



AFFORDABLE HOUSING COMMITTEE UPDATES

Presented by

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Board of Commissioners Briefing

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COMMITTEE COMPOSITION

February 5, 2019: Board creates Affordable Housing Committee (AHC) as a *subcommittee* comprised of three (3) Commissioners appointed by the Board

*The purpose of the Committee is to engage with community partners, solicit public input and make housing affordability policy and funding recommendations to the Board of Commissioners for Buncombe County.**

March 4, 2025: Committee recommendation to the Board to expand to include (5) five members (three (3) Commissioners and two (2) residents).

*Note: The Board did not adopt a resolution creating the Committee. Certain authorities were provided to the Committee by the Board adopted Affordable Housing Services Program (AHSP) because its membership was exclusively comprised of Board members. These authorities may not be able to be provided to the Committee that members that are not Board members.



COMMITTEE COMPOSITION NEXT STEPS

April 1, 2025

- Board considers recommendation to expand the Affordable Housing Committee and resolves to create a Committee Charter.

May 6, 2025

- Board adopts Committee Bylaws to ensure consistency with Committee Charter.
- Board adopts Affordable Housing Support Program (AHSP) Amendments to ensure consistency with the Committee Charter and Committee Bylaws.



QUESTIONS & DISCUSSION



HELENE RELATED AHSP GUIDELINES AMENDMENTS

March 4, 2025: Committee recommends the Board amend the Affordable Housing Services Program (AHSP) Guidelines so that additional funding could be available for emergency repairs for homes damaged by Hurricane Helene.



AHSP GUIDELINES AMENDMENTS

Current Emergency Repair Program Limit

- Maximum Assistance: \$25,000 per unit
- Repairs at \$15,000 and up to \$25,000 must be secured with a forgivable loan

Committee Recommended Addition:

Emergency Repair Program Limits for Helene Damaged Homes Needing Repairs

- Maximum Assistance: \$50,000 per unit for Helene damage repairs
- Helene related damage repairs are not required to be secured with a loan and function as a grant award



AHSP GUIDELINES AMENDMENTS

NEXT STEPS

April 1, 2025

- Board considers amendments to the Affordable Housing Support Program (AHSP) guidelines regarding emergency repairs for homes damaged by Hurricane Helene.



CONSIDERATIONS

Emergency Repair Program Maximums

- Board consideration increasing Maximum Assistance from \$25,000 to \$50,000 where the home is a Helene damaged home needing Helene related repairs

Emergency Repair Program Forgivable Loan (Lien) securement

- Board consideration of appropriate forgivable loan requirement for Helene damaged home repair costs. Options include:
 - Grant – No forgivable loan is required (Committee Recommendation)
 - Forgivable loan required for repairs above \$15,000 (Consistent with existing AHSP)
 - Forgivable loan required a higher threshold (Example \$25,000)



CONTRACTS TO ADDRESS DUPLICATION OF BENEFITS

Contract scope will address requirements for additional documentation on:

- Helene damage cost estimates
- Private support (insurance proceeds, etc.)
- Nonprofit support (repair donations, assistance, etc.)
- Public support (local/state/federal funds/grants, etc.)



QUESTIONS & DISCUSSION

