



AFFORDABLE HOUSING COMMITTEE

Presented by

Matthew Cable & Andrew Mayronne

Community Development Division



BUNCOMBE COUNTY



AGENDA

- ✓ Call to Order & Welcome
- ✓ Approval of Minutes
 - November 5, 2020
- ✓ Old Business
- ✓ New Business
 - FY 2022 AHSP Application Review Meeting Schedule Discussion
 - FY 2022 AHSP Guidelines Section III - Activities Restriction Discussion
 - Affordable Housing Services Program and Buncombe County 2020-2025 Strategic Plan Alignment
- ✓ Next Steps
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



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PUBLIC COMMENT

Public Comment will be taken at the end of the meeting



Please Sign-in now on the Sign-In Sheet if you wish to make public comment



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FY22 AHSP APPLICATION REVIEW MEETING SCHEDULE

Application Due

- February 15

Subcommittee Meeting Dates (1:00 – 2:30 p.m.)*

- March 16: Staff Summary Reports and Applications Presented
- April 6: Application Review / Discussion of Allocation and Budget
- April 20: Finalize Allocation Recommendation & Budget Request



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FY22 PROGRAM REQUIREMENTS & GUIDELINES

Section III. Activities

“Eligible activities must take place outside the limits of the City of Asheville but within Buncombe County (except for the construction of units for rent (or non-revenue generating units)).”



AHSP & STRATEGIC PLAN ALIGNMENT

BUNCOMBE COUNTY FY 2022 AFFORDABLE HOUSING SERVICES PROGRAM (AHSP)

PROGRAM DESCRIPTION

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

II. 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:

- Construction Loan Program (Loan);
- Downpayment Assistance Program (Loan);
- Tenant Based Rental Assistance Program (Grant);
- Construction Grant Program (Grant);
- Emergency Repair Program (Grant);
- New Start Program (Grant); and
- Buncombe County Employee Housing Assistance Program (Loan).

III. LEAD DIVISION
Community Development Division

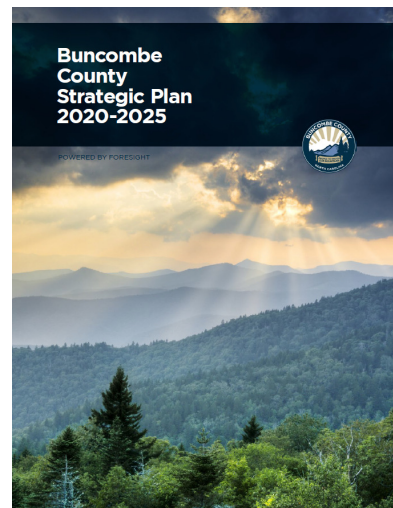
IV. APPLICATION PROCESS
Community Development Division staff will advertise a request for proposals (RFP) to solicit project applications from qualified entities and organizations to administer and deliver AHSP supported affordable housing projects. Community Development Division staff will contact applicants who have requested notification and notify them of the AHSP funding opportunity. The AHSP application will be made available online with a prescribed deadline for submission. Community Development Division staff will review applications and prepare a summary report for each project, which will be provided to the Affordable Housing Committee for review. The Affordable Housing Committee will make recommendations to the Board of Commissioners to approve, through the budget process, funding allocations.

V. STRATEGIC GOALS

- Preserve and increase the stock of affordable housing (including rental developments);
- Reduce substandard housing and expand opportunities for home repair;
- Promote homeownership initiatives, including savings, credit building, and downpayment assistance; and
- Address issues of homelessness.

VI. PROJECT PRIORITIES
The Affordable Housing Committee completed project prioritization for the FY 2022 Affordable Housing Services Program. The Affordable Housing Committee will refer to these priorities when recommending funding allocations. However, funding constraints, individual project merits, and achievement of the desired mix of project types will all factor into the ultimate allocation recommendation. Strong preference will be given to projects that demonstrate intent to leverage other sources of debt, equity, or other funding prior to and beyond the Affordable Housing Services Program requests. Additionally, applicants seeking only program

Affordable Housing Services Program Description, Requirements and Guidelines Page | 1



BUNCOMBE COUNTY STRATEGIC PLAN 2020-2025

Community Focus Area **Educated and Capable Community**

Vision: A county where all residents thrive and demonstrate resilience throughout their lives.

