



# **AFFORDABLE HOUSING SERVICES PROGRAM (AHSP)**

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

**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: Low-Interest Construction Loan Program (Loan), Emergency Repair Program (Grant), Downpayment Assistance Program (Grant), Tenant-Based Rental Assistance Program (Grant), Permit Fee Rebate Program (Rebate), and Buncombe County Employee Housing Assistance Program (Loan). In FY 2019 the AHSP, per the Board of Commissioners, emphasizes emergency repair activities to facilitate more families having the ability to remain in their homes safely.

**LEAD DEPARTMENT:** Planning and Development.

**APPLICATION PROCESS:** Buncombe County Planning and Development Department advertised in the Citizen-Times, on October 7, 2018, a request for project proposals from qualified housing agencies and organizations to administer and deliver AHSP supported affordable housing projects. The Planning and Development Department also contacted qualified housing agencies, organizations, and developers notifying of the AHSP funding opportunity via letter and email. The AHSP application packet was made available online and was due October 26, 2018. A total of five (5) applications were submitted. Planning and Development Department staff reviewed and scored the applications in accordance with the Scoring Criteria provided in Appendix 3 of the AHSP Application. Planning and Development Staff recommended applications to be funded based on the Scoring Criteria, and on December 4, 2018 the Board of Commissioners approved by Resolution the funding allocations, units to be impacted, project descriptions and justifications.

## **GOALS:**

- Increase the stock of affordable housing
- Preserve the existing housing stock
- Reduce substandard housing
- Support homeownership initiatives, such as downpayment assistance programs

**FY 2019 FUNDING AVAILABLE:** \$638,145

## **FY 2019 REQUESTS AND ALLOCATIONS:**

- **Total Requested/Allocated:** \$1,045,000 / \$638,145
- **Total Low-Interest Construction Loan Program Requested/Allocated:** \$610,000 / \$365,000
- **Total Emergency Repair Program Requested/Allocated:** \$375,000 / \$263,145
- **Total Tenant Based Rental Assistance Program Requested/Allocated:** \$50,000 / \$0\*
- **Total Permit Fee Rebate Program Requested/Allocated:** \$0 / \$0
- **Total Buncombe County Employee Housing Assistance Program Requested/Allocated:** \$10,000 / \$10,000

\*Received a single application which did not provide sufficient budget and supporting documentation to support recommending funding. Further, the applicant submitting the application received prior year award of \$40,000 in FY 2018 of which the entire allocation remained unused at the end of FY 2018.

## FY 2019 AFFORDABLE HOUSING SERVICES PROGRAM DESCRIPTION

<p><b>Low-Interest Construction Loan and Downpayment Assistance Program (Loan)</b></p>	<ul style="list-style-type: none"> <li>• <b>Program Description:</b> Provides loans to support development of projects containing single family homes and/or multifamily rental units. Construction loans issued for ownership units will be repaid over a 5 year term with an interest rate of two (2) percent. Construction loans issued for multifamily rental units will be repaid over a 15 year term with an interest rate of two (2) percent.</li> <li>• <b>Applicant Selection:</b> Buncombe County received two (2) applications totaling \$610,000. Based on project scoring criteria and available funding, allocation to two (2) applicants were recommended and approved by the Board of Commissioners.</li> <li>• <b>Allocations:</b> \$240,000 ((\$160,800 in construction loan and \$79,200 in downpayment assistance loan) to support development of a project to eventually contain 24 single family ownership units) and \$125,000 to (support development of a project to eventually contain 20 multifamily rental units).</li> <li>• <b>Recipients:</b> Asheville Area Habitat for Humanity &amp; Beaucatcher Commons, LLC</li> <li>• <b>Associated AHSP Goals:</b> <i>Increase the stock of affordable housing &amp; Support homeownership initiatives</i></li> </ul>
<p><b>Emergency Repair Program (Grant)</b></p>	<ul style="list-style-type: none"> <li>• <b>Program Description:</b> Provides repairs for life safety issues with the total assistance per household not to exceed \$15,000.</li> <li>• <b>Applicant Selection:</b> Buncombe County received two (2) applications totaling \$375,000. Based on the project scoring criteria and funding available, an allocation to one (1) applicant was recommended and approved by the Board of Commissioners.</li> <li>• <b>Allocation:</b> \$263,145 (to provide emergency repairs to a minimum of 48 units).</li> <li>• <b>Recipient:</b> Mountain Housing Opportunities</li> <li>• <b>Associated AHSP Goals:</b> <i>Preserve the existing housing stock &amp; Reduce substandard housing</i></li> </ul>
<p><b>Tenant Based Rental Assistance Program (Grant)</b></p>	<ul style="list-style-type: none"> <li>• <b>Program Description:</b> Provides rental assistance in connection with a program focusing on helping those at risk of homelessness not to exceed \$1,500 per household (eligible costs include: deposits (security/utilities), moving expenses, and first month's rent).</li> <li>• <b>Applicant Selection:</b> Buncombe County received one (1) application totaling \$50,000. Based on the project scoring criteria and funding available, no allocation was recommended or approved by the Board of Commissioners.</li> <li>• <b>Allocation:</b> \$0</li> <li>• <b>Recipient:</b> None</li> <li>• <b>Associated AHSP Goals:</b> <i>Not applicable.</i></li> </ul>
<p><b>Buncombe County Employee Housing Assistance Program (Loan)</b></p>	<ul style="list-style-type: none"> <li>• <b>Program Description:</b> Loan program that assists Buncombe County employee(s) with home purchase(s) or home rehabilitation(s). Loans issued will be repaid within five (5) years through payroll deduction.</li> <li>• <b>Allocation:</b> \$10,000</li> <li>• <b>Recipient:</b> Buncombe County</li> <li>• <b>Associated AHSP Goals:</b> <i>Reduce substandard housing &amp; Support homeownership initiatives</i></li> </ul>

**FY 2019 AFFORDABLE HOUSING SERVICES PROGRAM SUMMARY:** The charts below describe and summarize the allocations, anticipated units, and percent of funds by the applicant.

