



# AFFORDABLE HOUSING SUBCOMMITTEE

Presented by

Matthew Cable

James Shelton



BUNCOMBE COUNTY

1

## AGENDA

- Call to Order & Welcome
- New Business
  - Middle Income Housing Strategies – James Shelton (10 mins)
  - FY 2021 AHSP Contract Status – Matthew Cable (5 mins)
  - FY 2022 AHSP Contract Status & Extensions – Matthew Cable (5 mins)
- Next Steps
- Announcements
- Public Comment
- Adjourn



BUNCOMBE COUNTY

2

# MIDDLE INCOME HOUSING STRATEGIES

James Shelton

 BUNCOMBE COUNTY

3

## MIDDLE-INCOME HOUSING STRATEGIES IMPORTANT FACTS

### Middle-Income Household:

- Household with income between 80% and 120% AMI

### Buncombe County Middle-Income Household Four Person Household:

- Household with annual income between \$64,250 and \$95,750

Other NC jurisdictions find the market is supplying affordability to middle-income households

### Funding:

- General Fund \$\$\$ unable to be used to support housing for middle-income households
- Bond \$\$\$ is able to be used to support construction of housing for middle-income households provided at least 40% of units in a project are reserved for households of low or moderate income (*NCGS § 159-48 (c)(6)*)

 BUNCOMBE COUNTY

4

## MIDDLE-INCOME HOUSING STRATEGIES

Use Available Land

Upzoning

Small Lots, Small Houses

Downpayment Assistance



BUNCOMBE COUNTY



5

## MIDDLE-INCOME HOUSING STRATEGIES

Use Available Land

- **Infill**
  - Encourage use and discourage disuse of vacant/unused lots
- **County-owned Land**
  - Selling or leasing County land with deed restrictions for extended affordability to middle-income households



BUNCOMBE COUNTY

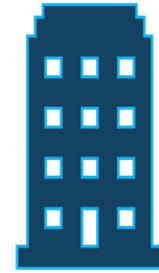


6

# MIDDLE-INCOME HOUSING STRATEGIES

## Upzoning

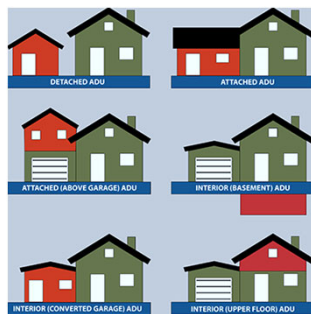
- **Zone to allow for more homes**
  - Ex: Durham changing all single-family zoning to allow duplexes
- **Build Up ↑**
  - Projects near urban center and on transit routes should maximize footprint use
- **Buncombe County's Community Oriented Development**
  - Developers can get points for "workforce" housing units
  - Ex: Villas at Avery Creek & Reflection Point



# MIDDLE-INCOME HOUSING STRATEGIES

## Small Lots, Small Houses

### Accessory Dwelling Units



### Tiny Cottages



### Townhomes



# MIDDLE-INCOME HOUSING STRATEGIES

## Downpayment Assistance

- **Partner with employers**
  - Ex: Biltmore provides a \$3 to \$1 matching program (up to \$4,500) for downpayment assistance for first-time homebuyers
- **Buncombe County cannot provide direct downpayment assistance to homebuyers, but could provide loans to partner organizations**



BUNCOMBE COUNTY

9

# MIDDLE-INCOME HOUSING STRATEGIES

Questions?



BUNCOMBE COUNTY

10

# FY 2021 AHSP CONTRACT STATUS

Matthew Cable

 **BUNCOMBE COUNTY**

11

## FY 2021 AHSP Contract Status

FY 2021 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
Jasper Homestead LLC Multifamily Development	84	\$961,628	0	\$106,848	10%
Eblen Charities Tenant Based Rental Assistance	104	\$156,000	222	\$0	0%
Eliada Homes Tenant Based Rental Assistance	7	\$10,500	7	\$0	0%
Habitat for Humanity Emergency Repair	52	\$288,449	70	\$0	0%
Mountain Housing Opportunities Emergency Repair	40	\$300,000	49	\$0	0%
Eliada New Start Homeless Services Building Design	42	\$21,000	0	\$4,000	16%
CIMA PODER New Start Home Repair	20	\$25,000	16	\$0	0%
On Track Education Program	592	\$25,000	526	\$0	0%
<b>Total</b>	<b>941</b>	<b>\$1,787,127</b>	<b>890</b>	<b>\$110,848</b>	<b>48%</b>

 **BUNCOMBE COUNTY**

12

# FY 2022 AHSP CONTRACT STATUS & EXTENSION

Matthew Cable



**BUNCOMBE COUNTY**

13

## FY 2022 AHSP Contract Status & Extension

FY 2022 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
Habitat for Humanity Construction Loan to DPA Glen Bridge*	29	\$450,000	0	\$0	0%
Eblen Charities Tenant Based Rental Assistance	67	\$39,440	85	\$60,560	61%
Eliada Homes Tenant Based Rental Assistance	7	\$200	1	\$13,300	99%
ARC of Buncombe County Tenant Based Rental Assistance	15	\$0	0	\$25,000	100%
Habitat for Humanity Emergency Repair	37	\$67,042	11	\$138,583	67%
Mountain Housing Opportunities Emergency Repair	27	\$80,633	10	\$122,310	60%
ABCLT Real Estate Project Program Management New Start	2	\$0	0	\$25,000	100%
OnTrack Expanding Homeownership Possibilities Program New Start	365	\$18,698	491	\$6,302	25%
Ferry Road Predevelopment Services (DFI)*	0	\$0	0	\$137,400	100%
Affordable Housing Feasibility Study (DFI)*	0	\$0	0	\$83,500	100%
<b>Total</b>	<b>549</b>	<b>\$656,012</b>	<b>598</b>	<b>\$611,956</b>	<b>71%</b>



**BUNCOMBE COUNTY**

14

# HOMEOWNERSHIP OPPORTUNITY

Sybil Tate

## NEXT STEPS FOR REMAINDER OF 2022

Meeting Date	Update, Discussion, & Actionable Items
August 2	<b>Updates:</b> DHHS; Affordable Housing Dashboard; Affordable Housing Feasibility Study
September 6	<b>Updates:</b> Affordable Housing Mapping; Coronavirus Relief Funds Emergency Repair Award Implementation; CDBG Neighborhood Revitalization Grant Application; NCHFA LIHTC Awards <b>Discussion:</b> FY 2024 AHSP Revisions
October 4	<b>Updates:</b> FY 2022 Contract Status; Affordable Housing Website <b>Discussion:</b> FY 2024 AHSP Revisions
November 1	<b>Discussion:</b> FY 2024 AHSP Revisions <b>Actionable Item:</b> Recommend FY 2024 AHSP for Adoption by Full Board of Commissioners
December 6	<b>Updates:</b> FY 2022 Contract Status; 2030 Affordable Housing Goals Advancement <b>Discussion:</b> Affordable Housing Committee Bylaws



# ANNOUNCEMENTS



## Community Development Welcomes New Staff

Nancy Williams, Community Development Program Manager  
Jake Ekberg, Community Development Grants Manager



# PUBLIC COMMENT



## ADJOURN

