



AFFORDABLE HOUSING SERVICES PROGRAM (AHSP)

AHSP STATUS UPDATE

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

COMPLETE

The applicant (Asheville Area Habitat for Humanity (AAHH)) was awarded a \$240,000 allocation (\$184,800 construction loan allocation and \$79,200 downpayment assistance loan allocation) to support site preparation and infrastructure improvements for a project to ultimately contain 98 residential units. The project is known as Old Haywood (now New Heights).

The applicant drew down \$88,858.25 (FY 2019) and \$151,141.75 (FY 2020) for infrastructure improvements.

AAHH documented infrastructure improvements totaled \$341,218 which included: mobilization (\$42,000), demolition of existing utilities (\$17,000), clearing and grubbing (\$75,948), strip and respreads topsoil (\$5,000), site/road grading (\$89,000), HDPE (\$15,637), French drains (\$13,905), curb/drop inlets (\$9,300), outlet control structures (\$2,200), headwalls (\$2,460), reinforced stabilized outlets (\$720), temporary diversion swells (\$6,900), permanent swales (\$3,788), silt fencing (\$19,035), sediment basins (\$30,400), inlet protection (\$1,375), construction entrance (\$3,250), and slope drain (\$3,300). AAHH incurred and reported \$324,157.10 of those costs as \$17,060.90 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).

Upon receipt of documentation of expenditures by AAHH, Buncombe County issued payment up to the maximum value of the allocated construction loan (\$160,800) and payment up to the maximum value of the allocated down payment assistance loan (\$79,200).

The applicant (Beaucatcher Commons, LLC) was awarded but rescinded its \$125,000 allocation.

**Emergency Repair
Program (Grant)**

COMPLETE

The applicant (Mountain Housing Opportunities (MHO)) was awarded \$263,145 to provide emergency repairs to a minimum of 48 units.

The applicant drew down \$108,435.53 (FY 2019) to repair 21 units and \$154,709.47 (FY 2020) to repair 29 units. A total of 50 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 (\$263,145).

**Buncombe County
Employee Housing
Assistance
Program (Loan)**

COMPLETE

Buncombe County allocated \$10,000 to the program in FY 2019. Buncombe County expended \$10,000 in FY 2021 for the program. A balance of \$0 remains for FY 2021.

FINAL INVESTMENT: \$513,145

FINAL IMPACT: 75 Units/Households

24 Units Constructed

50 Emergency Repairs Performed

1 Buncombe County Employee Receives Assistance Loan