



AFFORDABLE HOUSING SUBCOMMITTEE

Presented by

Matthew Cable

Matt Card

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AGENDA

- Call to Order & Welcome
- Meeting Minutes
 - October 4, 2022
- New Business
 - Analysis of Impediments to Fair Housing Choice – Matthew Cable
 - Affordable Housing Services Program (AHSP) Program Description, Requirements & Guidelines – Matt Card
 - Community Oriented Development and Middle-Income Housing – Matt Card
 - NCHFA 9% LIHTC Awards – Jake Ekberg
- Next Steps
- Announcements
- Public Comment
- Adjourn



ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Matthew Cable



THE FAIR HOUSING ACT

- The Fair Housing Act (Title VIII of the Civil Rights Act of 1968) requires recipients of federal funds from HUD to affirmatively further the Act's policies and purposes
- Recipients must, in administering programs and activities relating to housing and community development:
 - determine who lacks access to opportunity;
 - address any inequity among protected class groups;
 - promote integration and reduce segregation;
 - transform racially or ethnically concentrated areas of poverty into areas of opportunity.
- HUD requires funding recipients engage in fair housing planning



ANALYSIS OF IMPEDIMENTS (AI)

- AI is a Fair Housing Tool that:
 - evaluates residential segregation patterns;
 - evaluates how policies, practices, statutes and programs impact housing choice for members of the protected classes;
 - identifies barriers to fair housing choice; and
 - documents efforts to expand housing choice for members of the protected classes.
- Shifting AI Requirements
 - 2020 Preserving Communities and Neighborhood Choice rule eliminated the requirement to conduct an Analysis of Impediments
 - 2021 Interim Final Rule (IFR) “Restoring Affirmatively Furthering Fair Housing Definitions and Certifications” rescinds the 2020 Preserving Communities and Neighborhood Choice rule



WHY IS AN AI UNDERWAY NOW?

- NCDOC requires recipients have an AI
- HHS is administering NCDOC CDBG-CV funds
- Buncombe County CDBG-CV application referenced most recent AI (2011)
- NCDOC, in its CDBG-CV review activities, requested an updated AI

- Land of Sky Regional Council (LOSRC) is conducting an AI for HHS
- Updated AI will inform fair housing planning and NCDOC grant applications



AI METHODOLOGY

Collect and analyze:

- Demographic data (population, household, housing, income, and employment)
- Public policies, codes and statutes that affect siting and development of housing
- Administrative policies concerning fair housing, affordable housing and community development
- Financial lending institution data (Home Mortgage Disclosure Act (HMDA) database)
- Data from housing/housing related services agencies (which serve members of the protected classes)
- Fair housing complaints (filed with HUD and the North Carolina Human Relations Commission)

Conduct interviews/stakeholder meetings with housing/housing related services agencies (which serve members of the protected classes)

Present and discuss

Summarize impediments and provide recommendations



AFFORDABLE HOUSING SERVICES PROGRAM (AHSP) DESCRIPTION, REQUIREMENTS & GUIDELINES

Matt Card



PROGRAM REQUIREMENTS & GUIDELINES

CONSTRUCTION AND CONVERSION LOAN AGREEMENTS

FY 2023 AHSP

Loan agreements shall include the following:

AHSP PROPOSED

Loan agreements shall include the following **requirements, any of which may be waived in cases where such requirement would, in the sole discretion of the CD Division, be detrimental to project viability (the Committee shall be notified of any such waivers):**



PROGRAM REQUIREMENTS & GUIDELINES

NEW START PROGRAM

FY 2023 AHSP

Maximum Assistance: \$25,000

AHSP PROPOSED

Maximum Assistance: \$50,000



PROGRAM REQUIREMENTS & GUIDELINES

ADMINISTRATIVE SUPPORT PROGRAM

FY 2023 AHSP

No Administrative Support Program

AHSP PROPOSED

Eligible Applicants: Non-profits

Maximum Assistance: \$50,000

Uses: Costs associated with administrative activities [that]... support affordable and safe housing for healthy and thriving families and neighborhoods and have a measurable and identifiable impact on affordable housing goals and objectives.



REQUEST FOR COMMITTEE ACTION

Recommend the Board of Commissioners adopt the Affordable Housing Services Program (AHSP) Description, Requirements, and Guidelines as presented.