Goals & Objectives:

- Increase percentage of kindergarteners entering public school who demonstrate proficiency.
- Increase percent of children ages 0-5 served by high-quality licensed care.
- Commit to an affordable, age-friendly community where older adults are safe, well and engaged.

AHSP Could Prioritize Projects That:

- Address affordability for households with children
- Include a non-residential component associated with childcare
- Address affordability for older adults
- Include a non-residential component associated with engaging older adults



BUNCOMBE COUNTY STRATEGIC PLAN 2020-2025

Community Focus Area **Environmental & Energy Stewardship**

Vision: High quality air, water, farmland and renewable energy for future generations.

Goals & Objectives:

- Continue commitment to renewable energy plan
- Continue commitment to energy efficiency efforts
- Encourage growth and development activities in areas where appropriate infrastructure is available

AHSP Could Prioritize Projects That:

- Include residential energy efficiency components
- Seeking alternative development approvals (Community Oriented Development for example)

AHSP Could Expand the Emergency Repair Program To:

- Encourage weatherization and renewable energy improvements be performed alongside other emergency repairs



BUNCOMBE COUNTY STRATEGIC PLAN 2020-2025

Community Focus Area Resident Well-Being

Vision: Our residents are safe, healthy, and engaged in their community.

Goals & Objectives:

- Increase safe, easy access and proximity for residents to a recreation space and/or public library within their own neighborhood.
- Increase access to public transportation, including public transit and paratransit services

AHSP Could Prioritize Projects That:

- Include a non-residential component that collocates a recreational space
- Include a non-residential component that collocates a public library
- Locate along existing fixed or deviated-fixed transit route



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BUNCOMBE COUNTY STRATEGIC PLAN 2020-2025

Community Focus Area Vibrant Economy

Vision: A robust and sustainable regional economy that builds on our homegrown industries and talent and provides economic mobility for residents.

Goals & Objectives:

- Increase median household income to North Carolina benchmark
- Implement land use strategies that encourage affordable housing near transportation and jobs

AHSP Could Prioritize Projects That:

- Include a non-residential component associated with employment creation (ex: commercial/retail)
- Offer opportunities for wealth building (homeownership opportunities, for example)

AHSP Could Request Applicants Provide:

- Information on project proposal economic impacts (temporary/long-term job creation, associated job wages, etc.)
- Describe broader economic impacts of the project



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BUNCOMBE COUNTY STRATEGIC PLAN 2020-2025

Foundational Focus Area

Equity

Vision: Systems, policies, and practices that support equity for all people and an organizational culture that embraces diversity and inclusion.

Goals & Objectives:

- Ensure that policies and practices eliminate barriers to allow for equitable opportunity
- Ensure representative and inclusive practices are reflected in decision making

AHSP Could Prioritize Projects That:

- Support equity, diversity and inclusion in the project team and the program/project recipients
- Has a principal which is a minority business/intends to engage a minority business as a subcontractor

AHSP Could Request Applicants Provide:

- Information regarding organizational systems, policies and practices that illustrate equity
- Information on intention to provide equitable opportunities to all program recipients



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CONSISTENT THEMES

Non-Residential Components

- Childcare Facilities
- Facilities That Engage Older Adults
- Recreational Spaces
- Public Libraries
- Employment Opportunities/Job Creation
- Energy Efficiency Elements
- Along Transit Routes

Target Populations

- Households with Children
- Households with Older Adults

Concepts

- Wealth Building
- Project Economic Impact
- Applicants' Systems, Policies, & Programs
- Equity



