



AFFORDABLE HOUSING COMMITTEE

Presented by

Matthew Cable

Sybil Tate



BUNCOMBE COUNTY

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AGENDA

- ✓ Call to Order & Welcome
- ✓ New Business
 - Review AHC Calendar – Matthew Cable (5 minutes)
 - McKinney-Vento Presentation – Jessica Supik (ACS) & Shannon Boyd (BCS) (20 minutes)
 - Homelessness Follow Up Questions – Sybil Tate (5 minutes)
 - Voucher Data Presentation – Sybil Tate (10 minutes)
 - Affordable Housing Goals and Policies – Chairman Newman (20 minutes)
- ✓ Next Steps
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



BUNCOMBE COUNTY

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REVIEW OF AHC CALENDAR

AHC Meeting Date	Discussion Topic / Event
February 1	Comprehensive Plan Presentation and Committee Poll Exercise; What are other Counties Doing Regarding Homelessness?; Goal Setting Surrounding Homelessness
<i>Feb 11</i>	FY23 Affordable Housing Services Program (AHSP) Applications Due
February 15	FY 2021 and 2022 Program Update; Goal Setting Surrounding Homelessness
March 1	Review of AHSP Applications
March 15	Review of AHSP Applications
April 5	Review of AHSP Applications
April 19	AHSP Recommendations Finalized

Future Items: Bylaws; Recipient presentations



McKinney-Vento Program Overview

Presented By:

Shannon Boyd
Buncombe County Schools

Jessica Supik
Asheville City Schools

Overview

- Definition of McKinney-Vento
- Definition of Unaccompanied Homeless Youth (UHY)
- Educational Rights of McKinney-Vento students
- Number of Identified McKinney-Vento students
- Demographics of McKinney-Vento students
- Funding Sources
- Services provided to McKinney-Vento students/families

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McKinney-Vento Act:

Federal law designed to increase the school enrollment, attendance, and success of children and youth who are experiencing homelessness.



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McKinney-Vento Definition

The term “homeless children and youths” means individuals who lack **fixed**, **adequate**, and **nighttime** residence.

Fixed

A residence that is stationary, permanent, and not subject to change

Regular

A residence that is used on a regular basis, i.e. nightly

Adequate

A residence that is sufficient for meeting both the physical and psychological needs of a home environment.

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Definition continued....

- “Doubled-up” – Living with another family due to loss of housing or economic hardship (Currently seeing "Tripled-Up" situations)
- Motels, Hotels, Campgrounds
- Emergency or Transitional Shelters
- Cars, Parks, Public spaces, Abandoned buildings, Substandard housing, Bus or Train stations, or Similar settings
- Migratory Youth living in above circumstances
- Human Trafficking
- Unaccompanied Youth living in above circumstances

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Unaccompanied Homeless Youth

An unaccompanied homeless youth (UHY) is any student not living in the physical custody of a parent or legal guardian and meets the criteria for McKinney-Vento based on the living situation.

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Unaccompanied Homeless Youth “On Their Own”

- Family conflict or crisis
- Parental incarceration, substance abuse, illness, death, etc.
- Foster care issues: aging out of the foster care system; running away from a foster care placement
- Family homelessness
- Being asked to leave the home
- Choosing to leave home on their own
- Abandoned by family

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McKinney-Vento Educational Rights

- Receive free, appropriate public education
- Be enrolled in school immediately, even if lacking documents normally required for enrollment
- Be enrolled in school and attend classes while the school gathers necessary documentation
- Receive transportation to and from the school of origin, if requested
- Continue attending their school of origin (the school in which they were last enrolled), if that is their preference and it is in the best interest of the student
- Receive educational services comparable to those provided to all other students, according to the student's needs

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Number of Identified McKinney-Vento Students

School System	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022*
Asheville City	192	212	164	155	148
Buncombe County	647	636	581	544	355

Unaccompanied Homeless Youth

School System	2019-2020	2020-2021	2021-2022*
Asheville City	25	29	16
Buncombe County	90	75	42

* As of January 10, 2022

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Demographics of McKinney-Vento Students

Asheville City Schools

	19-20	20-21	21-22*
Prek-5	93	70	75
Middle (6-8)	36	49	34
High (9-12)	36	36	32
Birth - 5	0	2	7

Buncombe County Schools

	19-20	20-21	21-22*
K-6	260	260	159
Middle (7-8)	100	87	41
High (9-13)	182	172	116
Birth - 5	39	25	39

* As of January 10, 2022

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Demographics of McKinney-Vento Students

Asheville City Schools

	19-20	20-21	21-22*
Doubled-UP	136	128	135
Hotel/Motel	3	17	8
Shelter	24	12	3
Unsheltered	2	0	2

Buncombe County Schools

	19-20	20-21	21-22*
Doubled-UP	482	393	229
Hotel/Motel	41	60	34
Shelter	25	36	13
Unsheltered	33	30	40

* As of January 10, 2022

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Demographics of McKinney-Vento Students

Asheville City Schools

	19-20	20-21	21-22*
BIPOC	142	143	125
% of Total	87%	92%	84%

Buncombe County Schools

	19-20	20-21	21-22*
BIPOC	-	237	158
% of Total	-	46%	50%

* As of January 10, 2022

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Available Funding for McKinney-Vento Students

School System	Federal Funding	Non-Federal Funding
Asheville City	<ul style="list-style-type: none"> Subgrant: \$30,000 per school year ARP PRC 183/184 (Until Sept. 2024): \$111,738 	<ul style="list-style-type: none"> Dogwood Health: \$30,000
Buncombe County	<ul style="list-style-type: none"> Subgrant: \$45,000 per school year ARP PRC 183/184 (Until Sept. 2024): \$304,232 	<ul style="list-style-type: none"> Dogwood Health: \$100,000 Buncombe County Strategic Partnership Grant: \$15,000 Wells Fargo: \$10,000 Parsec Financial: \$10,000

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Services Provided with McKinney-Vento Federal Funding

Funds are allocated to remove barriers associated with homelessness:

- Transportation
- School Materials
- Tutors/Case Managers
- Caps/Gowns
- Bus Passes
- Field Trips
- Professional Development

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Other Services Provided

- Buncombe County Schools Resource Center
- Food boxes, clothing, diapers, hygiene, laundry detergent, furniture, bedding, etc.
- Assist with finding financial assistance for rent, deposits, utilities, etc.
- MOU with Housing Authority of Asheville
- Collaborate with local organizations and agencies
- Conduct professional development
- Link students/families to services based on needs (food stamps, mental health services, birth certificates, federal documents, etc.)

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Family of 6 (Students ages: 10, 9, 5, & 4) have been staying in a one bedroom hotel since July 2020. Completed application for Asheville Housing and was placed on priority list. Due to past evictions and landlord history, application was denied. MV Liaison assisted with an appeal request and finding funds to pay off past housing debts. Family was approved for a 4 bedroom apartment with housing in November 2021. Family is still residing at hotel which waiting for an available unit.

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Student moved from Guatemala to obtain an education and financially provide for his family. He has been living in the United States for 2 years on his own. Student has financially taken care of himself since arriving. Student has obtained his own apartment. Student is 20 and will graduate in May 2022. Student continues to financially assist his family who are still in Guatemala.

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Student was living with her mom and paying for rent and groceries. During the pandemic, student started to struggle with making these payments. Her mom stated that she needed to buy groceries or find her own place. Student began "couch surfing" from friends to friends place. Eventually, her supervisor from work took student in and provided a safe space for her to live.

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Questions/Discussion

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Contact Information

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HOMELESSNESS FOLLOW UP QUESTIONS

Presented by
Sybil Tate



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FOLLOW-UP QUESTIONS

1. What is the screening process for voucher holders who rent tax credit project units? Why are they denied?
 - ANSWER: Data from an affordable housing provider shows that criminal history is the primary reason for denial.
2. Where do those who do not pass the screening process go?
 - ANSWER: They are referred to other housing opportunities.
3. How many individuals are in Rapid-Rehousing?
 - ANSWER: 178 individuals using a rental assistance program in privately-owned units
4. How many units for Permanent Supportive Housing?
 - ANSWER: 581 units of Permanent Supportive Housing; 185 planned for 2023 (Homeward Bound (85); Step Up (100 (50 chronic / 50 veterans)))