COMMUNITY ORIENTED DEVELOPMENT & MIDDLE- INCOME HOUSING

Matt Card



COMMUNITY ORIENTED DEVELOPMENT (COD)

Goal: Equitable affordable and middle-income housing achieved through zoning incentives (density)

Points-Based Scoring System:

- Community Score
- Environment & Transit Score
- Economy Score



COD ZONING INCENTIVES & MIDDLE-INCOME HOUSING

Increase Density to Max of 250% (if application earns 250 points)

Example in R2 District: 5-acre lot with a density of 12 units per acre

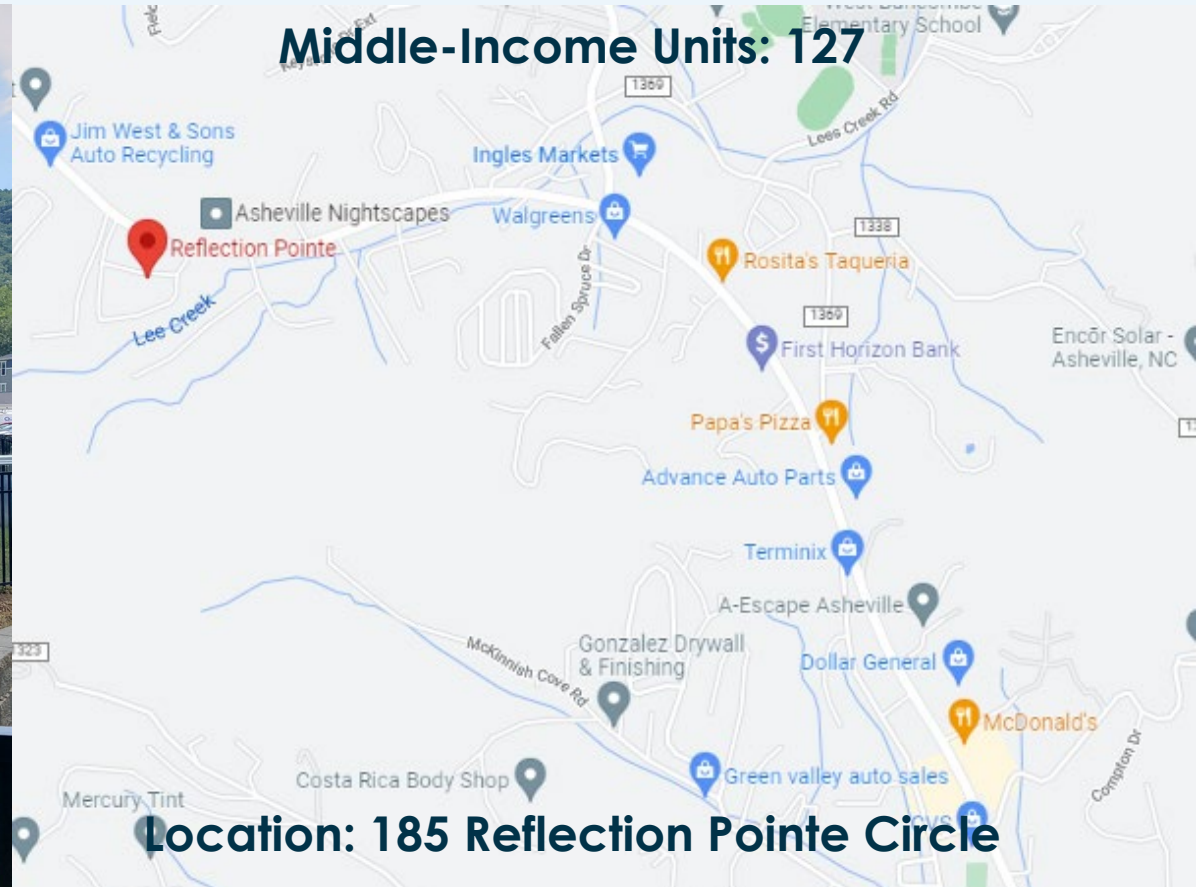
- Without COD = 60 units
- With COD at Max Points/Max Density = 150 units

Middle-Income Housing Points

- 105 points max
- 1.5 points for each % middle-income housing
- 70% middle-income housing units = 105 points
- 15 years of affordability for middle-income households

