

FY 2021 AHSP Application Staff Summary:

Workforce Homestead, Inc.: Multifamily Construction for Rent

84 Units to Be Constructed	\$11,673 AHSP Request Per Unit	\$1.00 : \$13.97 Return on Investment AHSP \$: Other \$	<60% AMI Target	11.15% % 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).

\$174,721 Average Cost Per Unit	\$170.36 Average Cost per Unit Square Foot
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Project Description and Eligibility

Workforce Homestead, Inc. has submitted a **New Construction Units for Rent – Multifamily** application requesting loan funds in the amount of **\$484,312** to support the Jasper Apartments project. It is also requesting that its prior \$496,256 FY 2020 AHSP award be rescinded and reallocated under the FY 2021 AHSP guidelines for ease of administration and in order to have a single loan and agreement between the County and itself. The requested loan terms are: **20-years, interest only payments, and balloon at the offered 4.25% interest rate.** Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award.**

Strategic Goal Addressed

Preserve and increase the stock of affordable housing including rental developments.

Project Priority Addressed

Priority 2: Construction Loans for Multifamily Developments with Units for Rent and Which Seek Low Income Housing Tax Credit (LIHTC) Funding

Community Development Staff Summary

Workforce Homestead, Inc.'s request (\$484,312) is intended to support its 84 unit LIHTC Jasper Apartments project with an overall construction budget of \$14,676,549. Significant financial resources, including a combined \$13,208,074 in federal tax credit equity and USDA loan dollars, is leveraged. The 84 units include 18 one-bedroom units (789 square feet), 48 two-bedroom units (1,044 square feet), and 18 three-bedroom units (1,213 square feet). The project will deliver deeply affordable units for a period of 30 years. The project is located at a key development node along US Highway 70 in Swannanoa. NCHFA Integrative Supportive Housing Program and Asheville Regional Housing Consortium HOME funds were sought since the initial FY 2020 AHSP award, but were not awarded. Workforce Homestead Inc. is thus requesting additional AHSP loan funds. Workforce Homestead, Inc. retains site control, is experienced, and anticipates beginning construction before the end of the current year.

Recommendation

Community Development Division staff recommend providing funding support for this request under the above described loan terms, and that the FY 2020 prior award be combined with the FY 2021 requested funds into a single loan under a single program year. Due primarily to its employment of federal tax credit funds, the project would provide a significant impact with a relatively low per unit investment from the County.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

FY 2021 AHSP: Workforce Homestead Inc. Multifamily Construction for Rent

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		N
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		N
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		Y
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		N

FY 2021 AHSP: Workforce Homestead Inc. Multifamily Construction for Rent

CONSTRUCTION PROJECT ADDITIONAL SUMMARY INFO	Y/N
Project	
Preserves long-term affordability beyond the loan term	Y
Emphasizes quality design and construction	Y
Participates in an energy efficiency program	Y
Contains mixed unit types (affordable, workforce, market)	N
Contains mixed unit types (multifamily and single family)	N
Contains mixed unit types (units with varied number of bedroom (1,2,3+))	Y
Is geographically separated from other affordable housing projects	Y
Is coordinated with employment, services, and existing infrastructure	Y
Is located within 3/4 miles of a public transportation route	Y

FY 2021 AHSP Application Staff Summary:

Haywood Street Congregation: Multifamily Construction for Rent

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

Project Description and Eligibility

Haywood Street Congregation has submitted a **New Construction Units for Rent – Multifamily** application requesting loan funds in the amount of **\$1,500,000** to support the Asheland Apartments project. The requested loan terms are: **20-years, interest only payments, and balloon at the offered 4.25% interest rate**. Required application documentation and materials were provided, and the application should be considered **ineligible for allocation and award as the proposal requests more funding per unit than permitted under the construction loan program (\$25,000 maximum per unit)**.

Strategic Goal Addressed

Preserve and increase the stock of affordable housing including rental developments.

Project Priority Addressed

Priority 3: Construction Loans for Multifamily Developments with Units for Rent and Which Do Not Seek Low Income Housing Tax Credit (LIHTC) Funding

Community Development Staff Summary

Haywood Street Congregation’s request (\$1,500,000) is intended to support its 42 unit Asheland Apartments project with an overall construction budget of \$9,327,849. Significant financial resources, including a combined \$7,827,849 in construction loans, equity, and City of Asheville investments are proposed but do not appear to be committed. The 42 units include 24 one-bedroom units (735 square feet), 12 two-bedroom units (1,020 square feet), and 6 three-bedroom units (1,320 square feet). The project will deliver deeply affordable units for a period of 20 years beyond the 20 year loan term, but the method for ensuring this period is not provided or determinable. The project location is not known as Haywood Street Congregation does not own or have an option agreement for a site or property.

Recommendation

Community Development Division staff does not recommend providing funding support for this request at this time. The application is not consistent with the program guidelines in that the amount of funding

requested is well above the maximum permitted per unit. Haywood Street Congregation provides a fully developed budget and project schedule but does not currently have site control.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

FY 2021 AHSP: Haywood Street Congregation Multifamily Construction for Rent

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		Y
Individuals who are homeless		Y
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		N
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP: Haywood Street Congregation Multifamily Construction for Rent

CONSTRUCTION PROJECT ADDITIONAL SUMMARY INFO	Y/N
Project	
Preserves long-term affordability beyond the loan term	Y
Emphasizes quality design and construction	Y
Participates in an energy efficiency program	Y
Contains mixed unit types (affordable, workforce, market)	N
Contains mixed unit types (multifamily and single family)	N
Contains mixed unit types (units with varied number of bedroom (1,2,3+))	Y
Is geographically separated from other affordable housing projects	N
Is coordinated with employment, services, and existing infrastructure	N
Is located within 3/4 miles of a public transportation route	N

FY 2021 AHSP Application Staff Summary:

Eblen Charities: Tenant Based Rental Assistance

200 Households Served	\$1,500 AHSP Request Per Household	\$1.00 : \$0.17 Return on Investment AHSP \$: Other \$	≤80% AMI Target	8.33% % Admin Cost
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Project Description and Eligibility

Eblen Charities has submitted a **Tenant Based Rental Assistance (TBRA)** application requesting funds in the amount of **\$300,000** to continue supporting their Adult Housing Assistance program. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Address issues of homelessness.

Project Priority Addressed

Priority 6: Tenant Based Rental Assistance Program Grants

Community Development Staff Summary

Eblen Charities request (\$300,000) is intended to support their Adult Housing Assistance Tenant Based Rental Assistance program overall budget of \$350,000. The Adult Housing Assistance Program aims to serve 250 low-income households in Buncombe County. The requested AHSP funds are to directly support 200 low-income households. The program offers support for individuals requiring help paying for essential utilities, as well as delinquent rent and mortgage payments, and deposits for new units of housing. Eblen Charities is a long-term provider of adult housing assistance in Buncombe County and has significantly increased its regular request for funding in response to anticipated tenant based rental assistance need resulting from the ongoing COVID-19 economic impacts.

Recommendation

Community Development Division staff recommend providing funding support for this request. Defining the precise need for tenant based rental assistance/housing stabilization funding efforts is difficult because of the continuance of eviction moratoriums as COVID-19 economic impacts continue. Staff anticipate an increased need for tenant based rental assistance funding, particularly if the current eviction moratorium expires in December 2020.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		N
<30%		N
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		Y
Individuals who are homeless		Y
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		Y
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

Eliada Homes: Tenant Based Rental Assistance

7 Households Served	\$1,436 AHSP Request Per Household	\$1.00 : \$4.63 Return on Investment AHSP \$: Other \$	≤60% AMI Target	24.88% % Admin Cost
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Project Description and Eligibility

Eliada Homes has submitted a **Tenant Based Rental Assistance (TBRA)** application requesting funds in the amount of **\$10,050** to support a proposed rental assistance program. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Address issues of homelessness.

Project Priority Addressed

Priority 6: Tenant Based Rental Assistance Program Grants

Community Development Staff Summary

Eliada Homes request (\$10,050) is intended to support their rental assistance program for young adults transitioning to independence with an overall program budget of \$56,640. The rental assistance program aims to serve 26 low-income households in Buncombe County. The requested AHSP funds are to directly support 7 low-income households. The program offers support for a vulnerable Buncombe County population. Eliada Homes is a long-term provider of assistance to young adults in Buncombe County and has sought AHSP funding for this program in response to anticipated rental assistance need for this population.

Recommendation

Community Development Division staff recommend providing funding support for this request. This project targets a particularly vulnerable Buncombe County population. Defining the precise need for tenant based rental assistance/housing stabilization funding efforts is difficult because of the continuance of eviction moratoriums as COVID-19 economic impacts continue. Staff anticipate an increased need for tenant based rental assistance funding, particularly if the current eviction moratorium expires in December 2020.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		N
Individuals who are hard to house		Y
Individuals who are homeless		Y
Individuals who are disabled		Y
Individuals who are elderly		N
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		N
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

Homeward Bound: Construction Grant

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

Project Description and Eligibility

Homeward Bound of WNC has submitted a **Construction Grant** application requesting grant funds in the amount of **\$1,200,000** to support the Asheville Buncombe House project. Required application documentation and materials were provided; however, the application should be considered **ineligible for allocation and award as the proposal includes revenue generation and the construction grant program specifically makes funding available only for non-revenue generating units.**

Strategic Goal Addressed

Address Issues of Homelessness.

Project Priority Addressed

Priority 7: Construction Grant Program Grants

Community Development Staff Summary

Homeward Bound of WNC's request (\$1,200,000) is intended to support its 80 unit Asheville Buncombe House project with an overall construction budget of \$11,000,000. The balance of funds (\$9,800,000) are proposed to be obtained/raised through city, capital campaign, grants, federal home loan bank, NCFE, etc. These funds are not further described and are not indicated as committed. The 80 units are efficiency units of an unspecified size. The period of affordability is described as 99 years but the method for ensuring this period is not provided/determinable. The project location is not known as Homeward Bound does not own or have an option agreement for a site or property.

Recommendation

Community Development Division staff does not recommend providing funding support for this request at this time. The application is not consistent with the program guidelines in that grant funded construction projects are not intended to be revenue generating. Further, Homeward Bound does not have site control, provide a fully developed budget, or provide a project schedule.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		N
Aligns with all tenants of the AHSP program		N
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		N
Individuals who are hard to house		Y
Individuals who are homeless		Y
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		N
Reasonable		N
Budget of Revenues		
Complete		N
Reasonable		N
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		N
Reasonable		N
Project Team		
Relevant experience and qualifications to complete the project		N
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP: Homeward Bound Asheville-Buncombe House Construction Grant

CONSTRUCTION PROJECT ADDITIONAL SUMMARY INFO		Y/N
Project		
Preserves long-term affordability beyond the loan term		Y
Emphasizes quality design and construction		N
Participates in an energy efficiency program		N
Contains mixed unit types (affordable, workforce, market)		N
Contains mixed unit types (multifamily and single family)		N
Contains mixed unit types (units with varied number of bedroom (1,2,3+))		N
Is geographically separated from other affordable housing projects		N
Is coordinated with employment, services, and existing infrastructure		N
Is located within 3/4 miles of a public transportation route		N

FY 2021 AHSP Application Staff Summary:

Homeward Bound: Construction Grant

8-16 Units to Be Constructed	\$31,250-\$62,500 AHSP Request Per Unit	\$1.00 : \$1.00 Return on Investment AHSP \$: Other \$	<30% AMI Target	? % Admin Cost
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\$62,500 - \$125,000 Average Cost Per Unit	? Average Cost per Unit Square Foot
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Project Description and Eligibility

Homeward Bound of WNC has submitted a **Construction Grant** application requesting grant funds in the amount of **\$500,000** to support its Scattered Site Supportive Housing project. Required application documentation and materials were provided; however, the application should be considered **ineligible for allocation and award as the proposal: (1) requests more funding per unit than permitted under the construction grant program (\$25,000 maximum per unit); and (2) includes revenue generation where the construction grant program makes funding available only for non-revenue generating units.**

Strategic Goal Addressed

Address Issues of Homelessness.

Project Priority Addressed

Priority 7: Construction Grant Program Grants

Community Development Staff Summary

Homeward Bound of WNC's request (\$500,000) is intended to support its 8 to 16 Scattered Site Supportive Housing units with an overall construction budget of \$1,000,000. The balance of funds (\$500,000) are proposed to be obtained through the Housing Consortium HOME program but are not committed. The 8 to 16 units are efficiency units of an unspecified size. The period of affordability is described as 99 years but the method for ensuring this period is not provided or determinable. Project locations are not known as Homeward Bound does not own/have option agreement(s) for site(s).

Recommendation

Community Development Division staff does not recommend providing funding support for this request at this time. The application is not consistent with the program guidelines in that grant funded construction projects are not intended to be revenue generating and the amount of funding requested is well above the maximum permitted per unit. Further, Homeward Bound does not have site control,

provide a specified number of deliverable units, provide a fully developed budget, or provide a project schedule.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		N
Aligns with all tenants of the AHSP program		N
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		N
Individuals who are hard to house		Y
Individuals who are homeless		Y
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		N
Reasonable		N
Budget of Revenues		
Complete		N
Reasonable		N
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		N
Reasonable		N
Project Team		
Relevant experience and qualifications to complete the project		N
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP: Homeward Bound Scattered Site Construction Grant

CONSTRUCTION PROJECT ADDITIONAL SUMMARY INFO	Y/N
Project	
Preserves long-term affordability beyond the loan term	Y
Emphasizes quality design and construction	N
Participates in an energy efficiency program	N
Contains mixed unit types (affordable, workforce, market)	N
Contains mixed unit types (multifamily and single family)	N
Contains mixed unit types (units with varied number of bedroom (1,2,3+))	N
Is geographically separated from other affordable housing projects	N
Is coordinated with employment, services, and existing infrastructure	N
Is located within 3/4 miles of a public transportation route	N

FY 2021 AHSP Application Staff Summary:

Pisgah Legal Services: New Start

234 Households Served	\$106.84 AHSP Request Per Household	\$1.00 : \$0.00 Return on Investment AHSP \$: Other \$	≤80% AMI Target	100.0% % Admin Cost
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Project Description and Eligibility

Pisgah Legal Services (PLS) has submitted a **New Start** application requesting grant funds in the amount of **\$25,000** to support the development of a proposed rental assistance program. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Address issues of homelessness.

Project Priority Addressed

Priority 9: New Start Program Grants

Community Development Staff Summary

PLS's request (\$25,000) is to support expenses associated with developing a proposed rental assistance program from an overall program budget of \$25,000. PLS has extensive experience with tenant assistance and eviction prevention but lacks staff capacity and experience to directly manage rental assistance and compliance. PLS is seeking to develop this program in response to the developing COVID-related housing crisis, but is committed to maintaining a rental assistance in the future. A separate TBRA application was submitted to accompany this request.

Recommendation

Community Development Division staff recommend providing funding support for this request. New Start funding will assist PLS in increasing capacity to manage tenant based rental assistance directly. Defining the precise need for tenant based rental assistance/housing stabilization organizational capacities is difficult because of the continuance of eviction moratoriums as COVID-19 economic impacts continue. Staff anticipate an increased need for tenant based rental assistance organizational capacity, particularly if the current eviction moratorium expires in December 2020.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		N
<30%		N
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		N
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		N
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

Asheville Area Habitat for Humanity: Emergency Home Repair

55 Households Served	\$5,572 AHSP Request Per Household	\$1.00 : \$0.89 Return on Investment AHSP \$: Other \$	≤70% AMI Target	0.0% % Admin Cost
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Project Description and Eligibility

Asheville Area Habitat for Humanity (AAHH) has submitted an **Emergency Repair Program Grant** application requesting \$306,455 to support repair work for low-income homeowners in Buncombe County. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Reduce substandard housing and expand opportunities for home repair.

Project Priority Addressed

Priority 8: Emergency Repair Program Grants

Community Development Staff Summary

AAHH's request (\$306,455) is intended to support an overall program budget of \$580,486. The program aims to serve 55 low-income homeowners in Buncombe County. Over the program's 10 years of operation, the predominant populations served have been individuals who are elderly and individuals with disabilities. AAHH has increased their funding request to allow them to serve all clients on their existing wait list, as well as to expand capacity for critical health and safety work during the pandemic.

Home repair programs serve the critical purpose of preserving housing for Buncombe County residents. In a housing market that increasingly is becoming more challenging for much of our community, preserving homeownership for low-income households represents an efficient investment of AHSP funding.

Recommendation

Community Development Division staff recommend providing funding support for this request.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		N
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		Y
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

Mountain Housing Opportunities: Emergency Home Repair

40 Households Served	\$7,500 AHSP Request Per Household	\$1.00 : \$1.50 Return on Investment AHSP \$: Other \$	≤50% AMI Target	4.8% % Admin Cost
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Project Description and Eligibility

Mountain Housing Opportunities (MHO) has submitted an **Emergency Repair Program Grant** application requesting **\$300,000** to support repair work for low-income homeowners in Buncombe County. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Reduce substandard housing and expand opportunities for home repair.

Community Development Staff Summary

AAHH's request (\$300,000) is intended to support an overall program budget of \$750,500. The program aims to serve 100 low-income homeowners in the City of Asheville and Buncombe County. The requested AHSP funds are to directly support 40 low-income homeowners in Buncombe County. MHO's program provides particular focus on extremely low-income households. MHO has traditionally prioritized immediate health and safety issues (access to heat, water, and remediation of environmental hazards and has expanded its request in FY 2021 to allow for greater service of need during the ongoing pandemic.

Home repair programs serve the critical purpose of preserving housing for Buncombe County residents. In a housing market that increasingly is becoming more challenging for much of our community, preserving homeownership for low-income households represents an efficient investment of AHSP funding.

Recommendation

Community Development Division staff recommend providing funding support for this request.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households at AMI Level		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		N
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		Y
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

Asheville-Buncombe Community Land Trust: New Start

2 Households Served	\$12,500 AHSP Request Per Household	\$1.00 : \$3.53 Return on Investment AHSP \$: Other \$	≤60% AMI Target	60.0% % Admin Cost
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Project Description and Eligibility

Asheville-Buncombe Community Land Trust (ABCLT) has submitted a **New Start** application requesting grant funds in the amount of **\$25,000** to support its Buncombe County Expansion program. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Preserve and increase the stock of affordable housing including rental developments.

Project Priority Addressed

Priority 9: New Start Program Grants

Community Development Staff Summary

ABCLT's request (\$25,000) is intended to support staff salary and operating costs, namely the creation of a part-time marketing and outreach position, with an overall budget of \$113,244. ABCLT indicates the increase in capacity will allow it to expand the focus of its operation into areas outside the City of Asheville, and accelerate its ability to begin developing projects in Buncombe County outside the City of Asheville. ABCLT's mission is to address one of the highest affordable housing priorities in Buncombe County—the production of affordable for-sale housing. ABCLT formed in June 2018 and has only recently commenced operations so it has limited ability to obtain an independent audit, convey its financial position, and exhibit prior project successes.

Recommendation

Community Development Division staff do not recommend providing funding support for this request. While AHSP funds would expand ABCLT's capacity, there are other requests which are a higher priority (according to AHSP program guidelines) and more immediately address critical affordable housing needs.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		N
<30%		N
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		Y
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		N
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

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

20 Households Served	\$1,250 AHSP Request Per Household	\$1.00 : \$0.00 Return on Investment AHSP \$: Other \$	≤80% AMI Target	5.0% % Admin Cost
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Project Description and Eligibility

Compañeros Inmigrantes de las Montañas en Accion (CIMA) has submitted a **New Start** application requesting grant funds in the amount of **\$25,000** to support the development and implementation of a home repair program. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Reduce substandard housing and expand opportunities for home repair.

Project Priority Addressed

Priority 9: New Start Program Grants

Community Development Staff Summary

CIMA's request (\$25,000) is intended to support PODER Emma home repair project with an overall budget of \$25,000. CIMA is involved with communities in and around Emma, and has a desire to expand into other facets of affordable housing support. CIMA's initial efforts centered on community organizing and acquisition of small manufactured home communities. In addition to forming a property management and construction cooperative, CIMA has acquired the 24-unit Sourwood Mobile Home Park. This property is owned and managed through a cooperative ownership structure, which is relatively unique in Buncombe County, and offers the potential that low to moderate income households can approach ownership in an otherwise cost prohibitive housing market. CIMA has not obtained an independent audit but will begin conducting audits in 2021 for its 2020 fiscal year.

Recommendation

Community Development Division staff recommend providing funding support for this request. New Start funding would: assist CIMA in developing its home repair capacity, offer immediate impact to selected Sourwood Mobile Home Park residents, support an innovative approach, and support CIMA's interest in becoming a new home repair provider in Buncombe County.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		N
<30%		N
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		Y
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		N
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

Eliada Homes: New Start

0 Households Served	\$0.00 AHSP Request Per Household	\$1.00 : \$0.76 Return on Investment AHSP \$: Other \$	≤60% AMI Target	100.0% % Admin Cost
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Project Description and Eligibility

Eliada Homes has submitted a **New Start** application requesting grant funds in the amount of **\$25,000** to support the planning and development of housing for at-risk young adults. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Address issues of homelessness.

Project Priority Addressed

Priority 9: New Start Program Grants

Community Development Staff Summary

Eliada Homes request (\$25,000) is to support expenses associated with developing plans to construct 48 units of housing at its Compton Road site and in securing funding necessary for construction. These units are designed as part of a broader program to assist youth in the transition to independent adulthood by providing access to housing, assisting in obtaining employment, and provision of access other wrap around services (childcare, etc.). Eliada Homes currently possesses extensive case management experience, but lacks the internal capacity to develop and directly manage an affordable housing construction effort. Eliada Homes, upon completion of plan development, will likely pursue AHSP and other regional affordable housing funds (during future cycles) in order to deliver construction of units.

Recommendation

Community Development Division staff recommend providing funding support for this request. New Start funding will assist Eliada Homes in increasing capacity to manage an affordable housing construction effort. The development of plans and identification of construction funding opportunities is the necessary first step leading to construction of units for a vulnerable Buncombe County population.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		N
Individuals who are hard to house		Y
Individuals who are homeless		Y
Individuals who are disabled		Y
Individuals who are elderly		N
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		N
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

FY 2021 AHSP Application Staff Summary:

OnTrack Financial Education and Counseling: New Start

592 Households Served	\$42.23 AHSP Request Per Household	\$1.00 : \$4.06 Return on Investment AHSP \$: Other \$	≤80% AMI Target	20.0% % Admin Cost
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Project Description and Eligibility

OnTrack Financial Education and Counseling has submitted a **New Start** application requesting grant funds in the amount of **\$25,000** to support its Affordable Housing Stability and Homeownership program. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Support home ownership initiatives, including savings, credit building, and downpayment assistance.

Project Priority Addressed

Priority 9: New Start Program Grants

Community Development Staff Summary

OnTrack’s request (\$25,000) is to support Affordable Housing Stability and Homeownership Programs with an overall budget of \$126,460. The program aims to serve 800 households total, with 592 directly supported with AHSP funds. OnTrack requests funding to allow expanded financial coaching/counseling services in anticipation of increased rental assistance agency referrals as COVID-19 economic impacts continue. OnTrack will focus on assisting households that receive rental assistance in maintain housing and financial stability. Activities include, but are not limited to: identifying ongoing assistance, providing housing support services, and referring individuals to employment opportunities. OnTrack is well-established and has a track record of impactful financial guidance to Buncombe County residents. OnTrack anticipates referrals from Eblen Charities and Pisgah Legal Services, among other entities.

Recommendation

Community Development Division staff recommend providing funding support for this request. New Start funding will assist OnTrack in developing new program content and service delivery models to meet client and community need resulting from COVID-19 impacts. In a period of heightened economic distress, it is expected these services could have a significant impact on Buncombe County residents.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		Y
<30%		Y
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		N
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		Y
Project History		
Indicates success in completing projects in the program category		Y
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y

Pisgah Legal Services: Tenant Based Rental Assistance

234 Households Served	\$2,778 AHSP Request Per Household	\$1.00 : \$0.34 Return on Investment AHSP \$: Other \$	≤80% AMI Target	10.0% % Admin Cost
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Project Description and Eligibility

Pisgah Legal Services (PLS) has submitted a **Tenant Based Rental Assistance (TBRA)** application requesting grant funds in the amount of **\$650,000** to support the its proposed rental assistance program. Required application documentation and materials were provided, and the application should be considered **eligible for allocation and award**.

Strategic Goal Addressed

Address issues of homelessness.

Project Priority Addressed

Priority 6: Tenant Based Rental Assistance Program Grants

Community Development Staff Summary

PLS's request (\$650,000) is intended to support its proposed rental assistance program with an overall program budget of \$868,000. The rental assistance program aims to serve 312 low-income households in Buncombe County. The requested AHSP funds are to directly support 234 low-income households. PLS has not historically delivered direct rental assistance programming; however, PLS's related work in eviction prevention and its institutional capacity indicate ability to manage this program. PLS has received funding support for this program through the City of Asheville's Community Development Block Grant program (which restricts activities to within the City limits). Community Action Opportunities will serve as an agent for the administration of funds. A separate New Start program application was submitted to accompany this request.

Recommendation

Community Development Division staff recommend providing funding support for this request. Defining the precise need for tenant based rental assistance/housing stabilization funding efforts is difficult because of the continuance of eviction moratoriums as COVID-19 economic impacts continue. Staff anticipate an increased need for tenant based rental assistance funding, particularly if the current eviction moratorium expires in December 2020.

Attachments:

- Project Summary Sheet
- Program Budget
- Application

PROJECT SUMMARY SHEET		Y/N
Project Description/Narrative		
Clearly affordable housing focused		Y
Aligns with all components of the application		Y
Aligns with all tenants of the AHSP program		Y
Aligns with the selected strategic goal		Y
Designed to Serve Households with AMI		
<80%		Y
<50%		N
<30%		N
Designed to Serve		
General populous eligible for the program		Y
Individuals who are hard to house		N
Individuals who are homeless		N
Individuals who are disabled		Y
Individuals who are elderly		Y
Budget of Expenses		
Complete		Y
Reasonable		Y
Budget of Revenues		
Complete		Y
Reasonable		Y
Includes leveraging additional investment (non-AHSP funds)		Y
Project Schedule		
Complete		Y
Reasonable		Y
Project Team		
Relevant experience and qualifications to complete the project		N
Project History		
Indicates success in completing projects in the program category		N
Applicant		
Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation		Y
Shows a healthy financial position		Y
Is a non-profit applicant		Y