



AFFORDABLE HOUSING COMMITTEE

Presented by

Matthew Cable and Andrew Mayronne

Community Development Division



BUNCOMBE COUNTY

AGENDA

- ✓ Call to Order & Welcome
- ✓ New Business
 - Asheville Regional Housing Consortium HOME Funding Recommendations
- ✓ Old Business
 - Consider FY 2022 Affordable Housing Service Program Applications
- ✓ Next Steps
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



PUBLIC COMMENT

Public Comment will be taken at the end of the meeting



Please refer to the agenda for information regarding submitting comments.



ASHEVILLE REGIONAL HOUSING CONSORTIUM

HOME FUNDING RECOMMENDATIONS

Applicant	Type	Request	Recommendation	Location
Fairhaven Summit	New Construction (LIHTC)	\$500,000	\$100,000	Asheville
White Pine Villas	New Construction (LIHTC)	\$390,000	\$100,000	Henderson
Falling Waters	New Construction (LIHTC)	\$650,000	\$402,862	Transylvania
Ovata at Ascension	New Construction (LIHTC)	\$800,000	\$100,000	Asheville
Rural Replacement Housing	Home Replacement	\$165,000	\$165,000	Madison
Laurel Wood (Phase 1)	New Construction (LIHTC)	\$900,000	\$0	Asheville
Laurel Wood (Phase 2)	New Construction (LIHTC)	\$900,000	\$0	Asheville
Permanent Supportive Housing – Homeward Bound	New Construction	\$500,000	\$0	Asheville
Helpmate, Inc.	TBRA	\$309,912	\$50,000	Buncombe
Eliada Homes, Inc.	TBRA	\$20,208	\$20,208	Buncombe
Housing Authority of the City of Asheville	TBRA	\$100,000	\$75,000	Buncombe
Homeward Bound of WNC	TBRA	\$100,000	\$100,000	Buncombe
Homeward Bound of WNC	TBRA	\$80,000	\$80,000	Asheville
Program Administration (City of Asheville)	Admin	-	\$137,076	-
	Total	\$5,552,196	\$1,330,146	



FY22 AHSP BUDGET

\$2,311,845 General Fund Transfer (No Change from FY21)

-\$850,000 East Haven Loan Final Disbursement

-\$75,000 HOME Matching Funds

\$1,386,845 Total FY22 Funds

+\$613,297 Total FY21 Funds Unallocated

\$2,000,142 Total Potential Funds



FY22 AHSP APPLICATIONS RECEIVED

Priority	Applicant	Type	Request	Total Project Cost	Impact (Units/Households)
1/4/5	Asheville Area Habitat for Humanity (Glenn Bridge)	New Construction	\$725,000	\$5,542,988	29
2	Mountain Housing Opportunities (Lakeshore Villas)	New Construction	\$1,000,000	\$20,498,767	120
2	Mountain Housing Opportunities (Pentland Place)	New Construction	\$1,000,000	\$19,338,043	110
2	Volunteers of America (Laurel Wood)	New Construction	\$900,000	\$18,732,343	104
3	Haywood Street Community Development (Asheland Ave)	New Construction	\$1,050,000	\$7,791,723	42
3	Homeward Bound (AB House)	New Construction	\$2,000,000	\$12,750,000	85
3	Kirk Booth (16 Restaurant Court)	New Construction	\$500,000	\$4,775,566	40
6	ARC of Buncombe County	TBRA	\$25,000	\$25,000	15
6	Eblen Charities	TBRA	\$100,000	\$150,000	67
6	Eliada Homes	TBRA	\$13,500	\$342,429	7
8	Asheville Area Habitat for Humanity	Emergency Repair	\$305,000	\$620,013	55
8	Mountain Housing Opportunities	Emergency Repair	\$300,000	\$774,000	40
9	Asheville-Buncombe Community Land Trust	New Start	\$25,000	\$286,963	2
9	OnTrack	New Start	\$25,000	\$629,975	365
Total			\$7,968,500	\$92,257,810	1,081



NEW CONSTRUCTION MULTIFAMILY FOR RENT

All FY22 New Construction Multifamily for Rent applicants requested deferred loan terms



FY21 DEFERRED LOAN TERMS GRANTED: JASPER APARTMENTS

- Applicant demonstrated need for deferred loan terms to project viability
- Loan structured as soft “cash flow” loan allowing repayment as long as the project maintained a Debt Coverage Ratio (DCR) at or above 1.15 (Net cash flow enough to cover 1.15 times the annual required hard debt on the project)
- Loan Terms:
 - 20-year term
 - 4.25% interest rate
 - Interest accrued but unpaid interest not added to principal
 - Cash flow statements submitted to prove ability to pay interest/principal and to determine amount of payment due
 - Balloon payment for any unpaid interest and principal due at end of term
- Terms mirror NCHFA’s Rental Production Program (RPP)



MOUNTAIN HOUSING OPPORTUNITIES

LAKESHORE VILLAS

REQUEST: \$1,000,000

- **Applicant Request:** 20 year term; 0% interest with balloon; exception to requirement to break ground before January 31, 2022; 50 years of affordability
- **Staff Recommendation:**
 - “Cash flow” loan
 - 20-year term
 - 2% interest rate
 - Interest accrued but unpaid interest not added to principal
 - Balloon payment for any unpaid interest and principal due at end of term
 - Support an exception to the “break ground” deadline; 50 years of affordability
- **Fiscal Impact:**
 - **Standard Terms:** \$850,582 in interest payments, \$1,000,000 principal balloon
 - **Applicant Requested Terms:** \$0 in interest payments, \$1,000,000 principal balloon
 - **Staff Recommended Terms:** \$400,274 in interest payments, \$1,000,000 principal balloon



MOUNTAIN HOUSING OPPORTUNITIES

LAKESHORE VILLAS

Unit Mix

Bedrooms	Qty	Sq. Ft.	AMI	Allowable Rents*
1	12	660	30%	\$324
1	3	660	50%	\$592
1	11	660	60%	\$727
1	8	660	80%	\$861
2	12	900	30%	\$391
2	14	900	50%	\$714
2	28	900	60%	\$875
2	10	900	80%	\$1,163
3	6	1100	30%	\$449
3	11	1100	60%	\$1,008
3	5	1100	80%	\$1,381

* Allowable rents are reflective of 2021 AMI levels, and may change slightly by the time the project is placed in service



MOUNTAIN HOUSING OPPORTUNITIES

PENTLAND PLACE

REQUEST: \$1,000,000

- **Applicant Request:** 20 year term; 0% interest with balloon; exception to requirement to break ground before January 31, 2022; 50 years of affordability
- **Staff Recommendation:**
 - “Cash flow” loan
 - 20-year term
 - 2% interest rate
 - Interest accrued but unpaid interest not added to principal
 - Balloon payment for any unpaid interest and principal due at end of term
 - Support an exception to the “break ground” deadline; 50 years of affordability
- **Fiscal Impact:**
 - **Standard Terms:** \$850,582 in interest payments, \$1,000,000 principal balloon
 - **Applicant Requested Terms:** \$0 in interest payments, \$1,000,000 principal balloon
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MOUNTAIN HOUSING OPPORTUNITIES

PENTLAND PLACE

Unit Mix

Bedrooms	Qty	Sq. Ft.	AMI	Allowable Rents*
1	9	660	30%	\$324
1	19	660	60%	\$727
1	6	660	80%	\$827
2	13	900	30%	\$391
2	9	900	50%	\$714
2	19	900	60%	\$875
2	15	900	80%	\$975
3	6	1100	30%	\$449
3	8	1100	60%	\$1,008
3	6	1100	80%	\$1,108

* Allowable rents are reflective of 2021 AMI levels, and may change slightly by the time the project is placed in service



VOLUNTEERS OF AMERICA LAUREL WOOD

REQUEST: \$900,000

- **Applicant Request:** 20 year term; 0% interest with balloon; exception to requirement to break ground before January 31, 2022
- **Staff Recommendation:**
 - “Cash flow” loan
 - 20-year term
 - 2% interest rate
 - Interest accrued but unpaid interest not added to principal
 - Balloon payment for any unpaid interest and principal due at end of term
 - Support an exception to the “break ground” deadline
- **Fiscal Impact:**
 - **Standard Terms:** \$765,524 in interest payments, \$900,000 principal balloon
 - **Applicant Requested Terms:** \$360,247 in interest payments, \$900,000 principal balloon
 - **Staff Recommended Terms:** \$360,247 in interest payments, \$900,000 principal balloon



VOLUNTEERS OF AMERICA LAUREL WOOD

Unit Mix

Bedrooms	Qty	Sq. Ft.	AMI	Allowable Rents*	Rehab/New Construction
1	35	560	50%	\$573	R
1	15	560	40%	\$466	R
1	27	660	80%	\$1,003	NC
1	15	660	60%	\$735	NC
2	5	900	80%	\$1,191	NC
2	2	900	60%	\$869	NC
2	5	900	40%	\$573	NC

* Allowable rents are reflective of 2021 AMI levels, and may change slightly by the time the project is placed in service



HAYWOOD STREET COMMUNITY DEVELOPMENT ASHELAND AVENUE

REQUEST: \$1,050,000

- **Applicant Request:** 20 year term; 0% interest with balloon; loan repayment to be considered upon project stabilization
- **Staff Recommendation:**
 - Staff does not recommend providing funding support for this project due to a lack of site control and the limited ability, therefore, to provide firm financial models on which to evaluate recommended terms
- **Fiscal Impact:**
 - **Standard Terms:** \$893,111 in interest payments, \$1,050,000 principal balloon
 - **Applicant Requested Terms:** \$0 in interest payments, \$1,050,000 principal balloon



HAYWOOD STREET COMMUNITY DEVELOPMENT ASHELAND AVENUE

Unit Mix

Bedrooms	# Of Each	Square Footage
1	24	711
2	12	1031
3	6	1252

# of Units AMI	
14	80%
8	60%
20	20%

* Allowable rents are reflective of 2021 AMI levels, and may change slightly by the time the project is placed in service



HOMeward BOUND

PERMANENT SUPPORTIVE HOUSING

REQUEST: \$2,000,000

- **Applicant Request:** 20 year term; 0% interest with balloon; forgiveness of balloon; 99 years of affordability
- **Staff Recommendation:**
 - 20-year term
 - 0% interest rate
 - Balloon payment due at end of term (no anticipation of forgiveness at onset)
 - Staff supports majority of applicants request due to: 99-years of affordability, service of hard to house population, underwriting predicting very limited cash flow, and unique needs of project residents that will generally require more intensive investment in management and physical maintenance of the property
- **Fiscal Impact:**
 - **Standard Terms:** \$1,701,164 in interest payments, \$2,000,000 principal balloon
 - **Applicant Requested Terms:** \$0 in interest payments, \$2,000,000 principal balloon with forgiveness
 - **Staff Recommended Terms:** \$0 in interest payments, \$2,000,000 principal balloon



