



AFFORDABLE HOUSING SUBCOMMITTEE

February 6, 2024



AGENDA

- ✓ Call to Order & Welcome
- ✓ Public Comment
- ✓ Approval of Meeting Minutes
 - December 5, 2023
- ✓ Presentations
 - Annual Update: State Provided Data on Buncombe County Evictions and Ejection – Jake Ekberg
 - 2024 Preliminary Tax Credit Applications – Jonathon Jones
 - AHSP Application Submissions Preview – Jonathon Jones
 - Review of Committee Calendar – Jonathon Jones
 - NC Housing Coalition 2024 County Profiles – Jonathon Jones
- ✓ Reports
 - CDBG-NR Update – Nancy Williams
 - ARPA-FRF Update – Nancy Williams
 - AHSP Quarterly Progress and Goals Report – Jake Ekberg
- ✓ Old Business
 - Lakeshore Villas Request – Chloe Donohoe
- ✓ Announcements
- ✓ Adjourn



PUBLIC COMMENT



PRESENTATIONS



ANNUAL UPDATE: STATE PROVIDED DATA ON BUNCOMBE COUNTY EVICTIONS AND EJECTIONS

Jake Ekberg



EJECTION DATA UPDATE

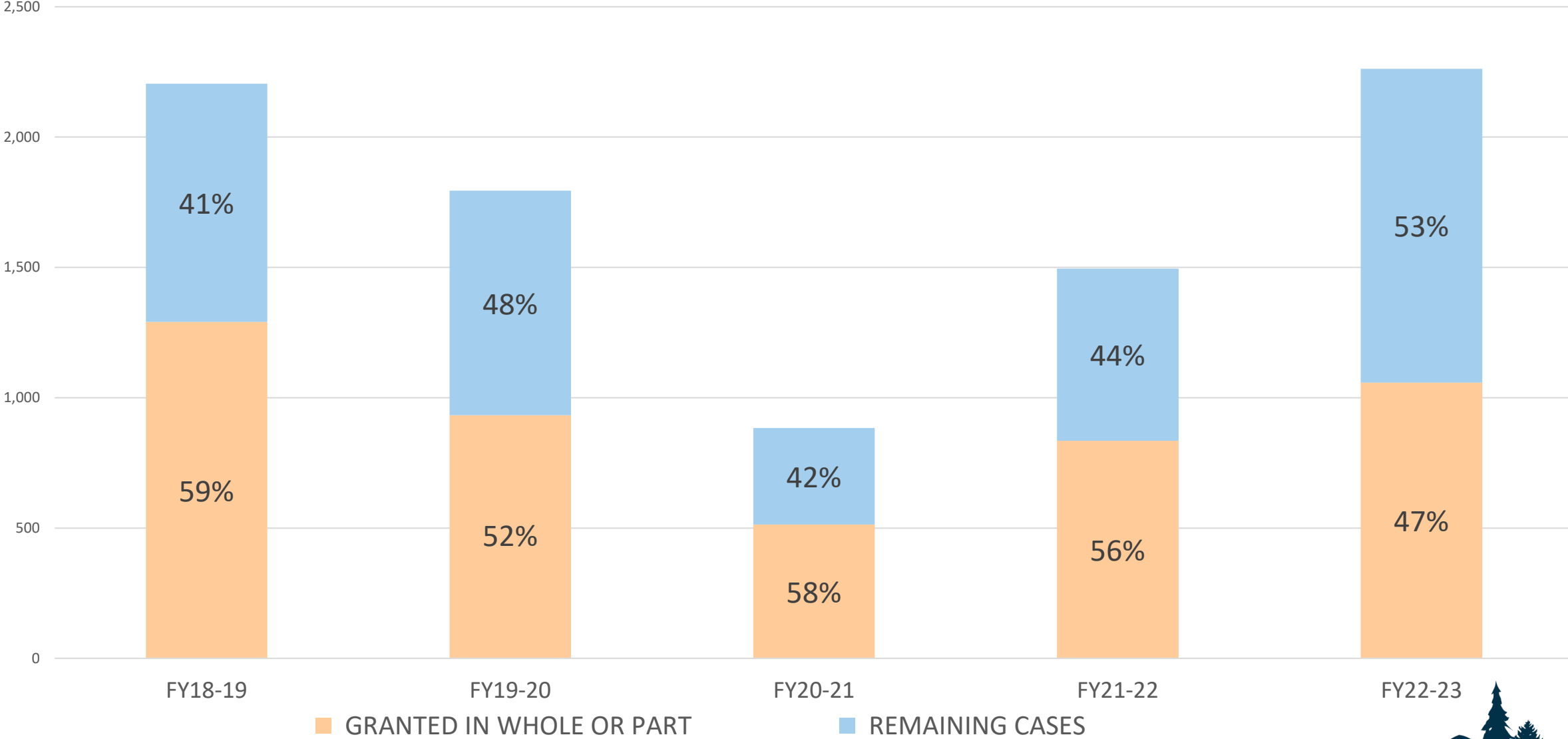
- Ejections have the potential to result in:
 - Rental Assistance Needs
 - Homelessness
- Ejection Data
 - Total Ejectments Filed and Granted in Buncombe County FY18 – FY22 *
 - Ejectments Filed in Buncombe County Per Month FY18 – FY22*
 - Ejectments Filed and Granted* as a Rate of Rental Households**

*Source: NC Civil Issue Filings

** Source: US Census American Community Survey



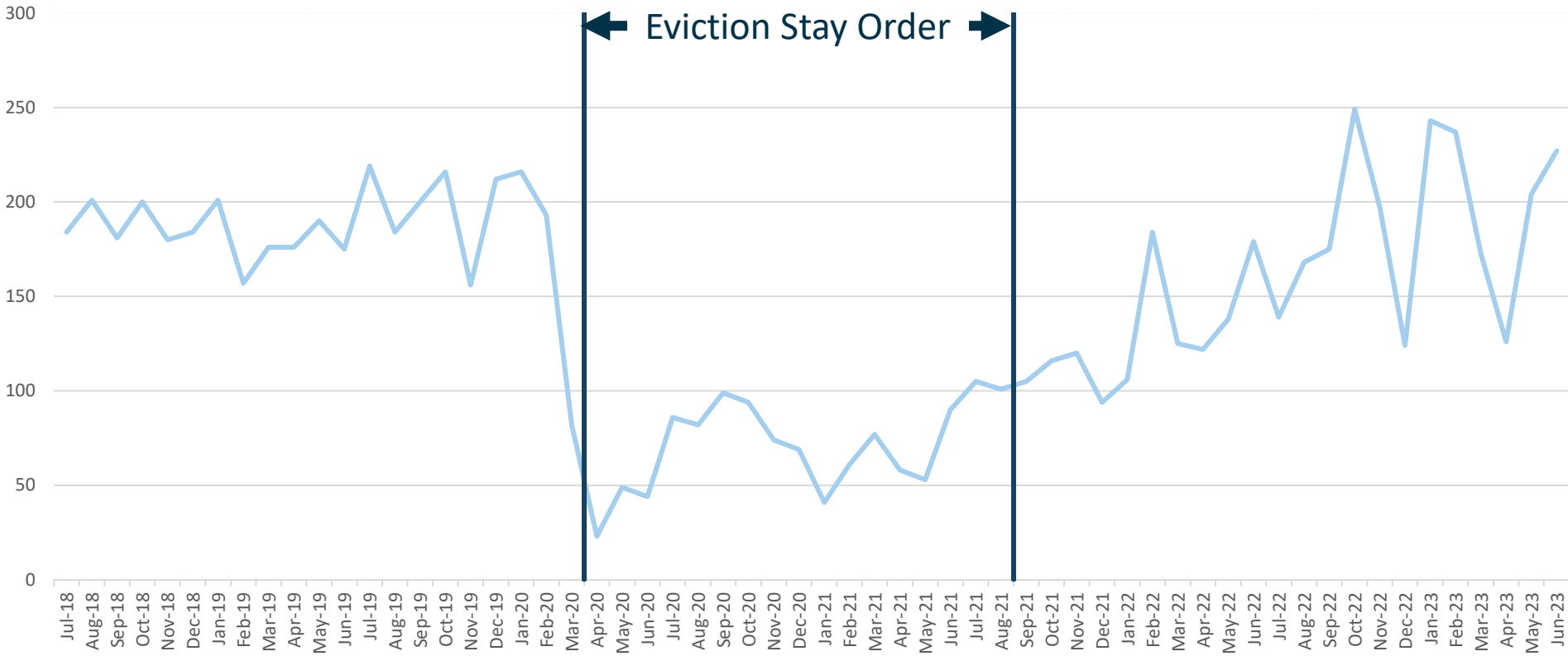
BUNCOMBE COUNTY FY18 – FY23: TOTAL EJECTMENT CASES FILED & GRANTED



Source: North Carolina Judicial Branch (2018-2023) Civil Issue Filings/Order Results (FY2018-23)



