allocated:** \$0 / \$0

FY 2020 AFFORDABLE HOUSING SERVICES PROGRAM DESCRIPTION

**Low-Interest
Construction
Loan and
Downpayment
Assistance
Program
(Loan)**

- **Program Description:** Provides loans to support development of projects containing single family homes and/or multifamily rental units. Construction loans issued for ownership units will be repaid over a 5 year term with an interest rate of two (2) percent. Construction loans issued for multifamily rental units will be repaid over a 15 year term with an interest rate of two (2) percent.
- **Applicant Selection:** Buncombe County received four (4) applications totaling \$2,600,000. Based on application eligibility and available funding, allocations to two (2) of the applicants were recommended and approved by the Board of Commissioners.
- **Allocations:** \$496,256 ((construction loan) to support development of a project to eventually contain 84 multifamily rental units) and \$296,334 (construction loan to support development of a project to eventually contain 40 multifamily rental units).
- **Recipients:** Workforce Homestead Inc. & Beaucatcher Commons, LLC
- **Associated AHSP Goals:** *Increase stock of affordable housing & Support homeownership initiatives*

**Emergency
Repair
Program
(Grant)**

- **Program Description:** Provides repairs for life safety issues with the total assistance per household not to exceed \$15,000.
- **Applicant Selection:** Buncombe County received two (2) applications totaling \$450,000. Based on application review and funding available, allocations to the two (2) applicants were recommended and approved by the Board of Commissioners.
- **Allocations:** \$154,356 (to provide emergency repairs to a minimum of 25 units) and \$77,177 (to provide emergency repairs to a minimum of 12 units).
- **Recipients:** Mountain Housing Opportunities & Asheville Area Habitat for Humanity
- **Associated AHSP Goals:** *Preserve the existing housing stock & Reduce substandard housing*

**Tenant Based
Rental
Assistance
Program
(Grant)**

- **Program Description:** Provides rental assistance in connection with a program focusing on helping those at risk of homelessness not to exceed \$1,500 per household (eligible costs include: deposits (security/utilities), moving expenses, and first month's rent).
- **Applicant Selection:** Buncombe County received one (1) application totaling \$60,000. Based on application review and funding available, an allocation to the one (1) applicant was recommended and approved by the Board of Commissioners.
- **Allocation:** \$29,835 (to provide rental assistance to a minimum of 38 households).
- **Recipient:** Eblen Charities
- **Associated AHSP Goals:** *Not applicable.*

FY 2020 AFFORDABLE HOUSING SERVICES PROGRAM SUMMARY: The charts below describe and summarize the allocations, anticipated units, and percent of funds by applicant.

