



Affordable Housing Subcommittee

Presented by

Sybil Tate

Matthew Cable



AGENDA

- ✓ Call to Order & Welcome
- ✓ Approval of Meeting Minutes
- ✓ New Business
 - Thrive Asheville Voucher Program – Kate Pett (10 mins)
 - New Construction Goals– Sybil Tate (20 mins)
 - Trust for Public Land Discussion–Chairman Newman (20 mins)
 - AHSP Request for Project Proposals Schedule – Matthew Cable (10 mins)
- ✓ Next Steps
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



GOAL SETTING



DRAFT GOAL

“Buncombe County will impact _____ affordable housing units by 2030.”

Staff Recommendations:

Use 2030 as a Target Year

5 years is not long enough if a more aggressive goal is chosen

- Recruiting and onboarding staff takes significant time
- Construction projects take years to move forward
- County does not “count” units until available for occupancy

Include Home Repair Projects in the Goal

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

Category	Ownership Unit Need
<80% AMI	845
80-120% AMI	2,673
Total	3,518

Category	Estimated Repair Need
<80% AMI	445
Total	445



ON THE HORIZON

- CDBG Funding
- ARPA Funding

- Ferry Road Development
- County-Owned Properties

ARPA Funding Requests	Cost	Units	Type	Total Cost	Total Units
Asheville Area Habitat for Humanity	\$3.4M	89	Construction For Sale	\$5.9M	115
Asheville Buncombe Community Land Trust	\$2.5M	26			
Buncombe County Repair/Rehab Program	\$2.0M	40-333	Repair	\$3.0M	89-407
Firefly Gathering Repair Program	\$175K	25-50			
Colaborativa La Milpa- Repair Program	\$800K	24			
Haywood Street Community Development	\$2.0M	40-45	Construction for Rent	\$5.7M	160-165
Mountain Housing Opportunities, Inc.	\$3.7M	120			
			Total	\$14.6M	364-687



OPTION 1: MAINTAIN*

Buncombe County will impact **1,148** affordable housing units by 2030.

- 613 units of affordable **rental** housing by 2030.
- 135 units of **“for sale”** affordable housing by 2030.
- 400 units of affordable housing units **repaired** by 2030.

Option 1	Units	Additional Units	Total	Percent Impact of 2023 Need by 2030
Rental	613	0	613	15%
For Sale	135	0	135	4%
Repair/Rehab	400	0	400	90%
Total	1,148	0	1,148	14%

*Assumption does not include CDBG Grant Award, ARPA projects or Ferry Road/Other County property redevelopment costs.



OPTION 2: INCREASE ANNUAL ALLOCATION*

Buncombe County will impact **1,341** affordable housing units by 2030.

- 763 units of affordable **rental** housing by 2030.
- 178 units of **“for sale”** affordable housing by 2030.
- 400 units of affordable housing units **repaired** by 2030.

Option 2	Units	Additional Units	Total	Percent Impact of 2023 Need by 2030
Rental	613	150	763	19%
For Sale	135	43	178	5%
Repair/Rehab	400	0	400	90%
Total	1,148	193	1,341	17%

*Assumption does not include CDBG Grant Award, ARPA projects or Ferry Road/Other County property redevelopment costs.



OPTION 3: SIGNIFICANT INCREASE*

Buncombe County will impact **2,437** affordable housing units by 2030.

- 1,485 units of affordable **rental** housing by 2030.
- 552 units of **“for sale”** affordable housing by 2030.
- 400 units of affordable housing units **repaired** by 2030.

Option 3	Units	Additional Units	Total	Percent Impact of 2023 Need by 2030
Rental	613	872	1,485	36%
For Sale	135	417	552	16%
Repair/Rehab	400	0	400	90%
Total	1,148	1,289	2,437	30%

*Assumption does not include CDBG Grant Award, ARPA projects or Ferry Road/Other County property redevelopment costs.



OPTIONS REVIEW

Option 1: Buncombe County will impact 1,148 affordable housing units by 2030.

Option 2: Buncombe County will impact 1,341 affordable housing units by 2030.

Option 3: Buncombe County will impact 2,437 affordable housing units by 2030.

Need	Units	Option 1: Maintain		Option 2: Increase Annual Allocation		Option 3: Substantial Increase	
		Units	Percent of Need	Units	Percent of Need	Units	Percent of Need
Rental	4,102	613	15%	763	19%	1,485	36%
For Sale	3,518	135	4%	178	5%	552	16%
Repair/Rehab	445	400	90%	400	90%	400	90%
Total	8,065	1,148	14%	1,341	17%	2,437	30%



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30%-50% AMI	1,044
51%-80% AMI	1,030
80-120% AMI	904
Total	4,102

Category	Ownership Unit Need
<80% AMI	845
80-120% AMI	2,673
Total	3,518

Category	Estimated Repair Need
<80% AMI	445
Total	445



TRUST FOR PUBLIC LAND



FY 2023 AHSP REQUEST FOR PROJECT PROPOSALS



FY 2023 AHSP PROPOSED RFP SCHEDULE

December 13, 2021 Request for Project Proposals

February 11, 2022 Applications Due

March/April 2022 AHC Review of Applications

April 30, 2022 AHC Recommendations Due to Budget

May/June 2022 Budget Message, Hearing & Adoption



FY 2023 AHSP PROGRAM (NO CHANGE)

Program Offerings

- 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)



FY 2023 AHSP PROGRAM

Program Offerings Potential Updates

- Include a LIHTC 9% and 4% loan package
- Modify per unit loan maximums to either percent of unit cost or a total maximum per unit (whichever is less)
- Developer fee components
- Construction loans for Workforce Housing
- Clarification for construction loans directly transferable to downpayment assistance



FY 2023 AHSP APPLICATION

Application Updates

- Include reporting on impact to special populations (senior population, minority population, etc.)
- Include anything necessary to reflect new or modified program offerings



NEXT STEPS CY 2021

Date	Discussion Topic / <i>Event</i>
November 2 (AHC mtg)	Program Review and Application Review
November 16 (AHC mtg)	Budget/Contract Discussion; Goal Setting discussion (if needed)
December 7 (AHC mtg)	Neighbor-to-Neighbor Program Presentation, Final Application Review
<i>December 13</i>	<i>AHSP RFP Released</i>



NEXT STEPS CY 2022 INITIAL PERIOD

Meeting Date	Discussion Topic / Event
January 4 (AHC mtg)	Homelessness Programs Presentations
January 18 (AHC mtg)	Goal Setting Surrounding Homelessness
February 1 (AHC mtg)	FY 2021 and 2022 Program Update; Goal Setting Surrounding Homelessness
<i>Feb 11</i>	<i>AHSP Applications Due</i>
February 15 (AHC mtg)	Goal Setting Surrounding Homelessness
March 1 (AHC mtg)	Review of AHSP Applications
March 15 (AHC mtg)	Review of AHSP Applications
April 5 (AHC mtg)	Review of AHSP Applications
April 19 (AHC mtg)	AHSP Recommendations Finalized

Future Items?

- Bylaws
- Recipient presentations



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN

