



AFFORDABLE HOUSING SERVICES PROGRAM (AHSP)

STATUS UPDATE

**Low-Interest
Construction Loan
and
Downpayment
Assistance
Program (Loan)**

COMPLETE

The applicant (Asheville Area Habitat for Humanity (AAHH)) was awarded a \$275,000 allocation (\$184,250 construction loan allocation and \$90,750 downpayment assistance loan allocation) to support infrastructure improvements for a project to ultimately contain 12 units for ownership. The project is known as Curry Court.

The applicant drew \$249,259.43 (FY 2018) and \$25,740.57 (FY 2019) for infrastructure improvements and engineering oversight of construction.

AAHH documented infrastructure improvements totaled \$337,710.12 which included: demolition/clearing (\$35,550), erosion control (\$16,266), grading (\$35,814), mobilization (\$29,900), sediment basin (\$7,740), sewer (\$53,901), sewer laterals (\$11,466), storm drainage (\$34,194), storm tech system (\$28,000), surfaces (\$45,490), water (\$33,540), water connection/tap and flow test fees (\$572.12), additional trees (\$400), additional work lot 7/8 (\$1,127), and change order-driveway modifications (\$3,750). AAHH incurred and reported \$303,996.30 of those costs as \$33,713.80 were not immediately charged to AAHH as a result of established retainage (the agreed upon contract price deliberately not charged to AAHH until the contractor's work is complete to assure the satisfaction of obligations and completion of the construction project). AAHH documented engineering oversight of infrastructure construction expenditures totaling \$4,000.00.

Upon receipt of documentation of expenditures by the AAHH, Buncombe County issued payment up to the maximum value of the allocated loans (\$275,000).

The applicant (Swannanoa Bend, LLC) was awarded a \$150,000 construction loan to support improvements for a project to ultimately contain 63 multifamily rental units. The project is known as Swannanoa Bend.

The applicant drew \$150,000 (FY 2018) for foundation and piling installation associated with a project. Swannanoa Bend documented \$313,400 in expenditures.

Upon receipt of documentation of expenditures by Swannanoa Bend, LLC, Buncombe County issued payment up to the maximum value of the allocated loan (\$150,000).

**Emergency Repair
Program (Grant)**

COMPLETE

The applicant (Mountain Housing Opportunities (MHO)) was awarded \$150,000 to provide emergency repairs to a minimum of 26 units.

The applicant drew \$35,933.11 (FY 2018) for repairs to nine (9) units and \$114,066.89 (FY 2019) for repairs to 23 units. A total of 32 units were provided emergency repair.

Upon receipt of documentation of expenditures by MHO, Buncombe County issued payment up to the maximum value of the allocated grant (\$150,000).

The applicant (Asheville Area Habitat for Humanity (AAHH)) was awarded \$31,500 to provide emergency repairs to a minimum of nine (9) units.

The applicant drew \$31,500 (FY 2018) for repairs to nine (9) units.

Upon receipt of documentation of expenditures by AAHH, Buncombe County issued payment up to the maximum value of the allocated grant (\$31,500).

Tenant Based Rental Assistance Program (Grant)	The applicant (Eblen Charities) was awarded \$40,000 to provide rental assistance to a minimum of 27 households.
COMPLETE	The applicant drew \$40,000 (FY 2019) associated with assistance to 110 households.
Permit Fee Rebate Program (Rebate)	Upon receipt of documentation of expenditures by Eblen Charities, Buncombe County issued payment up to the maximum value of the grant (\$40,000).
COMPLETE	Buncombe County expended \$2,065 (FY 2018) to provide permit rebates to nine (9) building permits; \$2,760 (FY 2019) to provide permit rebates to 12 building permits; and \$690 (FY 2020) to provide permit fee rebates to three (3) building permits.
	The permit fee rebate program was defunded by the Board of Commissioners in FY 2020 and the balance of funds (\$18,835) was returned to the Affordable Housing Services Program for reallocation.

FINAL INVESTMENT: \$652,015

FINAL IMPACT: 187 Units/Households

12 Units Constructed

41 Emergency Repairs Performed

110 Households Receive Rental Assistance

24 Building Permits Receive Fee Rebates