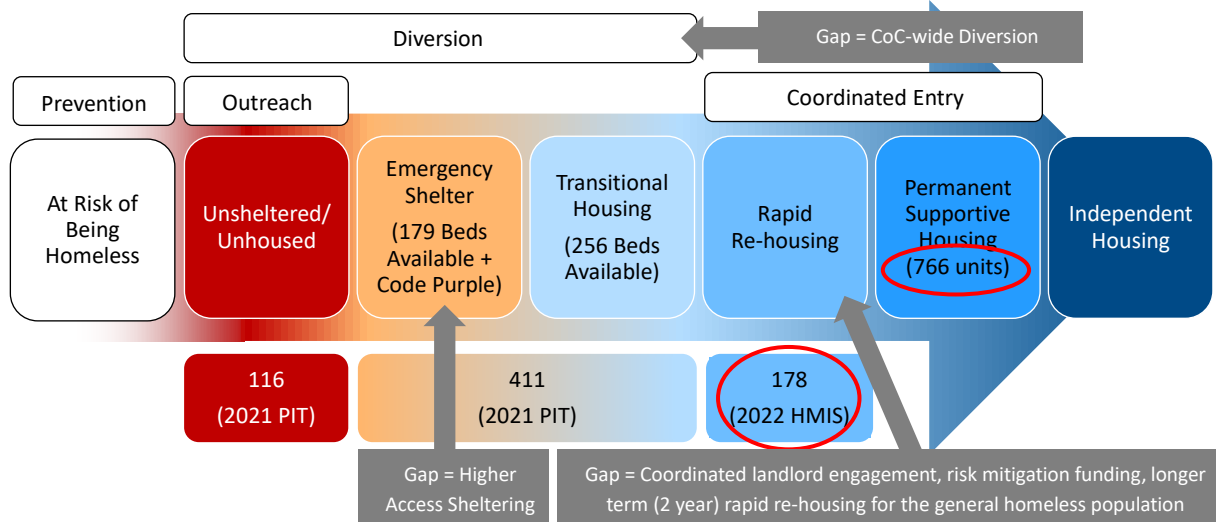
Chronic Homelessness

Point in Time	2018	2019	2020	2021
Chronic	82	123	110	154
% of Total	15%	21%	20%	29%
Sheltered	61	83	-	-
Unsheltered	21	40	-	-

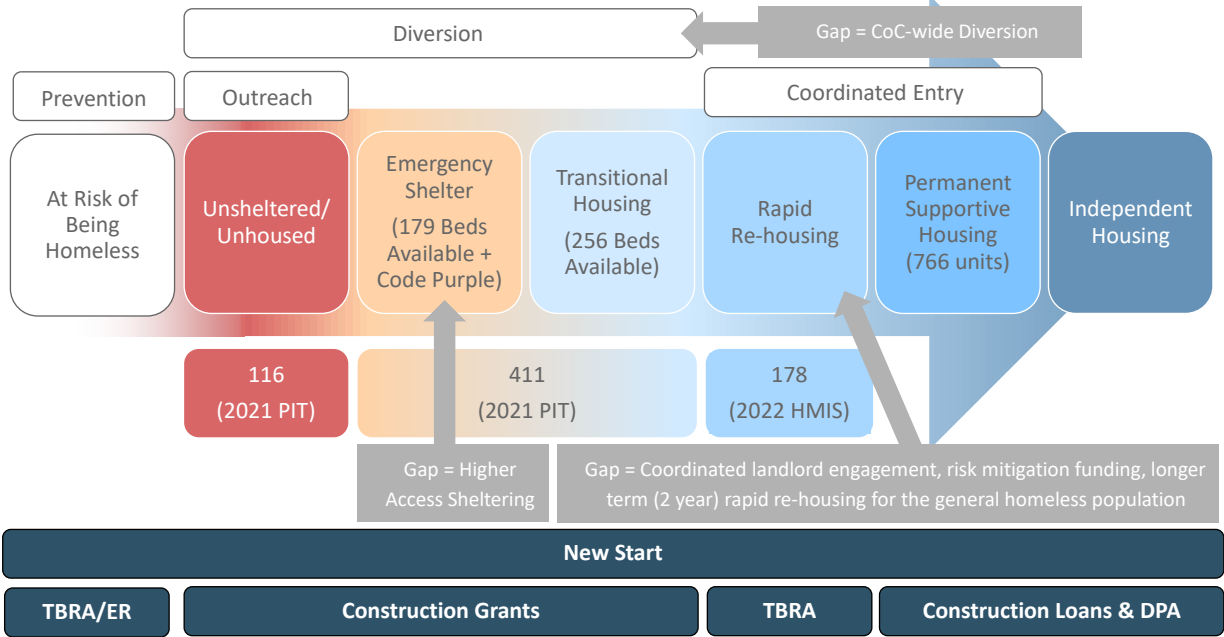
Permanent Supportive Units

Permanent Supportive Units	# of Units
Existing Units	581
Planned Units – Chronic (Homeward Bound/Step Up)	135
Planned Units – Veterans (Step Up)	50
Total	766

UPDATED HOMELESS SYSTEM SUPPORT FRAMEWORK



HOW CAN THE AHSP IMPACT THE SYSTEM?



