



AFFORDABLE HOUSING COMMITTEE

Presented by

Donna Cottrell

Community Development Division



BUNCOMBE COUNTY



AGENDA

- ✓ Call to Order & Welcome
- ✓ Approval of Minutes
 - December 3, 2019
- ✓ Old Business
- ✓ New Business
 - Review of Select Affordable Housing Services Program Components: Tenant-Based Rental Assistance, Buncombe County Permit Fee Rebate Program, and Buncombe County Employee Housing Assistance Program
- ✓ Next Steps
 - January 21, FY 2021 Affordable Housing Services Program Budget Discussion
 - February 4, Affordable Housing Committee Retreat
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



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PUBLIC COMMENT

Public Comment will be taken at the end of the meeting



Please Sign-in now on the Sign-In Sheet if you wish to make public comment



BUNCOMBE COUNTY



AFFORDABLE HOUSING SERVICES PROGRAM ACTIVITIES

- Construction of new affordable single-family or multifamily housing for sale/rent
- Conversion of existing non-residential structure(s) for affordable single-family or multifamily housing for sale/rent
- Emergency repair of single-family units for income eligible clients
- Downpayment assistance for income eligible homebuyers
- **Tenant-based rental assistance**
- **Buncombe County permit fee rebate program**
- **Buncombe County employee housing assistance program**



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TENANT-BASED RENTAL ASSISTANCE

- Eligible Applicants: Private incorporated non-profit agencies with IRS 501(c)(3) or similar designation; or public non-profit agencies. The applicant must specialize in working with homeless families or those at risk of homelessness and must provide housing stabilization services and after placement follow up for clients.
- Maximum Assistance: \$1,500 per household
- Uses: Security and utility deposits, moving expenses, and first month's rent



TENANT-BASED RENTAL ASSISTANCE

- AHSP Allocations to Date: \$223,835
- AHSP Actual Expenditures to Date: \$191,595
- AHSP Allocations Remaining: \$32,240
- Tenant Households Assisted to Date: 287
- Average Per Tenant Assistance: \$668

TENANT-BASED RENTAL ASSISTANCE

Who Benefits:

- Adults needing rent and water assistance when home contains no minor children
- Adults needing utilities assistance in months Crisis Intervention (CIP) funding not available

Options for FY 2021:

1. Continue program with no changes and provide funding through AHSP process
2. Transfer the program to Health and Human Services to administer as additional assistance beyond their base federal programs to continue serving adults with no minor children in the home
3. Sunset the program and strengthen the emphasis on creation of units in the AHSP



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BC PERMIT FEE REBATE PROGRAM

- Eligible Applicants: Entity purchasing permits (building, well and septic) for units constructed and rented affordably to homebuyers/tenants at or below 80% of Area Median Income (AMI)
- Maximum Assistance: 50% of permit cost
- Uses: Permit costs associated with units constructed:
 - For sale that meet state building code and are sold for the purchase price limit or less to income eligible homebuyers;
 - For rent and developed with assistance from a state or federal program requiring the units remain affordable for income eligible tenants; or
 - For rent and not assisted with state or federal funds binding the project to the affordability period if deed restrictions are imposed to keep the property rented at an affordable rate for a minimum of five (5) years.



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BC PERMIT FEE REBATE PROGRAM

- AHSP Allocations to Date: \$71,350
- AHSP Reallocation (November 2019): -\$18,835
- AHSP Actual Expenditures to Date: \$52,515
- AHSP Allocations Remaining: \$0

- Permit Fee Rebates Issued to Date: 197
- Average Per Permit Rebate: \$267



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BC PERMIT FEE REBATE PROGRAM

Who Benefits:

- Developers who create affordable units

Options for FY 2021:

1. Continue program with no changes and provide funding through AHSP process
2. Transfer the program to Permits and Inspections and modify the program to operate as a permit fee discount provided at the time of application
3. Sunset the program; the rebates offered have historically only been requested from developers already engaged in creating affordable units



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BC EMPLOYEE HOUSING ASSISTANCE PROGRAM

- Eligible Applicants: Permanent full-time employees and part-time employees employed by Buncombe County for at least one year with a household income at or below 100% of AMI (based on family size) for a home the employee does or will occupy where the home is located or will be located in Buncombe County.
- Maximum Loan Amount: \$10,000 per employee
- Uses: Downpayment assistance, home rehabilitation, and new construction
- Form: Loan secured by a Note and Deed of Trust placed on property being assisted
- Term: Five (5) years
- Interest Rate: Fully amortizing at an interest rate of 2%
- Repayment: Payroll deduction



BC EMPLOYEE HOUSING ASSISTANCE PROGRAM

- AHSP Allocations to Date: \$180,617
- AHSP Actual Expenditures to Date: \$144,823
- AHSP Allocations Remaining: \$35,794

- Employees Assisted to Date: 17
- Average Assistance Per Employee: \$8,519

BC EMPLOYEE HOUSING ASSISTANCE PROGRAM

Who Benefits:

- Buncombe County employees whose households are at or below 100% of AMI

Options for FY 2021:

1. Continue program with no changes and provide funding through AHSP process
2. Modify the program: expand eligible applicant pool (ex: 120% of AMI), increase loan limit (ex: \$15,000), reduce interest rate (ex: 0%), increase repayment period (ex: 7 years), etc.
3. Transfer the program to Human Resources as an employee benefit
4. Sunset the program



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NEXT STEPS



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN



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