



# AFFORDABLE HOUSING COMMITTEE

Presented by

Matthew Cable

Community Development Division



## AGENDA

- ✓ Call to Order & Welcome
- ✓ New Business
  - Review of FY 2021 Affordable Housing Services Program Budget
  - Consider FY 2021 Buncombe County Manufactured Home Removal Program Funding Needs
  - Consider Employee Housing Assistance Program
  - Consider FY 2021 Affordable Housing Service Program Applications
- ✓ Next Steps
  - FY 2021 Affordable Housing Services Program Allocation Recommendation to the Board of Commissioners
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



# PUBLIC COMMENT

Public Comment will be taken at the end of the meeting



Please refer to the agenda for information regarding submitting comments.



BUNCOMBE COUNTY



# FY 2021 AHSP BUDGET

\$1,811,845 General Fund Transfer

\$151,113 FY 2020 Program Income

+ \$4,150 FY 2018 ASHP Permit Fee Rebate (Balance)

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\$1,967,108 Total Available Funds



BUNCOMBE COUNTY



## FY 2021 AHSP PRIORITIES

1. Construction Loans for Multifamily Developments with Units for Sale
2. Construction Loans for Multifamily Developments with Units for Rent (w/LIHTC)
3. Construction Loans for Multifamily Developments with Units for Rent (w/o LIHTC)
4. Construction Loans for Single Family Units for Sale
5. Downpayment Assistance Program Loans
6. Tenant Based Rental Assistance Program Grants
7. Construction Grant Program Grants
8. Emergency Repair Program Grants
9. New Start Program Grants



BUNCOMBE COUNTY



## FY 2021 BUNCOMBE COUNTY PROGRAMS

- Buncombe County Manufactured Home Removal Program
- Buncombe County Employee Housing Assistance Program



BUNCOMBE COUNTY



## MANUFACTURED HOME REMOVAL

- \$46,277 remain available in FY 2021
  - \$45,584 allocation from FY 2020 and
  - \$692 allocation balance from FY 2019
- Average cost per removal (FY 2015-2019): \$1,825
- Average homes removed annually (FY 2015-2019): 22
- Estimate 25 home removals supported in FY 2021 with existing allocations
  
- Consideration: No funds are requested at this time



## EMPLOYEE HOUSING ASSISTANCE PROGRAM

- No funding remains available
- NCGS suggest this program can be offered as an employee benefit not an affordable housing activity
- Employees have requested information and additional applications are anticipated
  
- Consideration: Allocate FY 2021 AHSP funding to continue the program (budget amendments and program revisions necessary)



## FY 2021 AHSP APPLICATIONS

- Received: 14
- Total Requests: \$5,375,817
- Requests Above Available Funding: \$3,408,709



BUNCOMBE COUNTY



## FY 2021 AHSP INELIGIBLE APPLICATIONS

- Haywood Street Congregation: Asheland Apartments  
\$1,500,000
- Homeward Bound: Asheville-Buncombe House  
\$1,200,000
- Homeward Bound: Scattered Site  
\$500,000



BUNCOMBE COUNTY



Priority Level: 3  
 Project Name: Asheland Apartments  
 Requested Funding: \$1,500,000

### Haywood Street Congregation: Multifamily Construction for Rent

<b>42</b> Units to Be Constructed	<b>\$35,714</b> AHSP Request Per Unit	<b>\$1.00 : \$5.22</b> Return on Investment AHSP \$ : Other \$	<b>≤80%</b> AMI Target	<b>9.09%</b> % Admin Cost
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<b>\$222,092</b> Average Cost Per Unit	<b>\$246.77</b> Average Cost per Unit Square Foot
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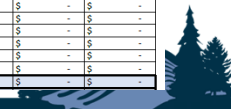


Priority Level: 3  
 Project Name: Asheland Apartments  
 Requested Funding: \$1,500,000

Project Costs (Expenditures)	Total	Description	Percent of Project Cost	Average Cost Per Unit
1 Land Acquisition	\$ 1,405,000.00		15.06%	\$ 33,452.38
2 Site Preparation	\$ 450,000.00		4.82%	\$ 10,714.29
3 Construction	\$ 5,394,735.00		57.84%	\$ 128,447.50
4 Construction Contingency	\$ 307,621.00		3.30%	\$ 7,324.31
5 Appraisal	\$ 4,500.00		0.05%	\$ 107.14
6 Survey	\$ 7,500.00		0.08%	\$ 178.57
7 Architect/Engineering	\$ 221,187.00		2.37%	\$ 5,266.36
8 Permits	\$ 115,000.00		1.23%	\$ 2,738.10
9 Taxes	\$ -		0.00%	\$ -
10 Financing Cost (Include Interest)	\$ 118,746.00		1.27%	\$ 2,827.29
11 Legal	\$ 15,000.00		0.16%	\$ 357.14
12 Marketing	\$ -		0.00%	\$ -
13 In-house Administrative Costs/Developers Fee	\$ 847,986.00		9.09%	\$ 20,190.14
14 Other (Describe)	\$ 317,114.00	Development Contingency	3.40%	\$ 7,550.33
15 Other (Describe)	\$ 98,400.00	Other Development and Third Part Costs	1.05%	\$ 2,342.86
16 Other (Describe)	\$ 25,000.00	HFE	0.27%	\$ 595.24
17 Other (Describe)	\$ -		0.00%	\$ -
18 Other (Describe)	\$ -		0.00%	\$ -
<b>Total</b>	<b>\$ 9,327,849.00</b>		<b>100.00%</b>	<b>\$ 222,091.64</b>

Funding by Source (Revenues)	Total	Description	Status	Percent of Funding	Average Funds Per Unit*	Funds Committed	Funds Applied For	Funds To Be Requested
1 AHSP Funding Request	\$ 1,500,000.00			16.08%	\$ 35,714.29	\$ -	\$ -	\$ -
2 Acquisition Loan	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
3 Construction Loan	\$ 3,000,000.00			32.16%	\$ 71,428.57	\$ -	\$ -	\$ -
4 Equity	\$ 2,427,849.00	HSCD, Deferred Development Fee, Investors		26.03%	\$ 57,805.93	\$ -	\$ -	\$ -
5 Other Loan (Describe)	\$ 2,400,000.00	City of Asheville Bond/HTF/Land Contribution		25.73%	\$ 57,142.86	\$ -	\$ -	\$ -
6 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
7 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
8 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
9 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
10 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
11 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
12 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
13 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
14 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 9,327,849.00</b>			<b>100.00%</b>	<b>\$ 222,091.64</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



Priority Level: 7  
 Project Name: Asheville Buncombe House  
 Requested Funding: \$1,200,000

### Homeward Bound: Construction Grant

<b>80</b> Units to Be Constructed	<b>\$15,000</b> AHSP Request Per Unit	<b>\$1.00 : \$8.17</b> Return on Investment AHSP \$ : Other \$	<b>≤30%</b> AMI Target	<b>?</b> % Admin Cost
<b>\$137,500</b> Average Cost Per Unit		<b>?</b> Average Cost per Unit Square Foot		



Priority Level: 7  
 Project Name: Asheville Buncombe House  
 Requested Funding: \$1,200,000

Number of Units to Be Constructed:	80	Difference Between Project Costs (Expenditures) and Funding by Source (Revenues):	\$ -	Must be ≥\$0.00			
Project Costs (Expenditures)	Total	Description	Percent of Project Cost	Average Cost Per Unit			
1 Land Acquisition	\$ -		0.00%	\$ -			
2 Site Preparation	\$ -		0.00%	\$ -			
3 Construction	\$ -		0.00%	\$ -			
4 Construction Contingency	\$ -		0.00%	\$ -			
5 Appraisal	\$ -		0.00%	\$ -			
6 Survey	\$ -		0.00%	\$ -			
7 Architect/Engineering	\$ -		0.00%	\$ -			
8 Permits	\$ -		0.00%	\$ -			
9 Taxes	\$ -		0.00%	\$ -			
10 Financing Cost (Include Interest)	\$ -		0.00%	\$ -			
11 Legal	\$ -		0.00%	\$ -			
12 Marketing	\$ -		0.00%	\$ -			
13 In-house Administrative Costs/Developers Fee	\$ -		0.00%	\$ -			
14 Other (Describe)	\$ 11,000,000.00	Estimate	100.00%	\$ 137,500.00			
15 Other (Describe)	\$ -		0.00%	\$ -			
16 Other (Describe)	\$ -		0.00%	\$ -			
17 Other (Describe)	\$ -		0.00%	\$ -			
18 Other (Describe)	\$ -		0.00%	\$ -			
<b>Total</b>	<b>\$ 11,000,000.00</b>		<b>100.00%</b>	<b>\$ 137,500.00</b>			
Funding by Source (Revenues)	Total	Description	Status	Percent of Funding	Average Funds Per Unit*	Funds Committed	Funds Applied For
1 AHSP Funding Request	\$ 1,200,000.00			10.91%	\$ 15,000.00	\$ -	\$ -
2 Acquisition Loan	\$ -			0.00%	\$ -	\$ -	\$ -
3 Construction Loan	\$ -			0.00%	\$ -	\$ -	\$ -
4 Equity	\$ -			0.00%	\$ -	\$ -	\$ -
5 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
6 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
7 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
8 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
9 Grant (Describe)	\$ 9,800,000.00	Funds obtained/raised through city, capital campaign, grants, federal home loan banks, NCHFA - distribution to		89.09%	\$ 122,500.00	\$ -	\$ -
10 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
11 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
12 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
13 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
14 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 11,000,000.00</b>			<b>100.00%</b>	<b>\$ 137,500.00</b>	<b>\$ -</b>	<b>\$ -</b>



# Homeward Bound: Construction Grant

Priority Level: 7  
 Project Name: Scattered Site  
 Requested Funding: \$500,000

<b>8-16</b> Units to Be Constructed	<b>\$31,250-\$62,500</b> AHSP Request Per Unit	<b>\$1.00 : \$1.00</b> Return on Investment AHSP \$ : Other \$	<b>&lt;30%</b> AMI Target	<b>?</b> % Admin Cost
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<b>\$62,500 - \$125,000</b> Average Cost Per Unit	<b>?</b> Average Cost per Unit Square Foot
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Number of Units to Be Constructed:	16	Difference Between Project Costs (Expenditures) and Funding by Source (Revenues):	\$ -	Must be $\geq$ 0.00
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Project Costs (Expenditures)	Total	Description	Percent of Project Cost	Average Cost Per Unit
1 Land Acquisition	\$ -		0.00%	\$ -
2 Site Preparation	\$ -		0.00%	\$ -
3 Construction	\$ -		0.00%	\$ -
4 Construction Contingency	\$ -		0.00%	\$ -
5 Appraisal	\$ -		0.00%	\$ -
6 Survey	\$ -		0.00%	\$ -
7 Architect/Engineering	\$ -		0.00%	\$ -
8 Permits	\$ -		0.00%	\$ -
9 Taxes	\$ -		0.00%	\$ -
10 Financing Cost (Include Interest)	\$ -		0.00%	\$ -
11 Legal	\$ -		0.00%	\$ -
12 Marketing	\$ -		0.00%	\$ -
13 In-house Administrative Costs/Developers Fee	\$ -		0.00%	\$ -
14 Other (Describe)	\$ 1,000,000.00	Estimate	100.00%	\$ 62,500.00
15 Other (Describe)	\$ -		0.00%	\$ -
16 Other (Describe)	\$ -		0.00%	\$ -
17 Other (Describe)	\$ -		0.00%	\$ -
18 Other (Describe)	\$ -		0.00%	\$ -
<b>Total</b>	<b>\$ 1,000,000.00</b>		<b>100.00%</b>	<b>\$ 62,500.00</b>

Funding by Source (Revenues)	Total	Description	Status	Percent of Funding	Average Funds Per Unit*	Funds Committed	Funds Applied For
1 AHSP Funding Request	\$ 500,000.00			50.00%	\$ 31,250.00	\$ -	\$ -
2 Acquisition Loan	\$ -			0.00%	\$ -	\$ -	\$ -
3 Construction Loan	\$ -			0.00%	\$ -	\$ -	\$ -
4 Equity	\$ -			0.00%	\$ -	\$ -	\$ -
5 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
6 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
7 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
8 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
9 Grant (Describe)	\$ 500,000.00	HOME		50.00%	\$ 31,250.00	\$ -	\$ -
10 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
11 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
12 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
13 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
14 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 1,000,000.00</b>			<b>100.00%</b>	<b>\$ 62,500.00</b>	<b>\$ -</b>	<b>\$ -</b>





## FY 2021 AHSP ELIGIBLE APPLICATIONS

- Applications: 11
- Total Requests: \$2,175,817
- Requests Above Available Funding: \$208,709

## FY 2021 AHSP PRIORITIES & APPLICATIONS

### 2. Construction Loans for Multifamily Developments with Units for Rent and Which Seek LIHTC Funding

Workforce Homestead, Inc.: Jasper Apartments \$484,312

### 6. Tenant Based Rental Assistance Program Grants

Eblen Charities Adult Housing Assistance \$300,000

Eliada Homes Rental Assistance for Young Adults \$10,050

Pisgah Legal Services Rental Assistance \$650,000

### 8. Emergency Repair Program Grants

AAHH Emergency Repair Program: \$306,455

MHO Emergency Repair Program: \$300,000

### 9. New Start Program Grants

Asheville-Buncombe Community Land Trust: \$25,000

CIMA PODER Emma Home Repair: \$25,000

Eliada Homes Pre-Construction Development: \$25,000

OnTrack Affordable Housing Stability and Homeownership Program: \$25,000

Pisgah Legal Services Rental Assistance: \$25,000

Priority Level: 2  
 Project Name: Jasper Apartments  
 Requested Funding: \$484,312

## Workforce Homestead, Inc.: Multifamily Construction for Rent

<b>84</b> Units to Be Constructed	<b>\$11,673</b> AHSP Request Per Unit	<b>\$1.00 : \$13.97</b> Return on Investment AHSP \$ : Other \$	<b>&lt;60%</b> AMI Target	<b>11.15%</b> % Admin Cost
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\*The above calculations are based on the current request (\$484,312) and the prior award (\$496,256) as a combined project investment (\$980,568).

<b>\$174,721</b> Average Cost Per Unit	<b>\$170.36</b> Average Cost per Unit Square Foot
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Priority Level: 2  
 Project Name: Jasper Apartments  
 Requested Funding: \$484,312

Number of Units to be Constructed:	84	Difference Between Project Costs (Expenditures) and Funding by Source (Revenues):	\$ -	Must be	≥\$0.00			
Project Costs (Expenditures)	Total	Description	Percent of Project Cost	Average Cost Per Unit				
1 Land Acquisition	\$ 1,350,000.00		9.20%	\$ 16,071.43				
2 Site Preparation	\$ 1,669,184.00		11.37%	\$ 19,871.00				
3 Construction	\$ 8,693,680.00		57.87%	\$ 101,115.24				
4 Construction Contingency	\$ 509,142.00		3.43%	\$ 5,989.79				
5 Appraisal	\$ 8,000.00		0.05%	\$ 95.24				
6 Survey	\$ 15,000.00		0.10%	\$ 178.57				
7 Architect/Engineering	\$ 251,000.00		1.71%	\$ 2,988.10				
8 Permits	\$ -		0.00%	\$ -				
9 Taxes	\$ 10,000.00		0.07%	\$ 119.05				
10 Financing Cost (Include Interest)	\$ 589,246.00		4.01%	\$ 7,014.83				
11 Legal	\$ 90,000.00		0.61%	\$ 1,071.43				
12 Marketing	\$ 60,200.00		0.41%	\$ 716.67				
13 In-house Administrative Costs/Developers Fee	\$ 1,637,117.00		11.15%	\$ 19,489.49				
14 Other (Describe)	\$ -		0.00%	\$ -				
15 Other (Describe)	\$ -		0.00%	\$ -				
16 Other (Describe)	\$ -		0.00%	\$ -				
17 Other (Describe)	\$ -		0.00%	\$ -				
18 Other (Describe)	\$ -		0.00%	\$ -				
<b>Total</b>	<b>\$ 14,676,549.00</b>		<b>100.00%</b>	<b>\$ 174,720.82</b>				
Funding by Source (Revenues)	Total	Description	Status	Percent of Funding	Average Funds Per Unit*	Funds Committed	Funds Applied For	Funds To Be Requested
1 AHSP Funding Request	\$ 980,567.00	Includes \$496,256 awarded in FY 2020; \$484,312 requested in FY 2021		6.68%	\$ 11,673.42	\$ -	\$ -	\$ -
2 Acquisition Loan	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
3 Construction Loan	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
4 Equity	\$ 9,108,074.00		Committed	62.06%	\$ 108,429.45	\$ 9,108,074.00	\$ -	\$ -
5 Other Loan (Describe)	\$ 4,100,000.00	Churchill Stateside USDA-RD 538 Guaranteed Loan	Committed	27.94%	\$ 48,809.52	\$ 4,100,000.00	\$ -	\$ -
6 Other Loan (Describe)	\$ 400,000.00	City of Asheville Regional HOME Consortium	Committed	2.73%	\$ 4,761.90	\$ 400,000.00	\$ -	\$ -
7 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
8 Other Loan (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
9 Grant (Describe)	\$ 87,908.00	Buncombe County HOME Match	Committed	0.60%	\$ 1,046.52	\$ 87,908.00	\$ -	\$ -
10 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
11 Grant (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
12 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
13 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
14 Federal Funding (Describe)	\$ -			0.00%	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 14,676,549.00</b>			<b>100.00%</b>	<b>\$ 174,720.82</b>	<b>\$ 13,695,982.00</b>	<b>\$ -</b>	<b>\$ -</b>



Priority Level: 6  
 Project Name: Adult Housing Assistance  
 Requested Funding: \$300,000

**Eblen Charities: Tenant Based Rental Assistance**

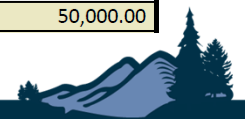
<b>200</b> Households Served	<b>\$1,500</b> AHSP Request Per Household	<b>\$1.00 : \$0.17</b> Return on Investment AHSP \$ : Other \$	<b>&lt;80%</b> AMI Target	<b>8.33%</b> % Admin Cost
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Priority Level: 6  
 Project Name: Adult Housing Assistance  
 Requested Funding: \$300,000

Description	Total	Percent
Total Project Cost	\$ 350,000.00	100.00%
Total AHSP Funding Requested	\$ 300,000.00	85.71%
Balance of Project Cost Not Covered by AHSP Funding	\$ 50,000.00	14.29%
Number of Households Proposed to be Supported by the Total Project	250	100.00%
Number of Households Proposed to be Supported by AHSP Funding	200	80.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	50	20.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 275,000.00	91.67%
Portion of AHSP Funding as Project Administration	\$ 25,000.00	8.33%
Average AHSP Funding Per Supported Household*	\$ 1,500.00	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 1,375.00	91.67%
Average AHSP Funding Per Household Directed to Project Administration	\$ 125.00	8.33%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
WNC Bridge Foundation	\$ 50,000.00



Priority Level: 6  
 Project Name: Rental Assistance for Young Adults  
 Requested Funding: \$10,050

### Eliada Homes: Tenant Based Rental Assistance

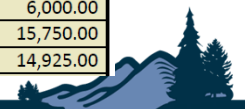
<b>7</b> Households Served	<b>\$1,436</b> AHSP Request Per Household	<b>\$1.00 : \$4.63</b> Return on Investment AHSP \$ : Other \$	<b>≤60%</b> AMI Target	<b>24.88%</b> % Admin Cost
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Priority Level: 6  
 Project Name: Rental Assistance for Young Adults  
 Requested Funding: \$10,050

Description	Total	Percent
Total Project Cost	\$ 56,640.00	100.00%
Total AHSP Funding Requested	\$ 10,050.00	17.74%
Balance of Project Cost Not Covered by AHSP Funding	\$ 46,590.00	82.26%
Number of Households Proposed to be Supported by the Total Project	26	100.00%
Number of Households Proposed to be Supported by AHSP Funding	7	26.92%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	19	73.08%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 7,550.00	75.12%
Portion of AHSP Funding as Project Administration	\$ 2,500.00	24.88%
Average AHSP Funding Per Supported Household*	\$ 1,435.71	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 1,078.57	75.12%
Average AHSP Funding Per Household Directed to Project Administration	\$ 357.14	24.88%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
Buncombe County Strategic Partnership Grant (portion ESTA Director Salary)	\$ 8,340.00
HOME TBRA	\$ 6,000.00
ESG TBRA (Pending)	\$ 15,750.00
Remaining Specialist Salary to be covered by additional grants and donations	\$ 14,925.00



Priority Level: 6  
 Project Name: Rental Assistance  
 Requested Funding: \$650,000

**Pisgah Legal Services: Tenant Based Rental Assistance**

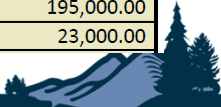
<b>234</b> Households Served	<b>\$2,778</b> AHSP Request Per Household	<b>\$1.00 : \$0.34</b> Return on Investment AHSP \$ : Other \$	<b>≤80%</b> AMI Target	<b>10.0%</b> % Admin Cost
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Priority Level: 6  
 Project Name: Rental Assistance  
 Requested Funding: \$650,000

Description	Total	Percent
Total Project Cost	\$ 868,000.00	100.00%
Total AHSP Funding Requested	\$ 650,000.00	74.88%
Balance of Project Cost Not Covered by AHSP Funding	\$ 218,000.00	25.12%
Number of Households Proposed to be Supported by the Total Project	312	100.00%
Number of Households Proposed to be Supported by AHSP Funding	234	75.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	78	25.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 585,000.00	90.00%
Portion of AHSP Funding as Project Administration	\$ 65,000.00	10.00%
Average AHSP Funding Per Supported Household*	\$ 2,777.78	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 2,500.00	90.00%
Average AHSP Funding Per Household Directed to Project Administration	\$ 277.78	10.00%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
City of Asheville - CDBG	\$ 195,000.00
Community Action Opportunities - CSBG (Buncombe Portion for PLS Clients)	\$ 23,000.00



Priority Level: 8  
 Project Name: Emergency Repair Program  
 Requested Funding: \$306,455

### Asheville Area Habitat for Humanity: Emergency Home Repair

<b>55</b> Households Served	<b>\$5,572</b> AHSP Request Per Household	<b>\$1.00 : \$0.89</b> Return on Investment AHSP \$ : Other \$	<b>&lt;70%</b> AMI Target	<b>0.0%</b> % Admin Cost
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Priority Level: 8  
 Project Name: Emergency Repair Program  
 Requested Funding: \$306,455

Description	Total	Percent
Total Project Cost	\$ 580,486.00	100.00%
Total AHSP Funding Requested	\$ 306,455.00	52.79%
Balance of Project Cost Not Covered by AHSP Funding	\$ 274,031.00	47.21%
Number of Households Proposed to be Supported by the Total Project	55	100.00%
Number of Households Proposed to be Supported by AHSP Funding	55	100.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	0	0.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 306,455.00	100.00%
Portion of AHSP Funding as Project Administration	\$ -	0.00%
Average AHSP Funding Per Supported Household*	\$ 5,571.91	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 5,571.91	100.00%
Average AHSP Funding Per Household Directed to Project Administration	\$ -	0.00%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
City of Asheville CDBG (committed)	\$ 128,000.00
Black Mountain Swannanoa Valley Endowment (committed)	\$ 5,000.00
Partnership with Council on Aging (committed)	\$ 20,000.00
The Home Depot Foundation (committed)	\$ 15,000.00
Wells Fargo (committed)	\$ 35,000.00
WNC Bridge Foundation (pending)	\$ 60,000.00



Priority Level: 8  
 Project Name: Emergency Repair Program  
 Requested Funding: \$300,000

### Mountain Housing Opportunities: Emergency Home Repair

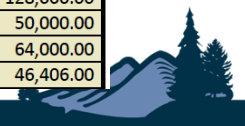
<b>40</b> Households Served	<b>\$7,500</b> AHSP Request Per Household	<b>\$1.00 : \$1.50</b> Return on Investment AHSP \$ : Other \$	<b>&lt;50%</b> AMI Target	<b>4.8%</b> % Admin Cost
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Priority Level: 8  
 Project Name: Emergency Repair Program  
 Requested Funding: \$300,000

Description	Total	Percent
Total Project Cost	\$ 750,500.00	100.00%
Total AHSP Funding Requested	\$ 300,000.00	39.97%
Balance of Project Cost Not Covered by AHSP Funding	\$ 450,500.00	60.03%
Number of Households Proposed to be Supported by the Total Project	100	100.00%
Number of Households Proposed to be Supported by AHSP Funding	40	40.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	60	60.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 285,600.00	95.20%
Portion of AHSP Funding as Project Administration	\$ 14,400.00	4.80%
Average AHSP Funding Per Supported Household*	\$ 7,500.00	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 7,140.00	95.20%
Average AHSP Funding Per Household Directed to Project Administration	\$ 360.00	4.80%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
Competitive Federal Grants	\$ 162,094.00
Competitive Local & State Grants	\$ 128,000.00
Private & Business Contributions	\$ 50,000.00
United Way & Neighborworks	\$ 64,000.00
Foundations and Other Grants	\$ 46,406.00



Priority Level: 9  
 Project Name: New Start  
 Requested Funding: \$25,000

**Asheville-Buncombe Community Land Trust: New Start**

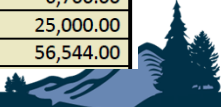
<b>2</b> Households Served	<b>\$12,500</b> AHSP Request Per Household	<b>\$1.00 : \$3.53</b> Return on Investment AHSP \$ : Other \$	<b>≤60%</b> AMI Target	<b>60.0%</b> % Admin Cost
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Priority Level: 9  
 Project Name: New Start  
 Requested Funding: \$25,000

Description	Total	Percent
Total Project Cost	\$ 113,244.00	100.00%
Total AHSP Funding Requested	\$ 25,000.00	22.08%
Balance of Project Cost Not Covered by AHSP Funding	\$ 88,244.00	77.92%
Number of Households Proposed to be Supported by the Total Project	10	100.00%
Number of Households Proposed to be Supported by AHSP Funding	2	20.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	8	80.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 10,000.00	40.00%
Portion of AHSP Funding as Project Administration	\$ 15,000.00	60.00%
Average AHSP Funding Per Supported Household*	\$ 12,500.00	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 5,000.00	40.00%
Average AHSP Funding Per Household Directed to Project Administration	\$ 7,500.00	60.00%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
Dogwood Health Trust	\$ 6,700.00
Z. Smith Reynolds Foundation	\$ 25,000.00
City of Asheville	\$ 56,544.00





Priority Level: 9  
 Project Name: PODER Emma Home Repair  
 Requested Funding: \$25,000

**Companeros Immigrantes de las Montanas en Accion (CIMA): New Start**

<b>20</b> Households Served	<b>\$1,250</b> AHSP Request Per Household	<b>\$1.00 : \$0.00</b> Return on Investment AHSP \$ : Other \$	<b>≤80%</b> AMI Target	<b>5.0%</b> % Admin Cost
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Priority Level: 9  
 Project Name: PODER Emma Home Repair  
 Requested Funding: \$25,000

Description	Total	Percent
Total Project Cost	\$ 25,000.00	100.00%
Total AHSP Funding Requested	\$ 25,000.00	100.00%
Balance of Project Cost Not Covered by AHSP Funding	\$ -	0.00%
Number of Households Proposed to be Supported by the Total Project	20	100.00%
Number of Households Proposed to be Supported by AHSP Funding	20	100.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	0	0.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 23,750.00	95.00%
Portion of AHSP Funding as Project Administration	\$ 1,250.00	5.00%
Average AHSP Funding Per Supported Household*	\$ 1,250.00	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 1,187.50	95.00%
Average AHSP Funding Per Household Directed to Project Administration	\$ 62.50	5.00%



Priority Level: 9  
 Project Name: Pre-Construction Development  
 Requested Funding: \$25,000

**Eliada Homes: New Start**

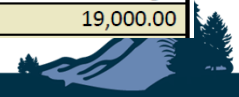
<b>0</b> Households Served	<b>\$0.00</b> AHSP Request Per Household	<b>\$1.00 : \$0.76</b> Return on Investment AHSP \$ : Other \$	<b>&lt;60%</b> AMI Target	<b>100.0%</b> % Admin Cost
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Priority Level: 9  
 Project Name: Pre-Construction Development  
 Requested Funding: \$25,000

Description	Total	Percent
Total Project Cost	\$ 44,000.00	100.00%
Total AHSP Funding Requested	\$ 25,000.00	56.82%
Balance of Project Cost Not Covered by AHSP Funding	\$ 19,000.00	43.18%
Number of Households Proposed to be Supported by the Total Project	0	0.00%
Number of Households Proposed to be Supported by AHSP Funding	0	0.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	0	0.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ -	0.00%
Portion of AHSP Funding as Project Administration	\$ 25,000.00	100.00%
Average AHSP Funding Per Supported Household*	\$ -	0.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ -	0.00%
Average AHSP Funding Per Household Directed to Project Administration	\$ -	0.00%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
Other fundraising (including individual donor contributions)	\$ 19,000.00



Priority Level: 9

Project Name: Affordable Housing Stability and Homeownership Programs

Requested Funding: \$25,000

### OnTrack Financial Education and Counseling: New Start

<b>592</b> Households Served	<b>\$42.23</b> AHSP Request Per Household	<b>\$1.00 : \$4.06</b> Return on Investment AHSP \$ : Other \$	<b>≤80%</b> AMI Target	<b>20.0%</b> % Admin Cost
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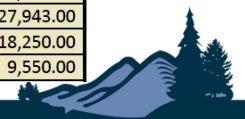
Priority Level: 9

Project Name: Affordable Housing Stability and Homeownership Programs

Requested Funding: \$25,000

Description	Total	Percent
Total Project Cost	\$ 126,460.00	100.00%
Total AHSP Funding Requested	\$ 25,000.00	19.77%
Balance of Project Cost Not Covered by AHSP Funding	\$ 101,460.00	80.23%
Number of Households Proposed to be Supported by the Total Project	800	100.00%
Number of Households Proposed to be Supported by AHSP Funding	592	74.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	208	26.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ 20,000.00	80.00%
Portion of AHSP Funding as Project Administration	\$ 5,000.00	20.00%
Average AHSP Funding Per Supported Household*	\$ 42.23	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ 33.78	80.00%
Average AHSP Funding Per Household Directed to Project Administration	\$ 8.45	20.00%

If the Balance of Project Cost Not Covered by AHSP Funding (Cell D11) is > \$0.00 Provide the Following:	
Source of Other Funds	Amount of Funding
Contracts for Service	\$ 33,717.00
Fundraising	\$ 12,000.00
Other Grants	\$ 27,943.00
United Way	\$ 18,250.00
Program Income	\$ 9,550.00



Priority Level: 9  
 Project Name: Rental Assistance  
 Requested Funding: \$25,000

**Pisgah Legal Services: New Start**

<b>234</b> Households Served	<b>\$106.84</b> AHSP Request Per Household	<b>\$1.00 : \$0.00</b> Return on Investment AHSP \$ : Other \$	<b>&lt;80%</b> AMI Target	<b>100.0%</b> % Admin Cost
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Priority Level: 9  
 Project Name: Rental Assistance  
 Requested Funding: \$25,000

Description	Total	Percent
Total Project Cost	\$ 25,000.00	100.00%
Total AHSP Funding Requested	\$ 25,000.00	100.00%
Balance of Project Cost Not Covered by AHSP Funding	\$ -	0.00%
Number of Households Proposed to be Supported by the Total Project	312	100.00%
Number of Households Proposed to be Supported by AHSP Funding	234	75.00%
Number of Households Proposed to be Supported Using Other Funding (Not-AHSP Funds)	78	25.00%
Portion of AHSP Funding as Direct Project Delivery (Not Administrative)	\$ -	0.00%
Portion of AHSP Funding as Project Administration	\$ 25,000.00	100.00%
Average AHSP Funding Per Supported Household*	\$ 106.84	100.00%
Average AHSP Funding Per Household to Direct Project Delivery (Not Administrative)	\$ -	0.00%
Average AHSP Funding Per Household Directed to Project Administration	\$ 106.84	100.00%



**NEXT STEPS**



**ANNOUNCEMENTS**



**PUBLIC COMMENT**



**ADJOURN**



**BUNCOMBE COUNTY**