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VOUCHER DATA REVIEW

Presented by
Sybil Tate



VOUCHER USAGE BARRIERS

1. Low Monthly Payments – Federal process for increasing is underway
2. Housing Discrimination – State manages Fair Housing regulations
3. Lack of Units

How many vouchers are available?

How many vouchers are not able to be used due to a lack of units?

How many people are on the waitlist for a voucher?

What is the total need for vouchers (serving <50% AMI)?



LACK OF UNITS: VOUCHER AUTHORIZATION

Federal Govt. authorizes 3,414 vouchers

Voucher Type	# Authorized*	Other Voucher Set Asides	# Authorized
Public Housing Voucher Program	1,525	Veteran	341
Tenant-Based Voucher Program	1,369	Non-elderly Disabled	75
Total	2,894	Emergency	47
		Mainstream Disabled	37
		Individual with Disabilities	20
		Total	520

**The number of Public Housing and Tenant-Based Vouchers authorized has not changed significantly in many years.*



LACK OF UNITS: VOUCHER USE

Voucher Type	# Vouchers		
	Authorized	Used	Unused
Public Housing Voucher Program	1,525	1,525 ^A	0
Tenant Based Voucher Program	1,369	969	400 ^B
Total	2,894	2,494	400

^A Actual is slightly less due to turnover (ie. households moving in/out)

^B Most of these households are currently receiving public housing vouchers; takes approximately 3-6 months to find housing



LACK OF UNITS: VOUCHER WAITLISTS

Public Housing Waitlist = 819 units ↔ **Public Housing Need at any Given Time = 410 units**

- 9% on Waitlist are disabled
- 71% are Individuals

Tenant-based Waitlist = 2,248 units ↔ **Tenant-based Need at any Given Time = 1,124 units**

- 2% on the waitlist are disabled
- 68% are individuals
- 10-20% (estimate) on the waitlist are homeless

Waitlists Total = 3,067 households* ↔ **Need at any Given Time from Waitlist = 1,534***

Approximately half of waitlist have found other housing when a voucher becomes available



KEY TAKEAWAYS

1. Unused Tenant Based Vouchers program need= 400 Units
2. Unused Voucher Tenant Based Voucher program and Waitlist = 1,934 Units
3. **1,500 Rental Unit Goal = Impact to Tenant Based Voucher Rental Need**
4. **Long-term Voucher Accepting Units vs. Individual Landlords: Pros/Cons**
 - Tax credit projects guarantee long-term, stable affordability
 - Households prefer tenant-based rental program (individual landlords)
 - Research shows diversifying incomes in neighborhoods has benefits for voucher-holding households



GOALS

“Buncombe County will impact 2,800 affordable housing units by 2030.”

- 1,500 rental units for households at ≤ 80% AMI
 - average at ≤ 60% AMI across all households
 - 1,200 units funded with tax credit program
- 400 ownership units for households at ≤ 80% AMI
- 500 repair units for households at ≤ 80% AMI
- 400 ownership or rental units for households at > 80% to ≤ 120% AMI

Rental unit need captures 1) those on the voucher waitlists (1534) and 2) those with unused vouchers (400).

↓

Income	Category of Need	Unit Need
<30% AMI	Rental	1,124
30%-50% AMI	Rental	1,044
51%-80% AMI	Rental	1,030
<80% AMI	Ownership	845
<80% AMI	Repair	445
80-120% AMI	Rental	904
80-120% AMI	Ownership	2,673

Does the Subcommittee want a separate goal for vouchers? ie. Buncombe County will support activities that encourage 100% of tenant based vouchers to be

Income	Category of Need	Unit Need
<50% AMI	Unused Vouchers	400





AFFORDABLE HOUSING GOALS AND POLICIES

Presented by
Chairman Newman



NEXT STEPS

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ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN

