



# AFFORDABLE HOUSING SUBCOMMITTEE

Presented by

Matthew Cable

James Shelton

February 15, 2022



BUNCOMBE COUNTY

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## AGENDA

- ✓ Call to Order & Welcome
- ✓ New Business
  - FY 2021 and 2022 Program Update – Matthew Cable (10 minutes)
  - Homelessness Presentation Follow Up – James Shelton/Matthew Cable (10 minutes)
  - Homelessness Goal Setting – Matthew Cable (10 minutes)
- ✓ Next Steps
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



BUNCOMBE COUNTY

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# FY 2021 & 2022 AHSP UPDATES

Matthew Cable



# FY 2021 AHSP UPDATES



## FY 2021 AHSP UPDATES

FY 2021 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
<b>Jasper Homestead LLC Multifamily Development</b>	<b>84</b>	<b>\$961,628</b>	<b>0</b>	<b>\$106,848</b>	<b>10%</b>
Eblen Charities Tenant Based Rental Assistance	104	\$156,000	222	\$0	0%
Eliada Homes Tenant Based Rental Assistance	7	\$10,050	7	\$0	0%
<b>Habitat for Humanity Emergency Repair</b>	<b>52</b>	<b>\$271,656</b>	<b>66</b>	<b>\$16,793</b>	<b>6%</b>
Mountain Housing Opportunities Emergency Repair	40	\$300,000	47	\$0	0%
<b>Eliada New Start Homeless Services Building Design</b>	<b>42</b>	<b>\$21,000</b>	<b>0</b>	<b>\$4,000</b>	<b>16%</b>
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>\$1,770,334</b>	<b>884</b>	<b>\$127,641</b>	<b>7%</b>

## JASPER APARTMENTS: 84 RENTAL UNITS



# FY 2022 AHSP UPDATES


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## FY 2022 AHSP UPDATES

FY 2022 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
AAHH Glenn Bridge Downpayment Assistance	29	\$231,178	0	\$218,822	49%
VOA Laurel Wood Multifamily Development*	104	\$0	0	\$800,000	100%
Eblen Charities Tenant Based Rental Assistance	67	\$0	0	\$100,000	100%
Eliada Homes Tenant Based Rental Assistance	7	\$200	1	\$13,300	99%
The ARC of BC Tenant Based Rental Assistance	15	\$0	0	\$25,000	100%
Habitat for Humanity Emergency Repair	37	\$0	0	\$205,625	100%
Mountain Housing Opportunities Emergency Repair	27	\$0	0	\$202,943	100%
Asheville-Buncombe Community Land Trust New Start	2	\$0	0	\$25,000	100%
On Track New Start	365	\$0	0	\$25,000	100%
<b>Total</b>	<b>653</b>	<b>\$231,378</b>	<b>1</b>	<b>\$1,615,690</b>	<b>94%</b>


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## GLENN BRIDGE: 29 OWNERSHIP UNITS

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## CHECK AGAINST DRAFT UNIT GOALS

FY 2022 to FY 2023 Draft Goal	Draft Goal Units	Units Delivered in FY 2022	Units to Be Delivered in FY 2022 or Future Year	Balance of Draft Goal
Rental Units for Households $\leq$ 80% AMI	1,500-1,850	-	188 Jasper (21) & Laurel Wood (22)	1,312-1,662
<i>Subcategory: Rental Units Using LIHTC</i>	<i>1,200</i>	-	<i>188</i> <i>Jasper (21) &amp; Laurel Wood (22)</i>	<i>1,012-1,362</i>
Ownership Units $\leq$ 80% AMI	400	7 New Heights (19)	54 New Heights (19) & Glenn Bridge (22)	339
Repair Units $\leq$ 80% AMI	500	90 CIMA, AAHH, & MHO (21)	65 AAHH (21); AAHH & MHO (22)	345
Ownership Units $>$ 80% AMI to $\leq$ 120% AMI	400	-	-	400
<b>Total</b>	<b>2,800-3,150</b>	<b>97</b>	<b>307</b>	<b>2,396 -2,746</b>

Note: This does not include non-AHSP funds (FRF funds) but will include those funds for measurement against draft goals when complete allocations are determined.

**BUNCOMBE COUNTY**

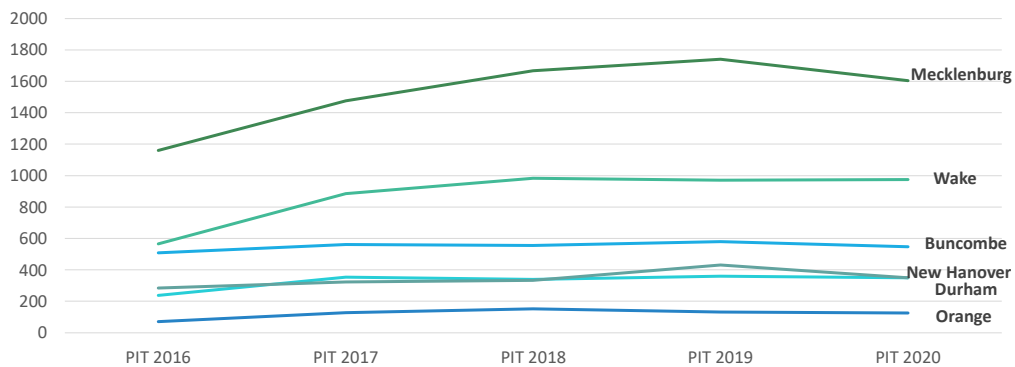
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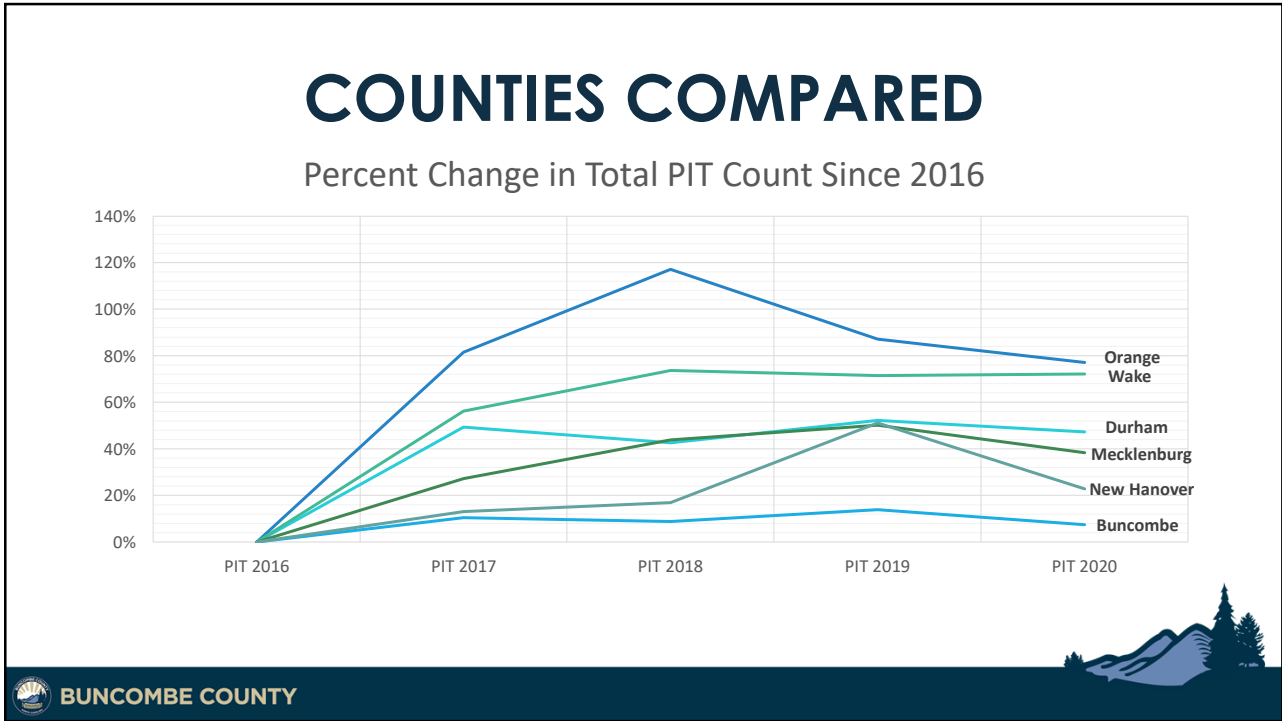
# HOMELESSNESS PRESENTATION FOLLOW UP

James Shelton  
Matthew Cable

## COUNTIES COMPARED

PIT Count Totals 2016 - 2020





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## COUNTIES COMPARED

### 2020 PIT Count Population

County	2020 PIT Count	PIT Count Population Rank
Orange	124	1
Durham	349	2
New Hanover	350	3
<b>Buncombe</b>	<b>547</b>	<b>4</b>
Wake	974	5
Mecklenburg	1604	6

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# COUNTIES COMPARED

## Transitional Housing

County	2020 PIT Count	Transitional Housing Population	Transitional Housing Population Rank	% of PIT Count in Transitional Housing	% of PIT Count in Transitional Housing Rank
Buncombe	547	236	2	43.14%	1
Orange	124	48	5	38.71%	2
Wake	974	216	3	22.18%	3
New Hanover	350	63	4	18.00%	4
Mecklenburg	1604	282	1	17.58%	5
Durham	349	33	6	9.46%	6

Note: Transitional Housing is the most stable housing option of those reflected in the PIT Count. Buncombe has a higher percentage of its PIT Count population in transitional housing compared to other counties and the second highest overall population in transitional housing compared to other counties.

# COUNTIES COMPARED

## Emergency Sheltering

County	2020 PIT Count	Emergency Shelter Population	Emergency Shelter Population Rank	% of PIT Count in Emergency Shelter	% of PIT Count in Emergency Shelter Rank
Buncombe	547	246	3	44.97%	6
Orange	124	57	6	45.97%	5
New Hanover	350	168	5	48.00%	4
Wake	974	526	2	54.00%	3
Durham	349	239	4	68.48%	2
Mecklenburg	1604	1108	1	69.08%	1

Note: Emergency Sheltering, while not as stable as Transitional Housing, prevents unsheltered situation. Buncombe has the lowest percentage of its PIT Count in an Emergency Shelter compared to other counties and with the third highest overall population in Emergency Shelter.



# COUNTIES COMPARED

## Unsheltered Situation

County	2020 PIT Count	Unsheltered Population	Unsheltered Population Rank	% of PIT Count Unsheltered	% of PIT Count Unsheltered Rank
Buncombe	547	65	5	11.88%	6
Mecklenburg	1604	214	2	13.34%	5
Orange	124	19	6	15.32%	4
Durham	349	77	4	22.06%	3
Wake	974	232	1	23.82%	2
New Hanover	350	119	3	34.00%	1

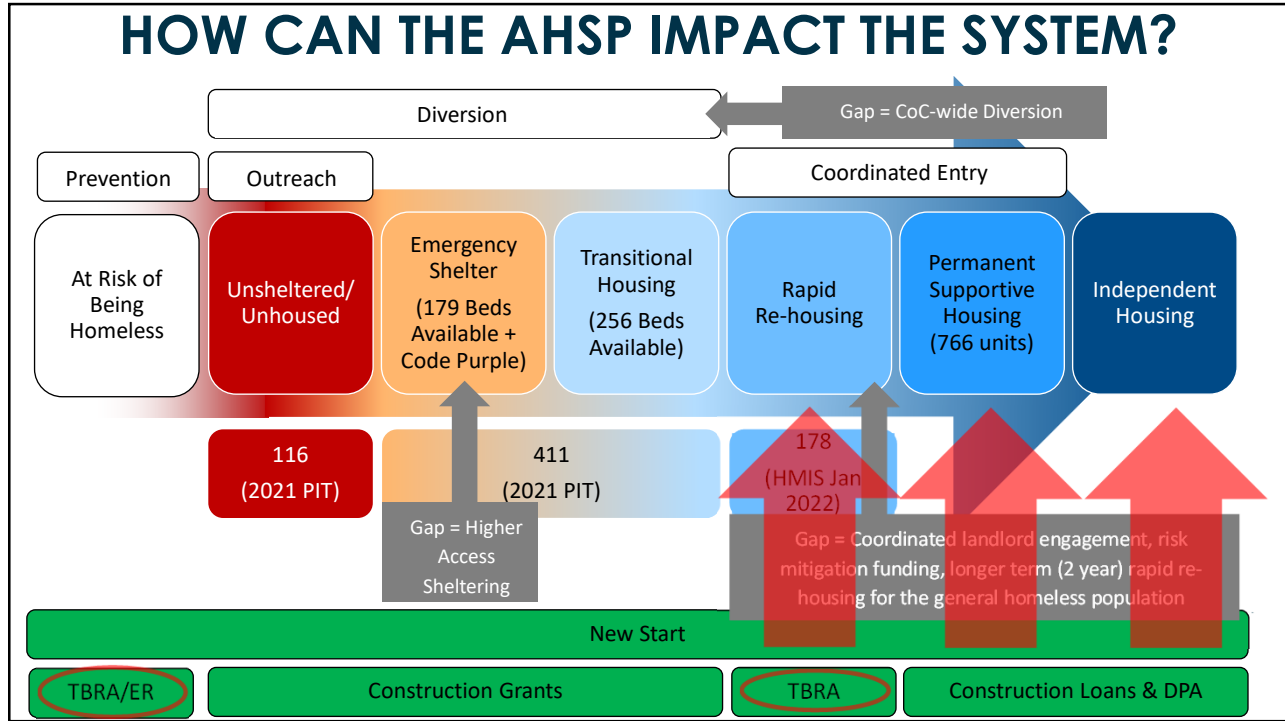
Note: Unsheltered Situation represents an inability to shelter/house the homeless population. Buncombe has the lowest percentage of its PIT Count Unsheltered and the second lowest overall population in Unsheltered Situation.



# HOMELESSNESS GOAL SETTING

Matthew Cable





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## HOMELESSNESS GAPS/SOLUTIONS

GAP	SOLUTIONS
Lack of Units	Support development of additional: (1) Affordable Housing units (2) Permanent Supportive Housing units
Lack of Long-term Funding for Rapid-Rehousing	(1) Update AHSP to allow for longer support: Current TBRA Program $\leq$ 3 months Best Practice = 2 years
Lack of Units Accepting Vouchers	(1) Require Recipients of AHSP Construction Loans to accept vouchers (2) Encourage New Start Applications for Landlord Participation Programming

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# DRAFT AFFORDABLE HOUSING GOALS

“Buncombe County will impact 2,800-3,150 affordable housing units by 2030.”

- 1,500-1,850 rental units for households at  $\leq$  80% AMI
  - average at  $\leq$  60% AMI across all households
  - 1,200 units should leverage the LIHTC program
  - **X units at  $\leq$ 30% AMI should be supported (anticipated at \$85,000 per unit gap / ongoing costs)**
- 400 ownership units for households at  $\leq$  80% AMI
- 500 repair units for households at  $\leq$  80% AMI
- 400 ownership or rental units for households at  $>$  80% to  $\leq$  120% AMI

Category	Rental Need
<30% AMI	1,124
30%-50% AMI	1,044
51%-80% AMI	1,030
<b>Total</b>	<b>3,198</b>

Category	Ownership Need
<80% AMI	845

Category	Repair Need
<80% AMI	445

Category	80-120% Need
80-120% AMI Rental	904
80-120% AMI Ownership	2,673
<b>Total</b>	<b>3,577</b>

# GOAL SETTING CONSIDERATION

Option/Example	# of units	Est. Gap Cost	Average AMI of Rental Units if Balance of Units were Developer for at 80% AMI
A	100	\$8.5M	76.67%
B	200	\$17.0M	73.33%
C	527	\$44.8M	62.43%

# DRAFT AFFORDABLE HOUSING GOALS

**“Buncombe County will support activities that achieve functional zero homelessness”**

Category	2021 PIT
Unsheltered	116
Emergency Shelter/Transitional Housing	411
<b>Total</b>	<b>527</b>

Functional Zero: Benchmark where individuals are homeless for < 90 days



# NEXT STEPS

AHC Meeting Date	Discussion Topic / Event
March 1	Review of AHSP Applications
March 15	Review of AHSP Applications (To Be Rescheduled)
April 5	Review of AHSP Applications
April 19	AHSP Recommendations Finalized

Future Items: Bylaws; Recipient presentations



# FY 2023 AHSP PROPOSED RFP SCHEDULE



# FY 2023 AHSP PROPOSED RFP SCHEDULE

December 13, 2021 Request for Project Proposals

February 11, 2022 Applications Due

March/April 2022 AHC Review of Applications

April 30, 2022 AHC Recommendations Due to Budget

May/June 2022 Budget Message, Hearing & Adoption



**ANNOUNCEMENTS**



**PUBLIC COMMENT**



**ADJOURN**



**BUNCOMBE COUNTY**