



AFFORDABLE HOUSING SUBCOMMITTEE

Presented by

Matthew Cable

Jake Ekberg

Matt Card

Brandon Freeman



AGENDA

- Call to Order & Welcome
- Meeting Minutes
 - November 1, 2022
- New Business
 - Affordable Housing Website Update – Matthew Cable & Jake Ekberg
 - LIHTC: QCT, DDA, and Basis Boost – Matt Card
 - Affordable Housing Committee Bylaws – Brandon Freeman
- Next Steps
- Announcements
- Public Comment
- Adjourn



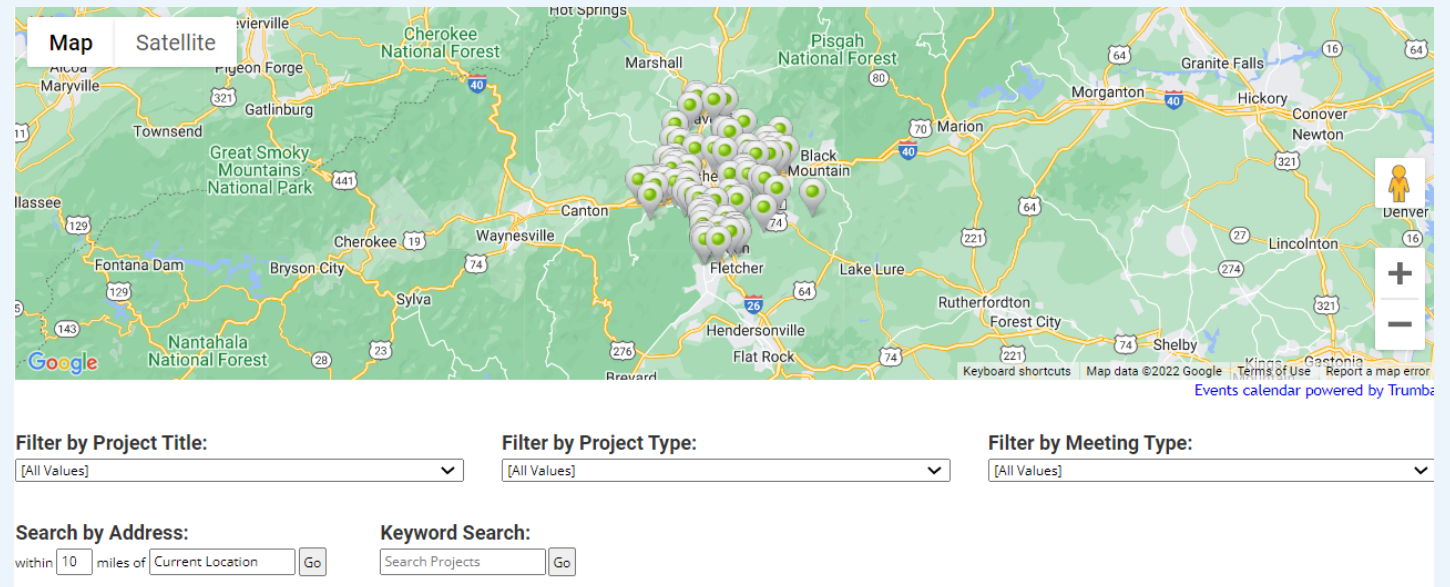
AFFORDABLE HOUSING WEBSITE UPDATE

Matthew Cable & Jake Ekberg



STRUCTURE

- Goal: Central location for Affordable Housing resources in Buncombe County
- Focus: Residents/potential residents have ability to navigate based on need
- Key Components:
 - Affordable Housing Map
 - AMI Calculator
 - Direct links to resources
 - Direct staff connections
 - Group email(s)
- Maintenance: Regular



MAJOR COMPONENTS

- Homepage
- Homeowner Resources
- Renter Resources
- Homelessness Resources
- Funding Opportunities
- Affordable Housing Needs, Goals and Accomplishments



