



Affordable Housing Subcommittee

Presented by

Sybil Tate

Amanda Stratton



Agenda

- ✓ Call to Order & Welcome
- ✓ Approval of Minutes
- ✓ New Business
 - Housing Choice Voucher Program – David Nash, HACA (20 minutes)
 - Goal Setting – Sybil Tate and Amanda Stratton (60 minutes)
- ✓ Next Steps
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn

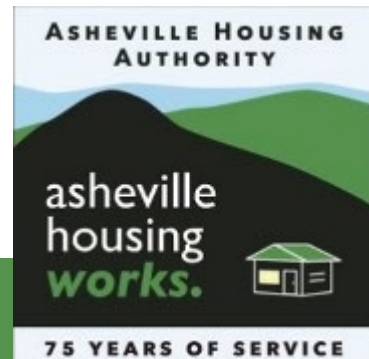


Housing Choice Voucher Program

Presented by

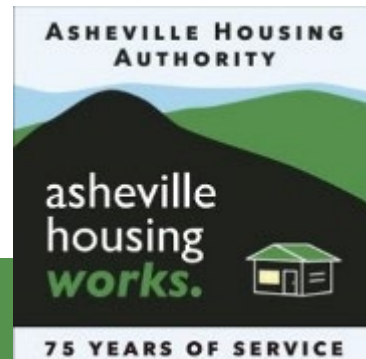
David Nash, Executive Director

Housing Authority of the City of Asheville (HACA)



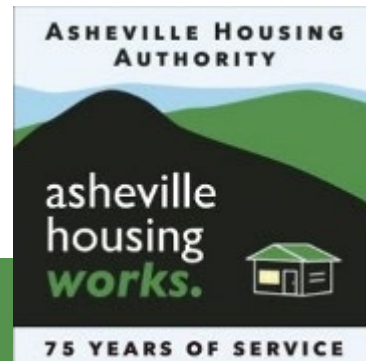
Housing Choice Vouchers

- Resident pays sliding scale amount to rent or mortgage
- HACA pays Housing Assistance Payment (HAP) to cover balance
- Limiting factors:
 - US Department of Housing and Urban Development (HUD) Fair Market Rents
 - Federal appropriations



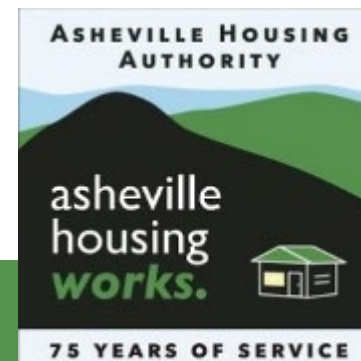
Current HACCA Voucher Inventory

- Project-Based Vouchers (PBV) 1525 / 20
- Veterans Affairs Supportive Housing (VASH) Vouchers 341
- Non-Elderly Disabled (NED) Vouchers 75
- Mainstream Vouchers 37
- Emergency Housing Vouchers (EHV) 47
- Tenant-Based Vouchers (Varying) up to 1,369



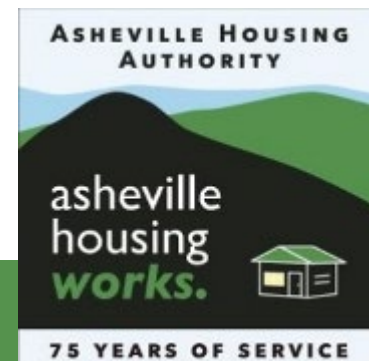
Tenant-Based Voucher Challenges

- Low inventory of available rentals
- Low HUD Fair Market rents
- Additional burdens to landlords
- Stigma



How can the County support voucher use?

- Support construction of LIHTC projects
- Support development of affordable homeownership units
- Support construction of other affordable projects and require property managers to accept vouchers in affordable units



Goal Setting



New Construction Projects - Rental

- Greatest new construction need is new rental units
- 4,102 units needed in both the City and the County
- On average, Buncombe County AHSP plans to bring ~70 rental units online each year over the next 5 years (est. 358 units)
- Each of these units costs approximately \$40K

Category	Need
<30% AMI	1,124
30%-50% AMI	1,044
51%-80% AMI	1,030
80-120% AMI	904
TOTAL	4,102

SAMPLE GOALS	GOAL OPTION #1	GOAL OPTION #2	GOAL OPTION #3
% of need met	10% of total need	20% of total need	30% of total need
Total number of units	410 units	820 units	1,231 units
Planned units (no additional funding needed)	358 units	358 units	358 units
Units needed to achieve goal	52 units	462 units	873 units
Cost per unit	\$40k	\$40k	\$40k
TOTAL COST INCREASE	\$2M increase + staffing costs	\$18M increase + staffing costs	\$35M increase + staffing costs

Ferry Road project is on the horizon. Number of AH units, type of units, and timeline is TBD.

The facility study identified 2 additional county-owned locations that could be redeveloped in a 10-15 year time frame.



New Construction Projects - Rental

GOAL Statement:

Buncombe County will support development of X units of affordable rental housing by 20XX.

Consideration:

Should the goal be spread out evenly across AMI categories?



New Construction Projects – For Sale

- 3,518 for sale units needed in both the City and the County
- On average, Buncombe County AHSP plans to bring ~22 rental units online each year over the next 5 years (est. 111 units).
- Each of these units costs approximately \$45K

Category	Need
<80% AMI	845
80-120% AMI	2,673
TOTAL	3,518

SAMPLE GOALS	GOAL OPTION #1	GOAL OPTION #2	GOAL OPTION #3
% of need met	5% of total need	15% of total need	20% of total need
Total Number of units	176 units	352 units	528 units
Planned units (no additional funding needed)	111 units	111 units	111 units
Units needed to achieve goal	65 units	241 units	417 units
Cost per unit	\$45k	\$45k	\$45k
TOTAL COST INCREASE	\$3M increase + staffing costs	\$11M increase + staffing costs	\$19M increase + staffing costs

Ferry Road project is on the horizon. Number of AH units, type of units, and timeline is TBD.

The facility study identified 2 additional county-owned locations that could be redeveloped in a 10-15 year time frame.



New Construction Projects – For Sale

GOAL Statement:

Buncombe County will support development of X units of “for sale” affordable housing by 20XX.

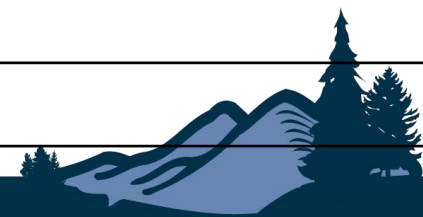
Consideration:

Should the goal be spread out evenly across AMI categories?



Schedule

Meeting Date	Discussion Topic
July 13, 1pm	<i>Contextual Data</i> - existing AH goals in Strategic Plan and Equity Plan; trends/draft dashboard
August 3, 1pm	<i>Contextual data</i> - What are other local governments doing?
August 17, 1pm	<i>Cancelled</i>
September 7, 1pm	<i>Goal Setting</i>
September 21, 1pm	Goal Setting & Follow-up Items
October 5, 11am?	Goal Setting & Funding Strategies (Extended Work Session?)
October 19, 1pm	Finalize Goals and Program Review
Nov. 2, 1pm	Program Review and Application Review
Nov 16, 1pm	Application Review and Budget/Contract Discussion
December 7, 1pm	Final Application Review



Remaining Follow-up Topics

- Durham:
 - What is the barrier to building on school property?
 - How are they moving 1,700 people into housing?
- Workforce housing need
- Local Partner presentations:
 - Homelessness: Permanent Supportive Housing/Continuum of Care
 - Repair/rehab: Different funding sources and programs
 - New Start programs: CIMA, Eliada, Land Trust, On Track
 - Weatherization funding: Jeremiah LeRoy



NEXT STEPS



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN