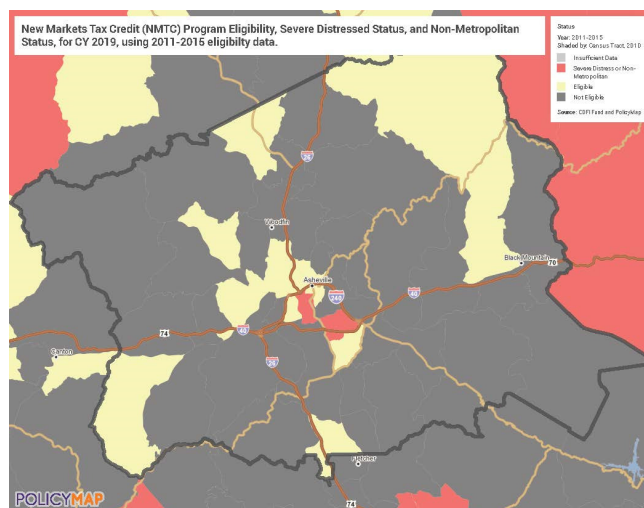
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HOW TO ENCOURAGE NON-RESIDENTIAL COMPONENTS?

- Funding
 - New Markets Tax Credits
 - Low-interest Debt
 - Foundations and Grant Funders
 - County Partnership (i.e. Greenways, Library, etc.)
- Example:
 - AHSP could prioritize projects that include desirable non-residential components and/or offer lower loan rates or extended terms for those projects
 - AHSP funds could be made eligible to be directly supportive of non-commercial components, or compatible with more complex mixed-use capital stacks

NEW MARKETS: ELIGIBLE CENSUS TRACTS



EXAMPLES: NON-RESIDENTIAL COMPONENTS



Miller's Court – Baltimore, MD
Mixed Use Property Containing Educator
Housing and Non-Profit Office Space



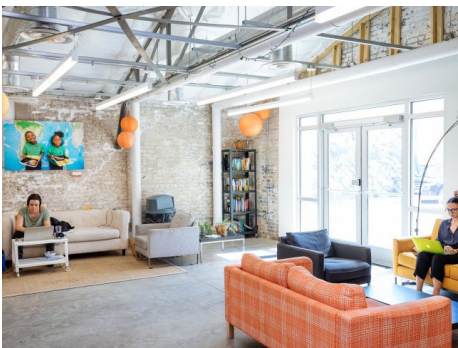
Flance Early Learning Center – St. Louis, MO
Early Childhood Care and Education Center Providing
Subsidized Services for 200 Children



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EXAMPLES: NON-RESIDENTIAL COMPONENTS



Propeller – New Orleans, LA
Shared Office Space for Entities Addressing
Social and Environmental Disparities



Eagle Market Place – Asheville, NC
Ground Floor Commercial Space Available to
Local Small Businesses



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HOW TO ENCOURAGE ENERGY EFFICIENCY?

- Residential alternative energy components
- Weatherization
- Example:
 - AHSP could require all construction projects be solar ready
 - AHSP could prioritize construction projects with alternative energy components (ex: solar panels)
 - AHSP could integrate weatherization opportunities into existing programs
 - Encourage and Enhance Existing Partnerships
 - Mountain Housing Opportunities was able to install small PV systems at the East Haven and Eagle Market properties through support from the TD Bank Foundation



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EXAMPLES: ENERGY EFFICIENCY



East Haven Apartments – Swannanoa, NC
Affordable Housing Services Program supported LIHTC
project, which installed PV systems prior to lease up.



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HOW TO ENCOURAGE WEALTH BUILDING & ECONOMIC IMPACT?

- Homeownership
- Downpayment Assistance Program
- Minority Business Development
- Employment Opportunities (during project development & after)
- Example:
 - AHSP could prioritize construction project projects that will engage MBEs and explicitly commit to job opportunities for disadvantaged residents

HOW TO ENCOURAGE WEALTH BUILDING & ECONOMIC IMPACT?



Curry Court – Candler, NC
Affordable Housing Services Program supported homeownership project, which included single and duplex units.



LOOKING BEYOND THE AHSP

- Commitment of land to projects
 - Ex: Facility study may yield opportunities
- Partnership
 - Ex: Greenways, recreational facilities, child development center, etc.
- County as applicant for external grant funds
 - Ex: CDBG-NR, Dogwood Health Trust, USDA, etc.
- Land development policies
 - Ex: Comprehensive Plan, Conditional zoning



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NEXT STEPS



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN



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