NAVIGATION: ACCORDION MENUS

The screenshot displays the Buncombe County Tax Department website. The top navigation bar includes links for 'Tax Department', 'My Value 2021/Reappraisal', 'Tax Assessment', 'Tax Collections', and 'All Tax Documents & Forms'. Below this, a secondary navigation bar features 'Popular Services', 'News & Information', 'Popular Documents', 'Questions/Answers', and 'Locate & Contact'. The 'Questions/Answers' section is expanded, showing two accordion menus. The first, 'What is taxable Property?', is open and lists 'Personal Property', 'Licensed Motor Vehicles', 'Business Personal Property', and 'Real Property', each with a '+' icon. The second, 'Real Estate', is also open and contains two questions: 'When will I receive a bill?' (with a '-' icon) and 'What if I buy/sell property during the year?' (with a '+' icon). The answer to the first question states that tax notices are mailed in early August and are due on September 1st, with a four-month grace period ending on January 5th.

- Accordion menus are useful when website visitors:
 - Only need a few key pieces of information
 - View a website from smaller screens (phone screens)



EXAMPLE OF WEBSITE CONTENTS

What is Financial Counseling?

- Buying or renting a home can be a challenge to many residents and potential residents due to a lack of experience and credit hurdles. Buncombe County's New Start Program has supported organizations that provide financial counseling. Financial counseling helps prepare a new home buyer or potential renter prepare.

How do I qualify for Financial Counseling?

- Financial Counseling is available to individuals of varied incomes. Certain Financial Counseling is restricted based on a household's income. Select programs are targeted to households earning less \leq 80% AMI.
- AMI Calculator

How do I access Financial Counseling?

- Buncombe County has funded financial counseling organizations in the past. [OnTrack Financial Education and Counseling](#) is a financial counseling organization in the community that Buncombe County has previously provided funding support and whom you may contact for your financial counseling needs.



NEXT STEPS

- Updating contact information
- Creation of accordion menus and update of contents
- Development of AMI calculator
- Development of additional mapping component



LIHTC: QCT, DDA, & BASIS BOOST

Matthew Cable & Matt Card



WHAT ARE QCT & DDA?*

Qualified Census Tract (QCT)

- 50% of households with incomes <60% Area Median Income (AMI); **OR**
- Poverty rate of 25% or more

Difficult Development Area (DDA)

- Areas with high land, construction and utility costs relative to AMI; **AND**
- Based on Fair Market Rents, income limits, 2010 census counts, and 5-year American Community Survey (ACS) data

*Distressed Areas



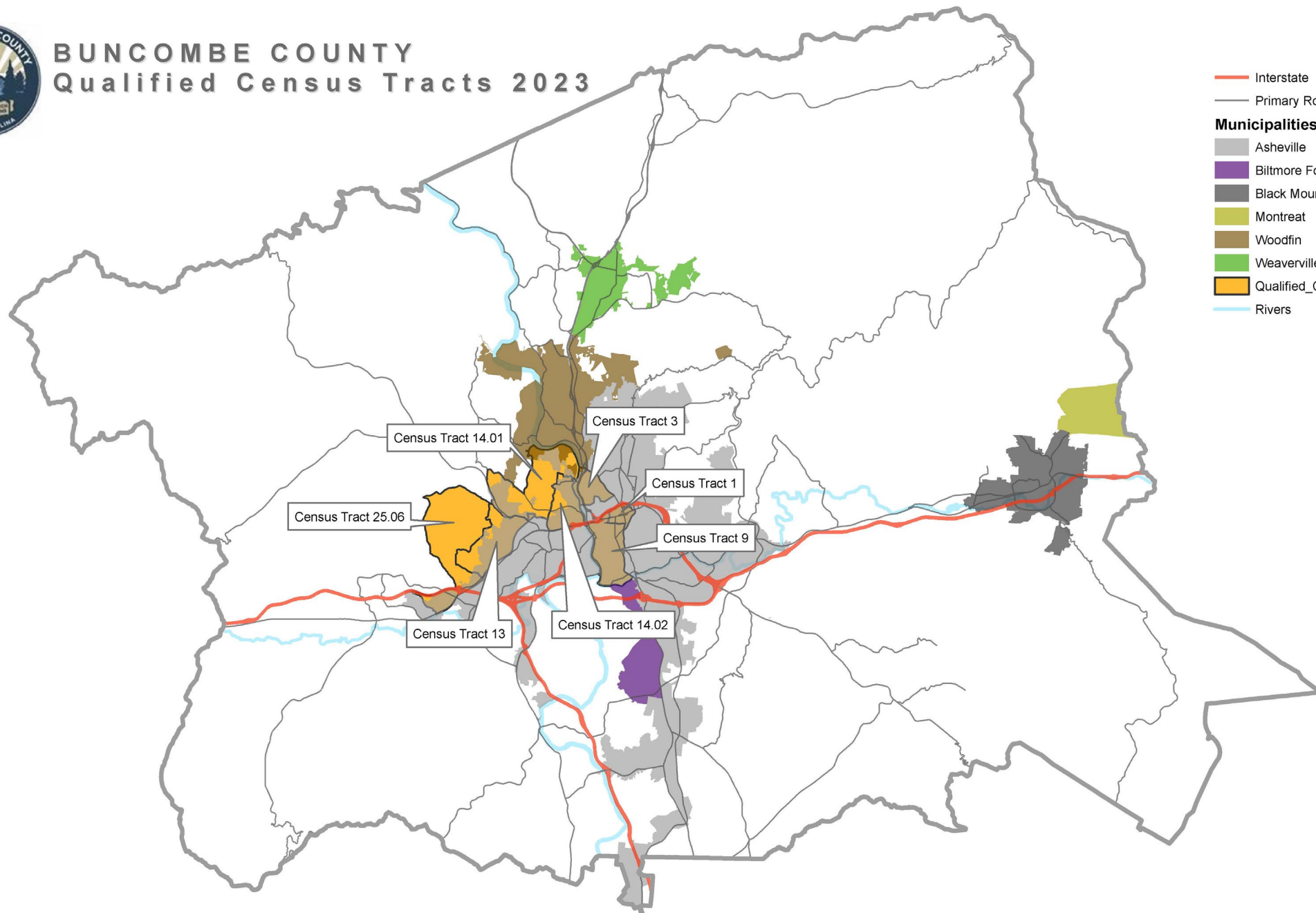
WHY DO QCT & DDA MATTER?

- Properties within QCT and DDA can receive a **Basis Boost** in the LIHTC process
- **Eligible Basis:** Total cost basis eligible for consideration in the calculation of qualified basis (roughly the cost of construction (hard and soft costs) excluding land)
- **Qualified Basis:** The fraction of the project which will be used for affordable housing (typically 100% in Buncombe County projects)
- **Basis Boost:** Increases eligible basis by up to 130% (instead of normal 100%)
- Basis Boost incentivizes developers to invest in distressed areas (QCT & DDA)





