



AFFORDABLE HOUSING SERVICES PROGRAM (AHSP)

PRIORITY: Ensure comprehensive opportunities for affordable and safe housing as a foundation for healthy and thriving families and neighborhoods.

BACKGROUND: Buncombe County’s Affordable Housing Services Program (AHSP) is intended to ensure comprehensive opportunities for affordable and safe housing are available. AHSP supports the: Low-Interest Construction Loan Program (Loan), Emergency Repair Program (Grant), Downpayment Assistance Program (Grant), Tenant-Based Rental Assistance Program (Grant), Permit Fee Rebate Program (Rebate), and Buncombe County Employee Housing Assistance Program (Loan).

LEAD DEPARTMENT: Planning and Development.

APPLICATION PROCESS: Buncombe County Planning and Development Department advertised in the Citizen-Times, on October 30, 2017, a request for project proposals from qualified housing agencies and organizations to administer and deliver AHSP supported affordable housing projects. The Planning and Development Department also contacted qualified housing agencies, organizations, and developers notifying of the AHSP funding opportunity via letter and email. The AHSP application packet was made available online and was due November 17, 2017. A total of nine (9) applications were submitted. Planning and Development Department staff reviewed and scored the applications in accordance with the Scoring Criteria provided in Appendix 3 of the AHSP Application. Planning and Development Staff recommended applications to be funded based on the Scoring Criteria, and on December 5, 2017 the Board of Commissioners approved by Resolution the funding allocations, units to be impacted, project descriptions and justifications.

GOALS:

- Increase the stock of affordable housing
- Preserve the existing housing stock
- Reduce substandard housing
- Support homeownership initiatives, such as downpayment assistance programs

FY 2018 FUNDING AVAILABLE: \$670,850

FY 2018 REQUESTS AND ALLOCATIONS:

- **Total Requested/Allocated:** \$2,085,850 / \$670,850
- **Total Low-Interest Construction Loan Program Requested/Allocated:** \$1,840,000 / \$425,000
- **Total Emergency Repair Program Requested/Allocated:** \$181,500 / \$181,500
- **Total Tenant Based Rental Assistance Program Requested/Allocated:** \$40,000 / \$40,000
- **Total Permit Fee Rebate Program Requested/Allocated:** \$24,350 / \$24,350
- **Total Buncombe County Employee Housing Assistance Program Requested/Allocated:** \$0 / \$0

FY 2018 AFFORDABLE HOUSING SERVICES PROGRAM DESCRIPTION

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| <p>Low-Interest Construction Loan and Downpayment Assistance Program (Loan)</p> | <ul style="list-style-type: none"> • Program Description: Provides loans to support development of projects containing single family homes and/or multifamily rental units. Construction loans issued for ownership units will be repaid over a 5 year term with an interest rate of two (2) percent. Construction loans issued for multifamily rental units will be repaid over a 15 year term with an interest rate of two (2) percent. • Applicant Selection: Buncombe County received six (6) applications totaling \$1,840,000. Based on project scoring criteria and available funding, allocations to two (2) of the applicants were recommended and approved by the Board of Commissioners. • Allocations: \$275,000 ((\$184,250 in construction loan and \$90,750 in downpayment assistance loan) to support development of a project to eventually contain 12 ownership units (eight (8) two-unit townhomes and four (4) detached single family residential units)) and \$150,000 (to support development of a project to eventually contain 63 multifamily rental units). • Recipients: Asheville Area Habitat for Humanity & Swannanoa Bend, LLC • Associated AHSP Goals: <i>Increase stock of affordable housing & Support homeownership initiatives</i> |
| <p>Emergency Repair Program (Grant)</p> | <ul style="list-style-type: none"> • Program Description: Provides repairs for life safety issues with the total assistance per household not to exceed \$15,000. • Applicant Selection: Buncombe County received two (2) applications totaling \$181,500. Based on project scoring criteria and funding available, allocations to the two (2) applicants were recommended and approved by the Board of Commissioners. • Allocations: \$150,000 (to provide emergency repairs to a minimum of 26 units) and \$31,500 (to provide emergency repairs to a minimum of nine (9) units). • Recipients: Mountain Housing Opportunities & Asheville Area Habitat for Humanity • Associated AHSP Goals: <i>Preserve the existing housing stock & Reduce substandard housing</i> |
| <p>Tenant Based Rental Assistance Program (Grant)</p> | <ul style="list-style-type: none"> • Program Description: Provides rental assistance in connection with a program focusing on helping those at risk of homelessness not to exceed \$1,500 per household (eligible costs include: deposits (security/utilities), moving expenses, and first month's rent). • Applicant Selection: Buncombe County received one (1) application totaling \$40,000. Based on project scoring criteria and funding available, an allocation to the one (1) applicant was recommended and approved by the Board of Commissioners. • Allocation: \$40,000 (to provide rental assistance to a minimum of 27 households). • Recipient: Eblen Charities • Associated AHSP Goals: <i>Not applicable.</i> |
| <p>Permit Fee Rebate Program (Rebate)</p> | <ul style="list-style-type: none"> • Program Description: Provides 50 percent of the cost of a building permit when homes built and sold below allowed limit (\$224,000 in FY 2018). • Allocation: \$24,350 • Recipient: Buncombe County • Associated AHSP Goal: <i>Increase stock of affordable housing & Support homeownership initiatives</i> |

FY 2018 AFFORDABLE HOUSING SERVICES PROGRAM SUMMARY: The charts below describe and summarize the allocations, anticipated units, and percent of funds by applicant.