HOMeward BOUND PERMANENT SUPPORTIVE HOUSING

Unit Mix

Bedrooms	# Of Each	Square Footage	AMI	Allowable Rent*
Efficiency	85	295	30%	312



BEAUCATCHER VISTA LLC

16 RESTAURANT COURT

REQUEST: \$500,000

- **Applicant Request:** 20 year term; 0% interest with balloon; consider loan repayment upon stabilization
- **Staff Recommendation:**
 - Principal/Interest Payments
 - 20-year term
 - 3.75% interest rate
 - Principal and interest payments
- **Alternative Option:**
 - Interest Only Payments
 - 20-year term
 - 4.25% interest rate
 - Balloon payment for any unpaid principal due at end of term
- **Fiscal Impact:**
 - **Standard Terms:** \$425,291 in interest payments, \$500,000 principal balloon
 - **Applicant Requested Terms:** \$200,000 in interest payments, \$500,000 principal balloon
 - **Staff Recommended Terms:**
 - \$219,621 in interest and \$500,000 in principal
 - \$35,981 (principal/interest) annual payment
 - **Alternative Option:**
 - \$425,291 in interest, \$500,000 principal balloon
 - \$21,265 (interest) annual payment (balloon)



BEAUCATCHER VISTA LLC

16 RESTAURANT COURT

Unit Mix

Bedrooms	Qty	Sq. Ft.	AMI	Allowable Rents*
1	10	490	80%	\$833
1	30	490	60%	\$623

* Allowable rents are reflective of 2021 AMI levels, and may change slightly by the time the project is placed in service



ASHEVILLE AREA HABITAT FOR HUMANITY

GLENN BRIDGE

REQUEST: \$725,000

29 Homes to Be Constructed	\$25,000 AHSP Request Per Unit	\$1.00 : \$6.65 Leverage Ratio AHSP \$: Other \$	<80% AMI Target	5+ Period of Affordability
\$191,138 Average Cost Per Home	\$127.04 – 239.09 Average Cost Per Square Foot		1, 2 and 3 Bedrooms per Unit	



ARC OF BUNCOMBE COUNTY TENANT BASED RENTAL ASSISTANCE

REQUEST: \$25,000

15 Households Served	\$1,667 AHSP Request Per Household	\$1.00 : \$0.00 Leverage Ratio AHSP \$: Other \$	<80% AMI Target	38.0% % Admin Cost
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EBLEN CHARITIES

TENANT BASED RENTAL ASSISTANCE

REQUEST: \$100,000

67 Households Served	\$1,493 AHSP Request Per Household	\$1.00 : \$0.50 Leverage Ratio AHSP \$: Other \$	<80% AMI Target	0.0% % Admin Cost
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ELIADA HOMES

TENANT BASED RENTAL ASSISTANCE

REQUEST: \$13,500

7 Households Served	\$1,929 AHSP Request Per Household	\$1.00 : \$24.37 Leverage Ratio AHSP \$: Other \$	<60% AMI Target	22.22% % Admin Cost
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ASHEVILLE AREA HABITAT FOR HUMANITY EMERGENCY REPAIR

REQUEST: \$305,000

55 Households Served	\$5,545 AHSP Request Per Household	\$1.00 : \$1.03 Leverage Ratio AHSP \$: Other \$	<70% AMI Target	0.0% % Admin Cost
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MOUNTAIN HOUSING OPPORTUNITIES EMERGENCY REPAIR

REQUEST: \$300,000

40 Households Served	\$7,500 AHSP Request Per Household	\$1.00 : \$1.25 Leverage Ratio AHSP \$: Other \$	<50% AMI Target	4.8% % Admin Cost
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ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST

NEW START

REQUEST: \$25,000

2 Households Served	\$12,500 AHSP Request Per Household	\$1 : \$11.48 Leverage Ratio AHSP \$: Other \$	<60% AMI Target	100% % Admin Cost
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ON TRACK FINANCIAL NEW START

REQUEST: \$25,000

365	\$68.49	\$1.00 : \$25.20	<80 %	20.0%
Households Served	AHSP Request Per Household	Leverage Ratio AHSP \$: Other \$	AMI Target	% Admin Cost



FY 22 AHSP APPLICATIONS RECEIVED

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\$2,000,142 Total Potential Funds

-\$7,968,500 Total Eligible Requests (14 Applications)

-\$5,968,358 Shortfall

Total **\$7,968,500** **\$92,257,810** **1,081**



NEXT STEPS



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN