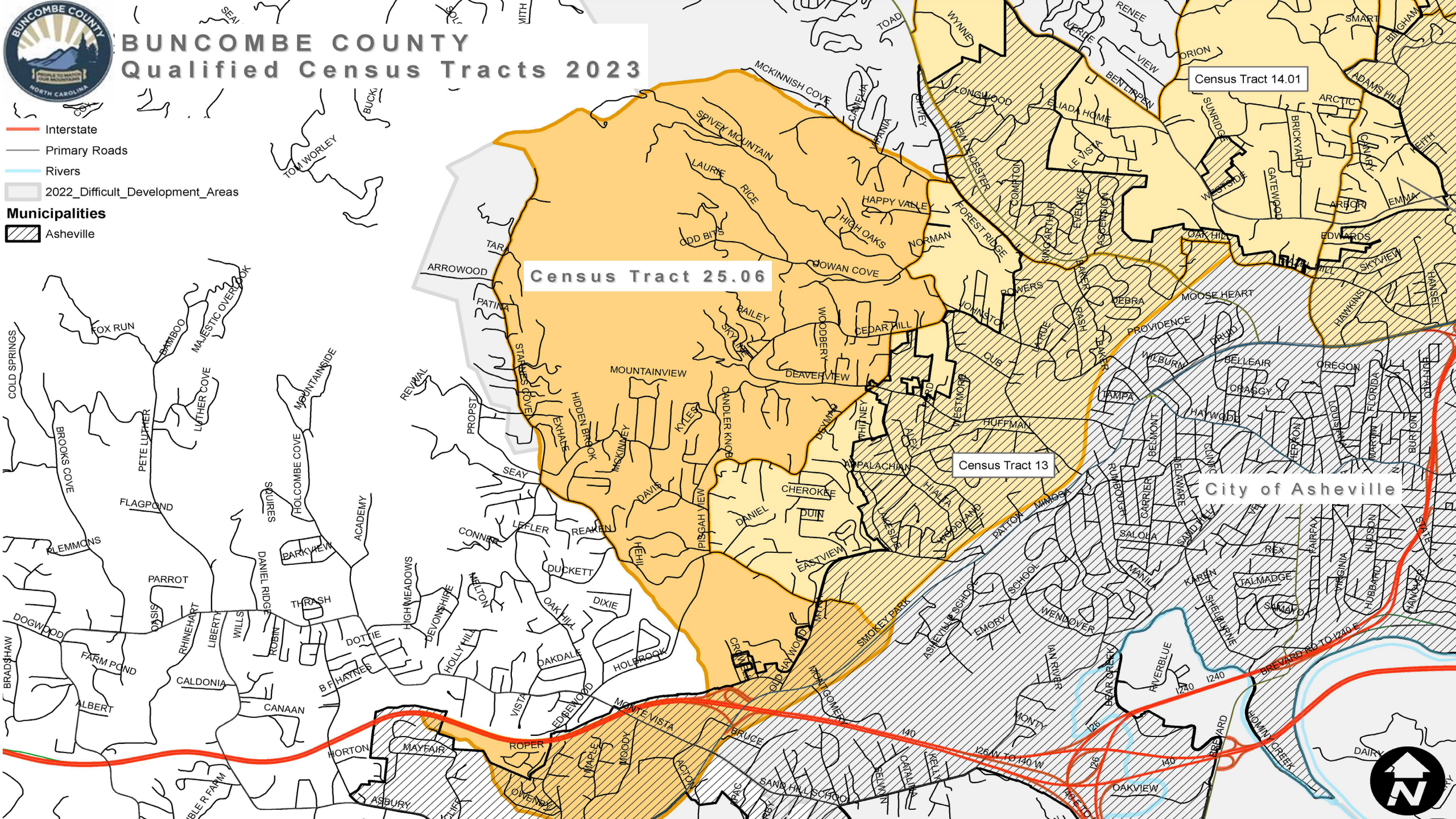
BUNCOMBE COUNTY Qualified Census Tracts 2023





BUNCOMBE COUNTY Qualified Census Tracts 2023

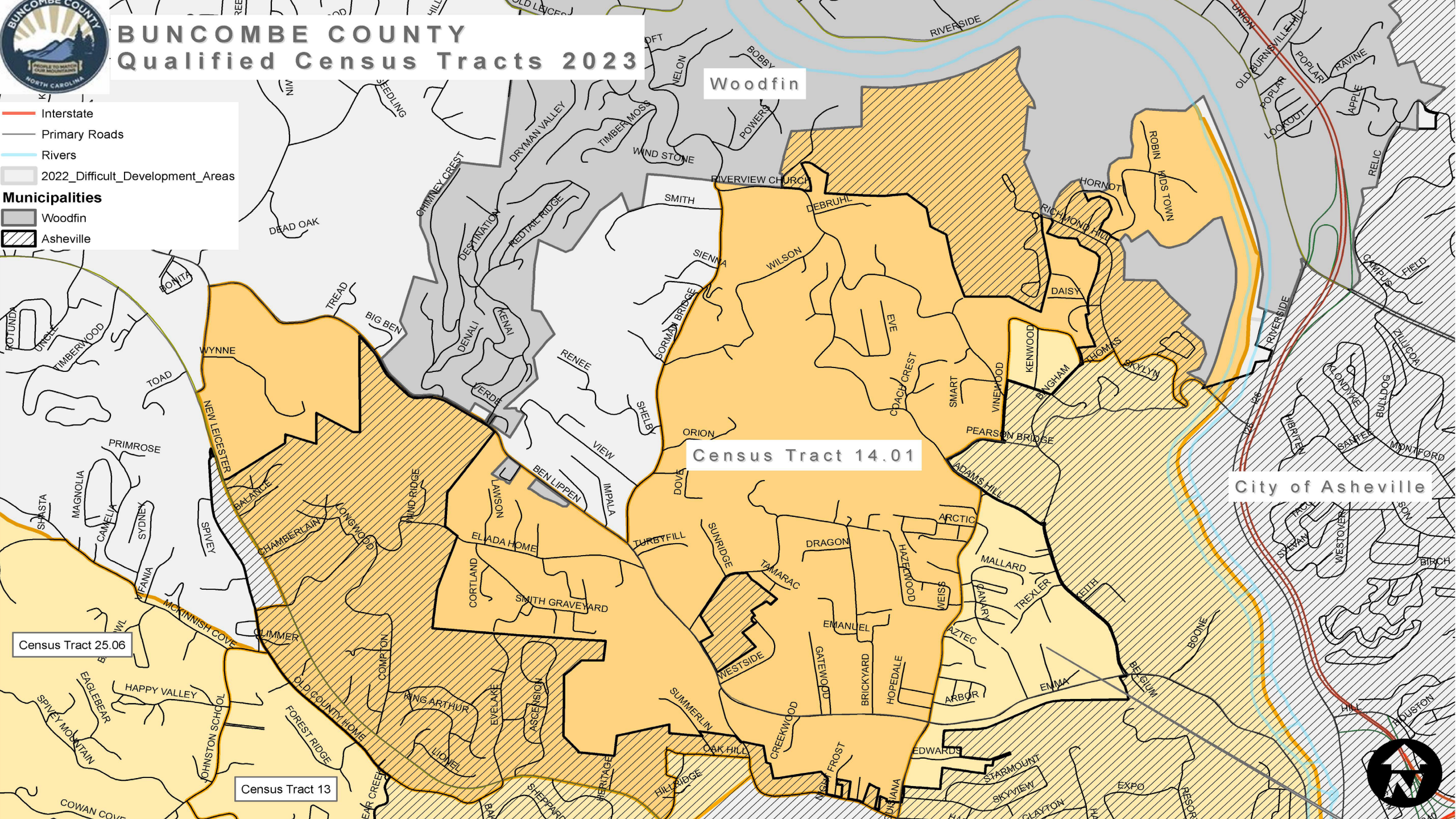
- Interstate
- Primary Roads
- Rivers
- 2022_Difficult_Development_Areas
- Municipalities**
- Asheville





BUNCOMBE COUNTY Qualified Census Tracts 2023

- Interstate
 - Primary Roads
 - Rivers
 - 2022_Difficult_Development_Areas
- ### Municipalities
- Woodfin
 - Asheville



Woodfin

Census Tract 14.01

Census Tract 25.06

Census Tract 13

City of Asheville

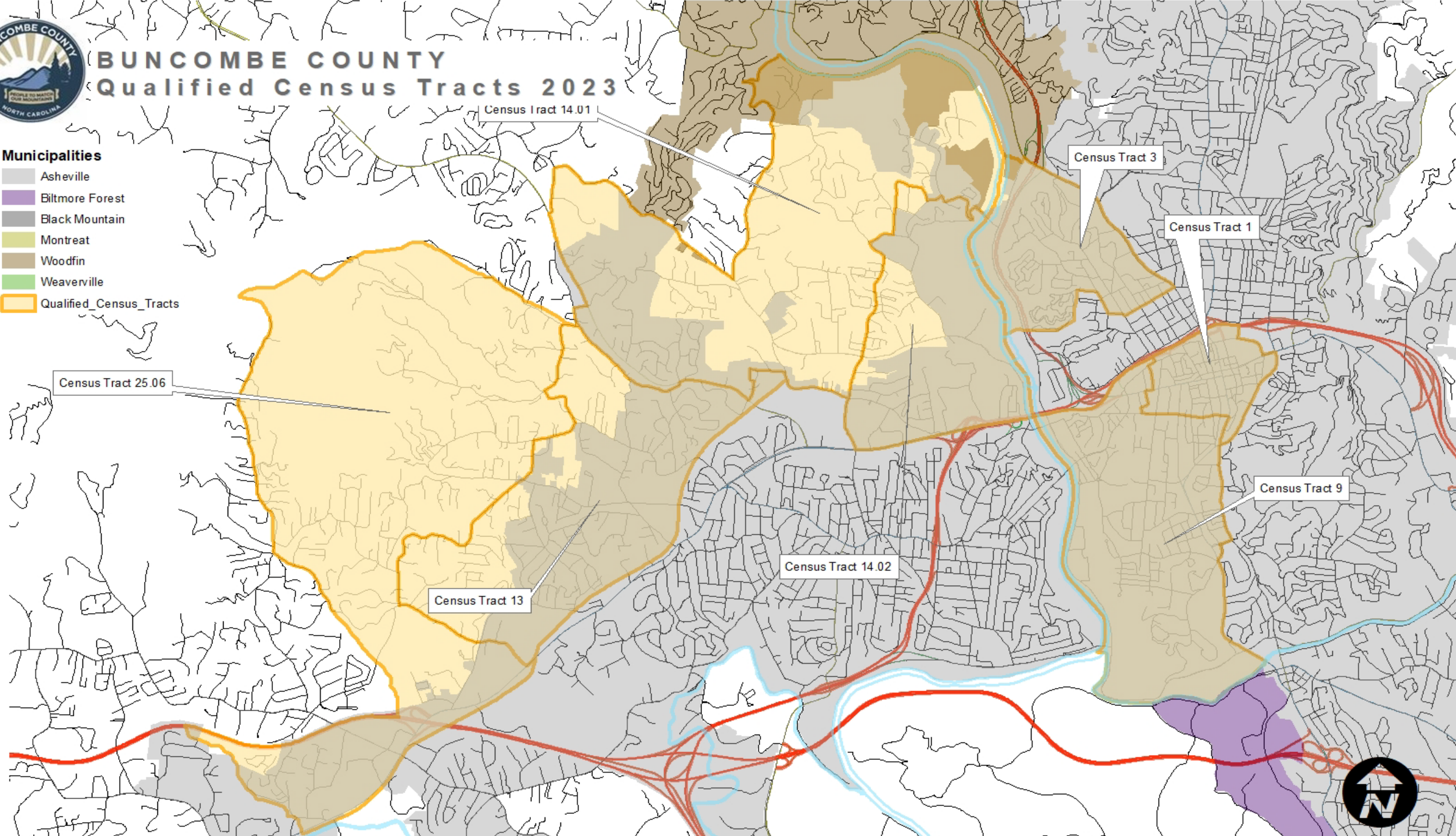




BUNCOMBE COUNTY

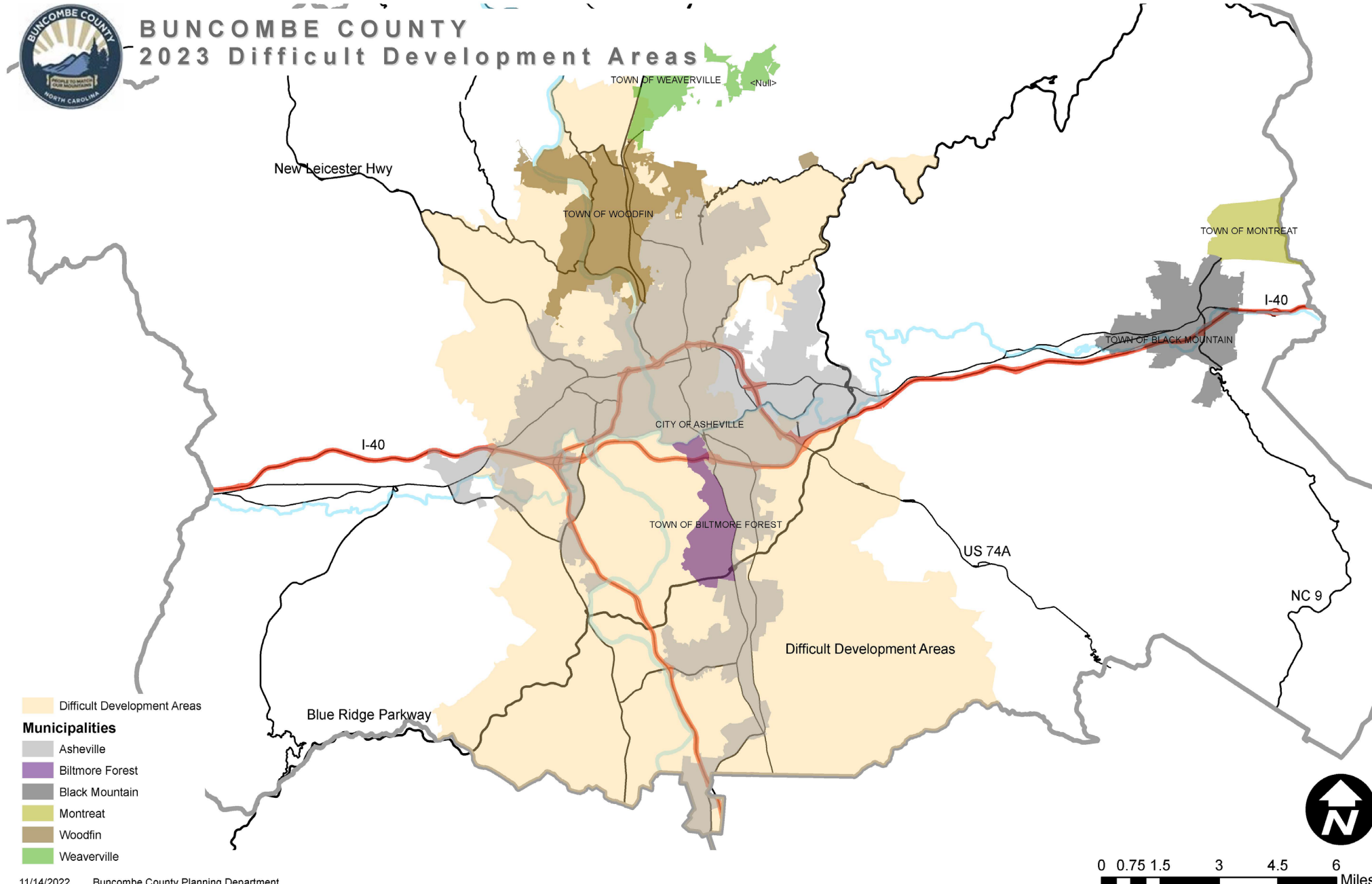
Qualified Census Tracts 2023

- Municipalities**
- Asheville
 - Biltmore Forest
 - Black Mountain
 - Montreat
 - Woodfin
 - Weaverville
 - Qualified_Census_Tracts





BUNCOMBE COUNTY 2023 Difficult Development Areas



- Difficult Development Areas
- Municipalities**
- Asheville
- Biltmore Forest
- Black Mountain
- Montreat
- Woodfin
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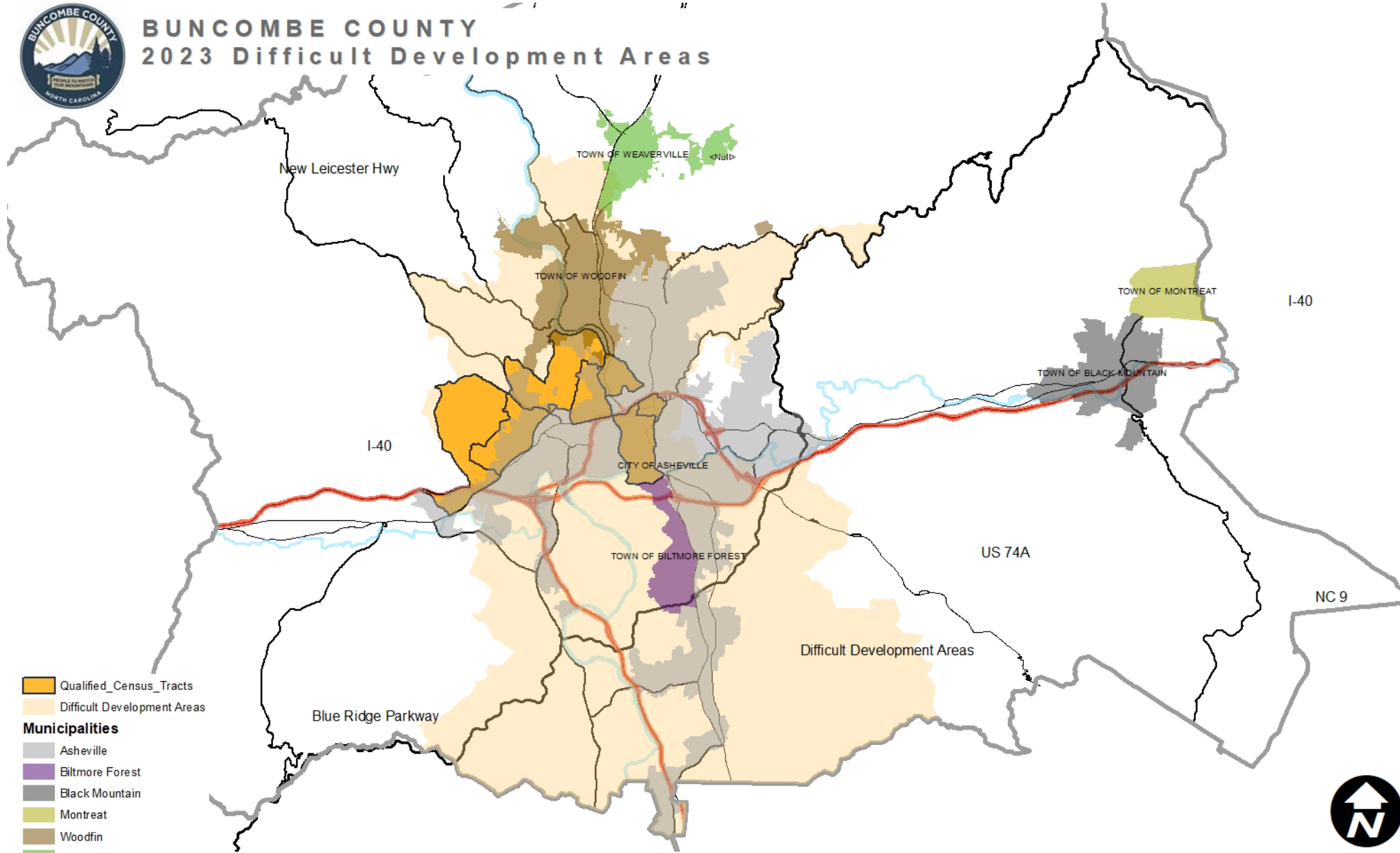
11/14/2022 Buncombe County Planning Department

0 0.75 1.5 3 4.5 6 Miles





BUNCOMBE COUNTY 2023 Difficult Development Areas



- Qualified_Census_Tracts
- Difficult Development Areas

Municipalities

- Asheville
- Biltmore Forest
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11/22/2022 Buncombe County Planning Department



0 0.75 1.5 3 4.5 6 Miles



AFFORDABLE HOUSING COMMITTEE BYLAWS

Brandon Freeman



AFFORDABLE HOUSING COMMITTEE BYLAWS

- I. Purpose
- II. Procedure Statement
 - A. Name and Office
 - B. Membership
 - C. Terms
 - D. Officers
 - E. Committee Meetings
 - F. Amendments to Operating Procedures
 - G. Other Procedural Matters
 - H. Compliance with North Carolina Laws
- III. Procedure Responsibility and Management
- IV. Reference to Flemming Bell's Rules for Small Boards



NEXT STEPS

Meeting	Update, Discussion, & Actionable Items
January 3	Updates: Affordable Housing Services Program Contract Status (FY22 and FY23) 2030 Affordable Housing Goals Advancement
February 7	Updates: Affordable Housing Feasibility Study Contract Monitoring Activities Low Income Housing Tax Credits Pre-Application Submittals Eviction Data Update County Owned Property Analysis Process
March 4	Updates: Bond Project Manager Position Discussion: Affordable Housing Services Program Applications



NEXT STEPS

Meeting	Update, Discussion, & Actionable Items
April 4	Updates: Affordable Housing Services Program Contract Status (FY22 and FY23) 2030 Affordable Housing Goals Advancement Actionable Item: Affordable Housing Services Program Applications
May 2	Updates: Notice of Consortium Project Recommendations Discussion: Affordable Housing Bond Strategy Development
June 6	Updates: Cross Departmental Housing Programs (DHHS, Sustainability, etc. Annual Update)



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN