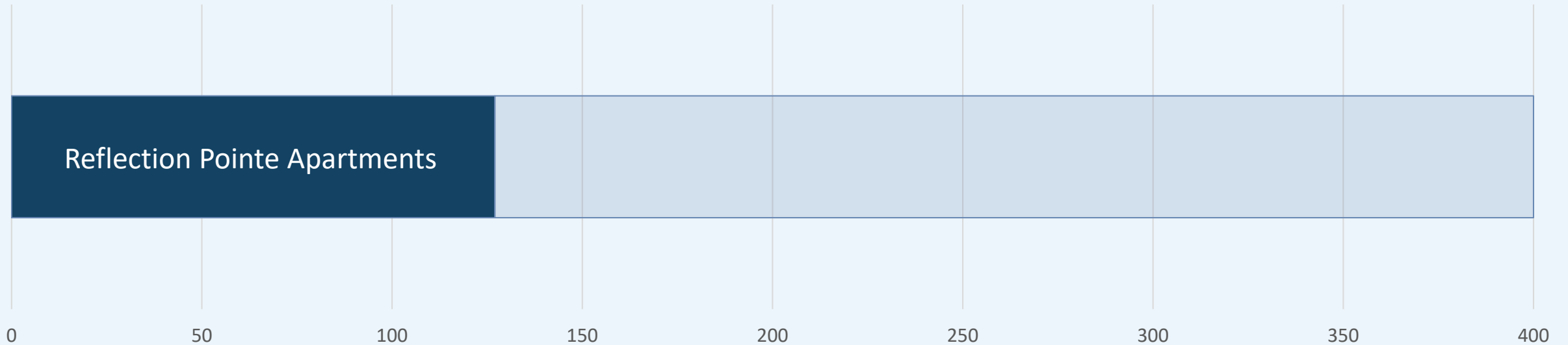


REFLECTION POINTE: MIDDLE-INCOME HOUSING COD



AFFORDABLE HOUSING OBJECTIVES

400 ownership or rental units for households at $> 80\%$ to $\leq 120\%$ AMI



*Reflection Pointe Apartments represents 31.75% of Middle-Income Housing Goal.



COMMUNITY ORIENTED DEVELOPMENT PROCESS

Interested in Developing a COD

- Pre-application Conference with Development Services & Community Development
- Pre-Audit of Points Table
- Entitlement Process
- Deed Restrictions*

COD Post Entitlement and Development Expectations*

- Adequate on-site management to conform to requirements
- Verification of unit affordability and adherence to restrictions

*If affordable housing/middle-income housing is a component.



NCHFA 9% LIHTC AWARDS

Jake Ekberg



NCHFA 9% LIHTC AWARDS

Total Awards

- 9% LIHTCs = \$27.2 Million (\$1.9 Million to Buncombe)
- RPP Loans = \$14.3 Million (\$2.2 Million to Buncombe)
- Units = 1,716 (152 in Buncombe)



BUNCOMBE COUNTY NCHFA 9% LIHTC AWARDS

Deaverview (Housing Authority of the City of Asheville/MHO, Inc.)

- Housing Credits = \$727,800*
- RPP Loan = \$1,450,000
- Units = 82 Family



- Buncombe County Commitments = \$935,000 (ARPA FRF Funds)
- City of Asheville Commitments = \$1,465,000 (Affordable Housing Bond Funds)
- Asheville Regional Housing Consortium Commitments = \$0 (HOME)

*Estimated LIHTC Equity at \$6,550,000 given on file proforma assumption of \$0.90 on the \$1.00.



BUNCOMBE COUNTY NCHFA 9% LIHTC AWARDS

Redwood Commons (Buckeye Community Hope Foundation)

- Housing Credits = \$1,200,000*
 - RPP Loan = \$800,000
 - Units = 70 Senior
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- Buncombe County Commitments = \$0
 - City of Asheville Commitments = \$0
 - Asheville Regional Housing Consortium Commitments = \$0 (HOME)



*Estimated LIHTC Equity at \$10,799,000 given other recent proforma assumption of \$0.90 on the \$1.00.



NEXT STEPS

Meeting Date	Update, Discussion, & Actionable Items
December 6	Updates: Property Analysis Process Presentation; Affordable Housing Website; Affordable Housing Mapping Discussion: Affordable Housing Committee Bylaws
January 3	Updates: FY 2022 & FY 2023 Contract Status; 2030 Affordable Housing Goals Advancement Actionable Item: Affordable Housing Committee Bylaws
February 7	Updates: Contract Monitoring Activities; Low Income Housing Tax Credit
March 4	Discussion: AHSP Applications Overview



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN