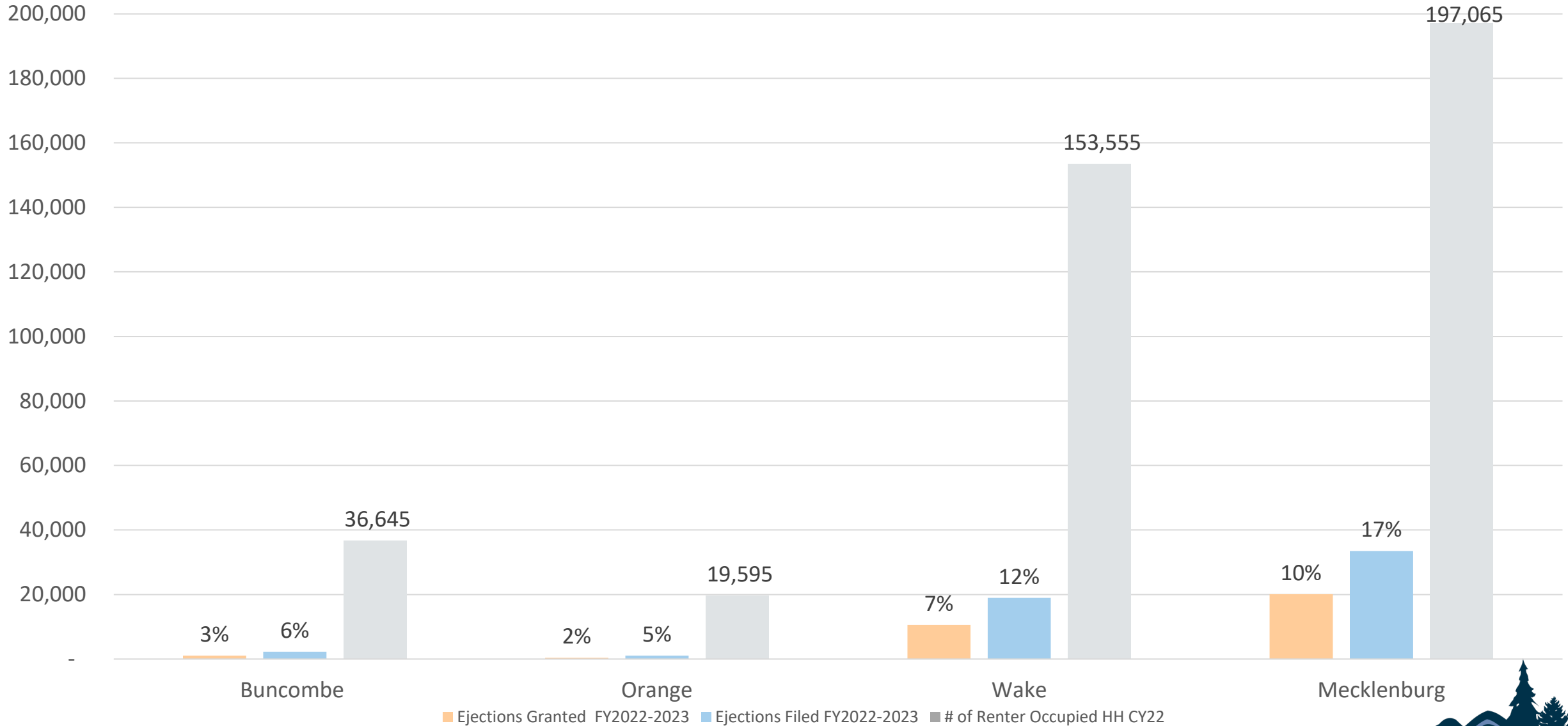
BUNCOMBE COUNTY FY18-23: TOTAL EJECTMENT CASES FILED BY MONTH



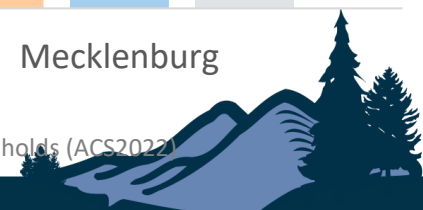
Source: North Carolina Judicial Branch (2018-2023) *Civil Issue Filings/Order Results* (FY2018-22)



EJECTIONS FILED AND GRANTED RELATIVE TO RENTAL UNITS 2022



Sources: North Carolina Judicial Branch (FY2018-2023) *Civil Issue Filings/Order Results* (FY2018-23); United States Census Bureau (2022) *Renter/Homeowner Occupied Households* (ACS2022)



2024 PRELIMINARY TAX CREDIT APPLICATIONS

Jonathon Jones



2024 LIHTC PRE-APPLICATION REQUESTS

Geographic Area	Projects	Family / Senior	Units
Statewide	114	83 / 31	6081
Metro Region	40	26 / 14	2386
Buncombe County	3	1 / 2	172
West Region	15	10 / 5	910
Henderson County	1	0 / 1	58
Asheville Regional Housing Consortium	4	1 / 3	230
Buncombe County	3	1 / 2	172
Henderson County	1	0 / 1	58

One Senior Rehab 9% Application in Henderson County - 25 units



PRE-APPLICATIONS IN BUNCOMBE COUNTY

9% Tax Credit Projects:

- **Reimagining Deaverview Phase 1A** – Mountain Housing Opportunities
58 Family Units at 80 N. Bear Creek Road, Asheville
- **Swannanoa River Village** – Pivotal Housing Partners
62 Senior Units at 292 Swannanoa River Road, Asheville
- **The Lofts at Swannanoa** – WDT Development
52 Senior Units at 2236 US-HWY 70, Swannanoa

4% Tax Credit / Tax Exempt Bond Project:

- **Rocky River Apartments** – Fitch Irick
120 Family Units at 22-48 Reynolds Mountain Boulevard, Woodfin



AHSP APPLICATION SUBMISSION PREVIEW

Jonathon Jones



FY25 AHSP APPLICATIONS RECEIVED NON-CONSTRUCTION PROJECTS

Program	Applicant	Project	Funding Requests	HH/Unit Impact	Cost Per Unit	Total Project Cost
Emergency Repair	Mountain Housing Opportunities	Essential Home Repair	\$ 400,000.00	40	\$ 10,000.00	\$ 1,309,479.00
Emergency Repair	Asheville Habitat for Humanity	Home Repair for Low-Income Homeowners	\$ 574,000.00	82	\$ 7,000.00	\$ 1,393,458.00
Emergency Repair	Colaborativa La Milpa	PODER Emma NOAH Home Repair Program	\$ 252,000.00	24	\$ 10,500.00	\$ 252,000.00
Emergency Repair	United Community Development of NC	Equity-Based Home Health/Safety Repair Program	\$ 60,000.00	45	\$ 1,333.33	\$ 180,000.00
		Subtotal	\$ 1,286,000.00	191		\$ 3,134,937.00
Administration	Thrive Asheville	Strengthening the Buncombe Rental Assistance Collaborative	\$ 50,000.00	80	\$ 625.00	\$ 50,000.00
Administration	Eagles' Wings Community Development Corporation	"Getting Your House in Order" Culturally Specific Financial Literacy	\$ 33,000.00	100	\$ 330.00	\$ 99,012.00
		Subtotal	\$ 83,000.00	180		\$ 149,012.00
DPA	Asheville Habitat for Humanity	Scattered Site Down Payment Assistance	\$ 146,000.00	4	\$ 36,500.00	\$ 1,460,000.00
		Subtotal	\$ 146,000.00	4		\$ 1,460,000.00
TBRA	Eblen Charities	Housing Assistance and Stability Program	\$ 120,000.00	600	\$ 200.00	\$ 480,000.00
TBRA	The ARC of Buncombe County	Assisting I/DD Citizens Secure Safe and Stable Housing	\$ 25,000.00	15	\$ 1,666.67	\$ 63,000.00
		Subtotal	\$ 145,000.00	615		\$ 543,000.00
New Start	Just Economics	Centralized Rental Application	\$ 25,000.00	0	\$ -	\$ 72,685.00
New Start	Western Carolina Rescue Ministries	Backyard ADUs for Supportive Housing	\$ 47,500.00	2	\$ 23,750.00	\$ 163,020.00
		Subtotal	\$ 72,500.00	2		\$ 235,705.00
		Total	\$ 1,732,500.00	992		\$ 5,522,654.00

FY25 AHSP APPLICATIONS RECEIVED NON-CONSTRUCTION PROJECTS

Program	Applicant	Project	LIHTC	Funding Requests	HH/Unit Impact	Cost Per Unit	Total Project Cost
Construction Loan	Vision Property	Rock Hill Place Site		\$ 200,000.00	4	\$ 50,000.00	\$ 230,000.00
Construction Loan	QB1 Enterprises	Sweeten Creek Town Home Project		\$ 760,000.00	20	\$ 38,000.00	\$ 7,600,000.00
Construction Loan	Mountain Housing Opportunities	Star Point	9%	\$ 1,500,000.00	60	\$ 25,000.00	\$ 16,085,116.00
Construction Loan	Laurel Street Residential	319 Biltmore Apartments		\$ 1,950,000.00	67	\$ 29,104.48	\$ 65,564,313.00
Construction Loan	Buckeye Community Hope Foundation	Redwood Commons	9%	\$ 1,932,816.00	70	\$ 27,611.66	\$ 19,328,161.00
Construction Loan	Volunteers of America	Laurel Wood	9%	\$ 800,000.00	104	\$ 7,692.31	\$ 25,960,185.00
Construction Loan	Fitch Irick Development	Rocky River	4%	\$ 8,849,950.00	120	\$ 73,749.58	\$ 43,512,259.00
Construction Loan	Roers Companies	Roers Asheville Affordable - Pine Lane	4%	\$ 8,619,031.00	126	\$ 68,405.01	\$ 45,615,157.00
Construction Loan	Asheville Habitat for Humanity	Glen Bridge Phase II		\$ 136,954.00	5	\$ 27,390.80	\$ 1,369,543.00
Construction Loan	Asheville Buncombe Community Land Trust	Doubling Permanent Affordability in Buncombe		\$ 1,300,000.00	10	\$ 130,000.00	\$ 2,600,000.00
Construction Loan	WDT Development	The Lofts of Swannanoa	9%	\$ 379,787.00	52	\$ 7,303.60	\$ 14,762,536.00
Construction Loan	LDG Multifamily	Meribel	4%	\$ 10,701,296.00	156	\$ 68,598.05	\$ 51,463,486.00
		Total		\$ 37,129,834.00	794		\$ 294,090,756.00
Construction Grant	Helpmate	Emergency Shelter		\$ 625,000.00	300	\$ 2,083.33	\$ 14,371,368.00
	Inside City of Asheville						

REVIEW OF COMMITTEE CALENDAR

Jonathon Jones



2024 MEETINGS

Date	Update, Discussion, & Actionable Items
March 5	Discussion: AHSP Non-Construction Application Reviews
March 19	Discussion: AHSP Returning Construction Application Reviews
April 2	Buncombe County Schools Spring Break
April 16	Update: HOME Consortium Funding Discussion: AHSP New Construction Application Reviews
April 23	Action: AHSP Funding Recommendations
April 30	Optional Called Meeting
May 7	Updates: 2024 Point-in-Time Count; Quarterly CDBG-NR, ARPA-FRF, AHSP Contracts and Goals
June 4	Updates: Cross-Departmental Affordable Housing Efforts



2024 MEETINGS

Date	Update, Discussion, & Actionable Items
July 2	Action: Chair and Vice-Chair Appointment
August 6	Updates: Quarterly CDBG-NR, ARPA-FRF, AHSP Contracts and Goals
September 3	Update: Notice of LIHTC Awards and QAP Comment Period Discussion: AHSP Kick-off; Community Partner Engagement
October 1	Discussion: AHSP Policy Revisions; DDA and QCT Updates
November 5	Updates: Quarterly CDBG-NR, ARPA-FRF, AHSP Contracts and Goals Action: AHSP Revisions and Recommendation to the Board of Commissioners
December 3	Update: HOME Consortium Update; Fair Housing

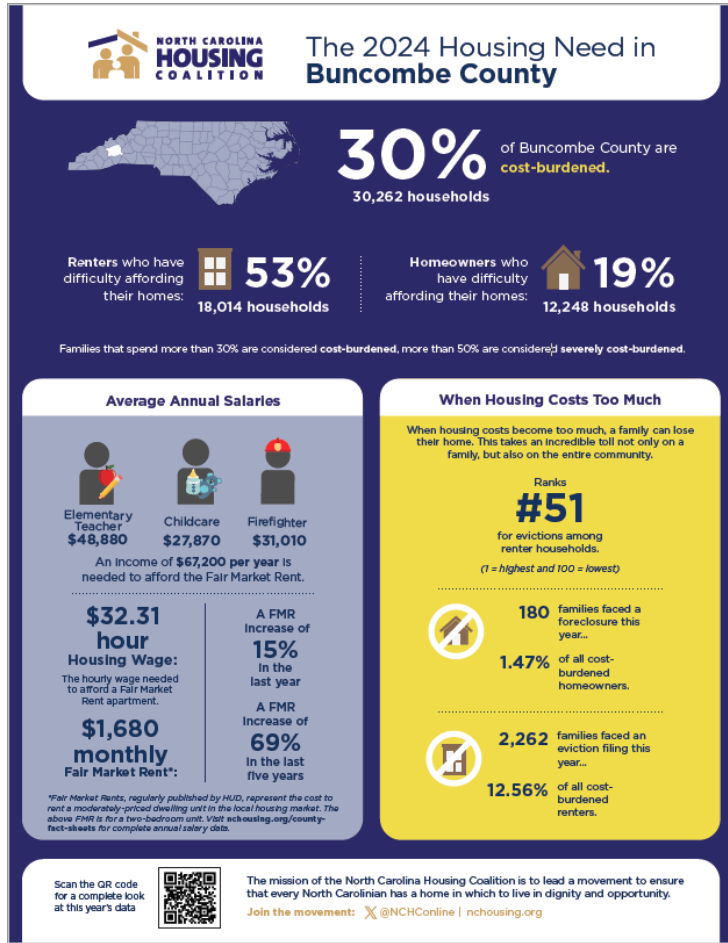


NC HOUSING COALITION 2024 COUNTY PROFILES

Jonathon Jones



2024 COUNTY PROFILES



The North Carolina Housing Coalition compiles affordable housing data from public sources for all NC counties.

Sources:

2018-2022 American Community Survey from the US Census Bureau

2022 Occupational Employment Statistics data from the Bureau of Labor Statistics

FY24 Fair Market Rents from the US Department of Housing and Urban Development

FY 2023 Median Family Income Documentation System from the US Department of Housing and Urban Development

Civil Issue Filings/Order Results FY22-23 from the NC Judicial Branch

Available online: <https://nchousing.org/>



2024 IMPACTS

- Cost-burdened Households (paying more than 30% of their income on housing)
 - 1.2 million NC households are cost-burdened
 - 30,262 Buncombe County households are cost-burdened
- Increase in Fair Market Rent for 2-Bedroom Apartment (2019-2023)
 - 38% in NC
 - 60% in Buncombe County

MSAs with the Highest FMR's	2BR FMR	2BR FMR % Change 2018-2023
Asheville	\$1,680	69%
Raleigh	\$1,646	52%
Durham-Chapel Hill	\$1,631	55%
Charlotte-Concord-Gastonia	\$1,554	51%
Wilmington	\$1,515	51%



REPORTS



CDBG-NR UPDATE

Nancy Williams



CDBG – NR

COMMUNITY DEVELOPMENT BLOCK GRANT – NEIGHBORHOOD REVITALIZATION

COMMUNITY DEVELOPMENT DIVISION | NANCY WILLIAMS

Fast Facts

- *Funder:* NC Department of Commerce
- *Award:* \$400,000
- *Grant Dates:* December 2022 to June 2025
- *Grant Fiscal Year:* FY 2023 to FY 2025
- *Staffing:* 2
- *County Match:* No
- *Reporting Cycle:* Quarterly
- *Up to Date on Reporting:* Yes

Monitoring

- Eligibility and funding are monitored on many levels
- NC Department of Commerce Rural Economic Development Division staff monitor Buncombe County and the Subrecipient
- Community Development Division staff monitor the Subrecipients

Department/Cost Center Issues/Roadblocks

- Project design (post award subrecipient selection) atypical
- Subrecipient limited organizational capacity
- Grant timeframes may result in use of less than full award

Overview

- Supports home repair for low-and moderate-income homeowners
- Nonprofit subrecipient(s) will manage the home repair program
- Subrecipient: Asheville Area Habitat for Humanity

Highlights

- Prioritizes home repairs up to \$30,000 per residence
- Will serve 40+ homeowners at <70% Area Median Income
- Available to homeowners outside the City of Asheville
- Subrecipient will form a CDBG required selection committee

Department /Cost Center Solutions

- County requested extension to complete subrecipient selection
- Subrecipient indicated additional capacity in a future year
- County requested extension to allow for additional use of award



CDBG-NR GRANT ADMINISTRATION ACTIVITIES

- Submit CDBG-NR Required Award Documents
- RFP Rounds April and July 2023
- Select Subrecipient
- ➔ Contract with Subrecipient
- Recipient Selection Committee Convenes
- Home Repair Sites Selected
- Monitor Activities Based on Contract and CDBG-NR Guidelines
- Process Grant Compliant Draw Requests
- Project Close Out with NCDOC REDD



ARPA-FRF UPDATE

Nancy Williams



ARPA-FRF

HOME REPAIR AND SUPPORT SERVICES

COMMUNITY DEVELOPMENT DIVISION | NANCY WILLIAMS

Fast Facts

- *Funder:* Buncombe County Strategic Partnerships
- *Award:* \$400,000
- *Grant Dates:* November 2022 to June 2025
- *Grant Fiscal Years:* FY 2023 to FY 2025
- *Staffing:* 2
- *County Match:* None
- *Reporting Cycle:* Quarterly
- *Up to Date on Reporting:* Yes

Overview

- Supports home repair for low-and moderate-income homeowners
- Nonprofit subrecipient(s) manage the home repair program
- Subrecipients: Asheville Area Habitat for Humanity & Mountain Housing Opportunities, Inc.

Highlights

- Prioritizes home repairs up to \$30,000 per residence
- Will serve 26 homeowners at <80% Area Median Income

Monitoring

- Eligibility and funding are monitored on many levels
- Buncombe County Strategic Partnerships staff monitor Buncombe County Community Development Division
- Buncombe County Community Development Division staff monitor subrecipients

Department/Cost Center Issues/Roadblocks

- None at this time

Department /Cost Center Solutions

- Not applicable



ARPA-FRF ADMINISTRATION ACTIVITIES

- RFP Opened January 2023
- Select Subrecipient
- Contract with Subrecipient
- Start Construction



ARPA Reports and Draws Begin

Monitor Activities Based on Contract and ARPA Guidelines

Process Grant Compliant Draw Requests

- Project Close Out



ARPA-FRF AWARDS

MOUNTAIN HOUSING OPPORTUNITIES:

Goal: 4 or More Homes Repaired

Progress: Repairs underway on 2 homes (>90% complete)

ASHEVILLE AREA HABITAT FOR HUMANITY:

Goal: 22 or More Homes Repaired

Progress:

- Completed 4 home repairs
- Repairs underway on 2 homes
- Scopes of work ready on 2 homes to be repaired next



AHSP QUARTERLY PROGRESS AND GOALS REPORT

Jake Ekberg



FY 2023 AHSP CONTRACT STATUS

FY 2023 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Remaining
Affordable Housing Studies	0	\$116,890	0	\$204,225	64%
VOA Construction Loan to Laurel Wood	104	\$0	0	\$800,000	100%
Habitat for Humanity Emergency Repair	45	\$275,000	45	\$0	0%
Mountain Housing Opportunities Emergency Repair	24	\$225,000	31	\$0	0%
Total	418	\$431,449	38	\$1,117,751	61%

Contracts executed and in progress
Commitment made and project start pending

FY 2023 also includes \$580,000 in unallocated funds.



FY 2024 AHSP CONTRACT STATUS

FY 2024 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Remaining
Eblen Charities Tenant Based Rental Assistance	103	\$36,681.83	47	\$73,318.73	67%
Eliada Homes Tenant Based Rental Assistance	15	\$4,344.00	3	\$10,656.00	71%
ARC of Buncombe County Tenant Based Rental Assistance	15	\$2,131.98	3	\$22,868.02	91%
CDCA Construction Loan to Fairhaven Summit	77	\$0	0	\$1,235,000	100%
Housing Authority Construction Loan to Deaverview Redevelopment	82	\$0	0	\$1,564,714	100%
Mountain Housing Opportunities Construction Loan to Star Point	60	\$0	0	\$500,000	100%
Habitat for Humanity Emergency Repair	36	\$48,894.19	9	\$201,105.81	80%
Mountain Housing Opportunities Emergency Repair	23	\$108,855.55	12	\$116,144.45	52%
PODER Emma Emergency Repair	7	\$0	0	\$100,000	100%
OnTrack Homebuyer Education Expansion New Start	96	\$0	0	\$40,000	100%
Total	514	\$33,648	0	\$4,031,066	99%

Contracts executed and in progress
Commitment made and project start pending



FY 2024 AHSP BOND CONTRACT STATUS

FY 2024 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
Buckeye Community Hope Construction Loan to Redwood Commons	70	\$0	0	\$1,826,000	100%
MHO Construction Loan to Lakeshore Villas	120	\$0	0	\$3,318,616	100%
LDG Development Construction Loan to Meribel	156	\$0	0	\$8,468,195	100%
Total	346	\$0	0	\$12,894,195	100%

Contracts executed and in progress
Commitment made and project start pending



AFFORDABLE HOUSING GOALS

1. Increase the supply of Affordable Housing for rent
2. Increase the supply of Affordable Housing for homeownership, especially for BIPOC households
3. Preserve the supply of Naturally Occurring Affordable Housing (NOAH)
4. Support activities that achieve functional zero Homelessness
5. Support activities that encourage the use of all vouchers



AFFORDABLE HOUSING OBJECTIVES

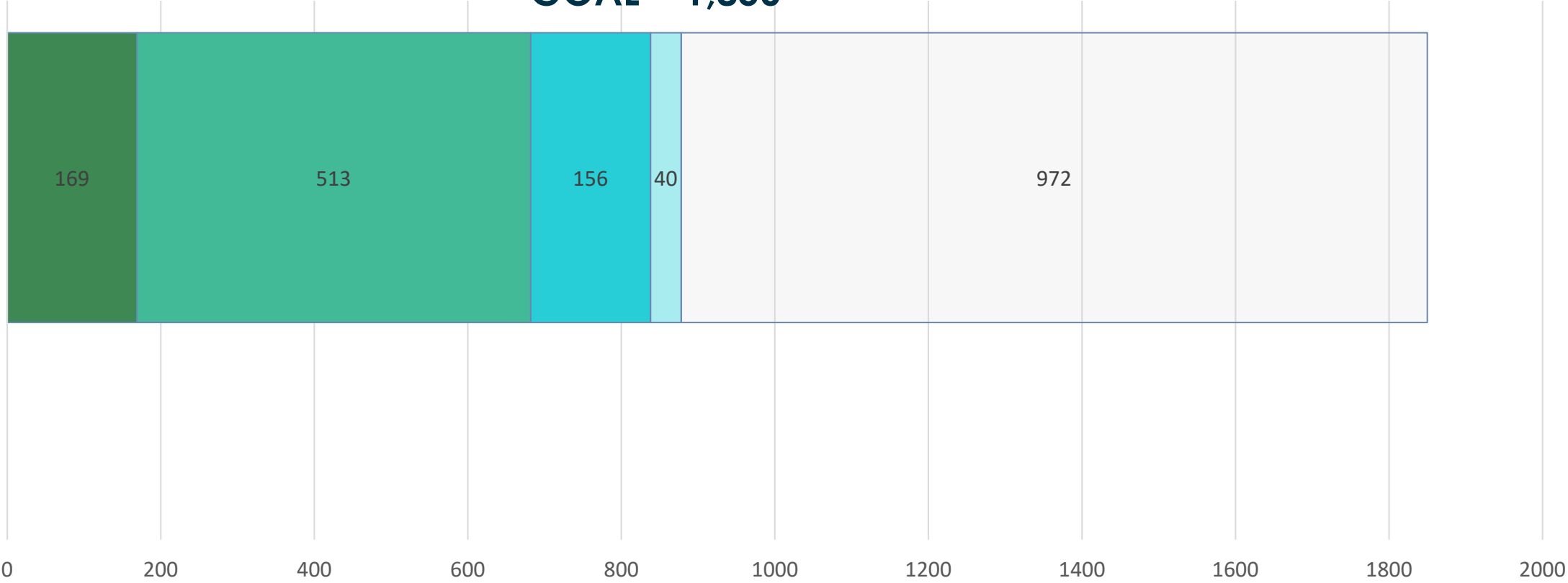
Buncombe County will impact 2,800-3,150 affordable housing units by 2030.

- 1,500-1,850 rental units for households at $\leq 80\%$ AMI
 - average at $\leq 60\%$ AMI across all households
 - 1,200-1,480 units should leverage the LIHTC program (will leverage an estimated \$100 - \$120 million in tax credit equity to Buncombe Co.)
 - 200 units for $\leq 30\%$ AMI
- 400 ownership units for households at $\leq 80\%$ AMI
- 500 repair units for households at $\leq 80\%$ AMI
- 400 ownership or rental units for households at $> 80\%$ to $\leq 120\%$ AMI



RENTAL UNITS FOR HOUSEHOLDS AT <80% AMI

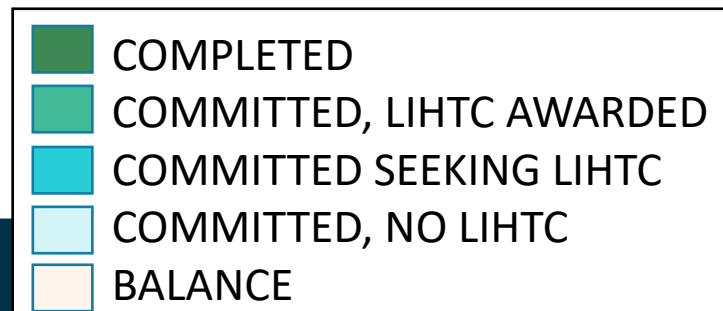
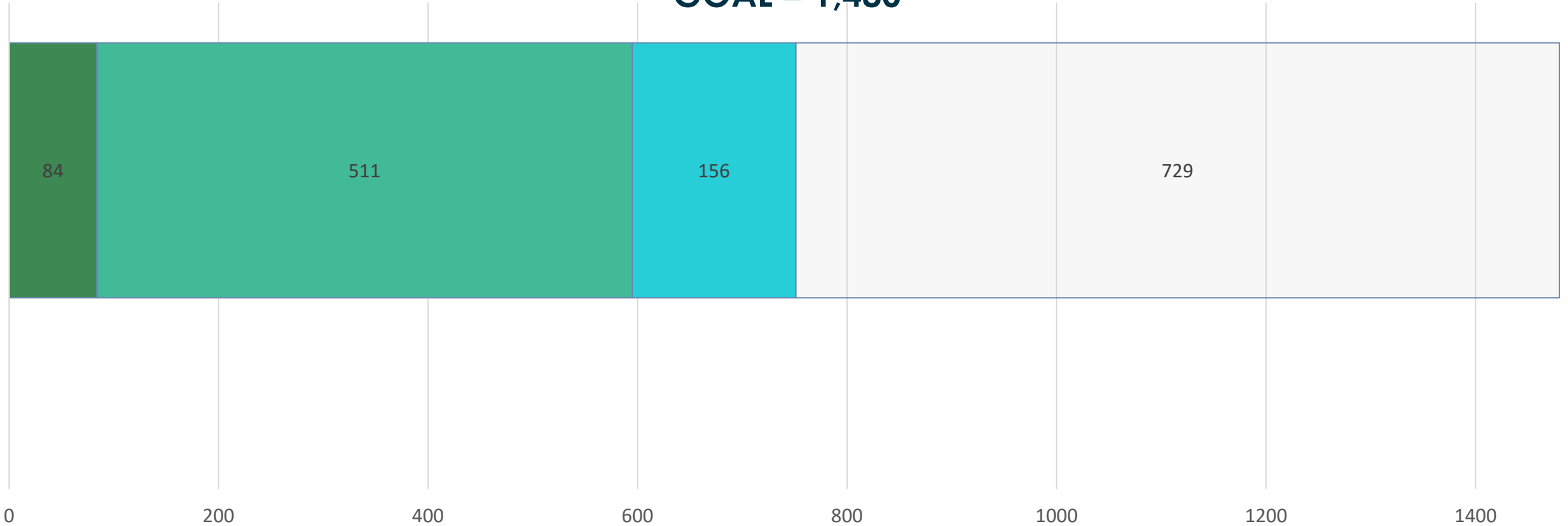
GOAL = 1,850



- COMPLETED
- COMMITTED, LIHTC AWARDED
- COMMITTED SEEKING LIHTC
- COMMITTED, NO LIHTC
- BALANCE

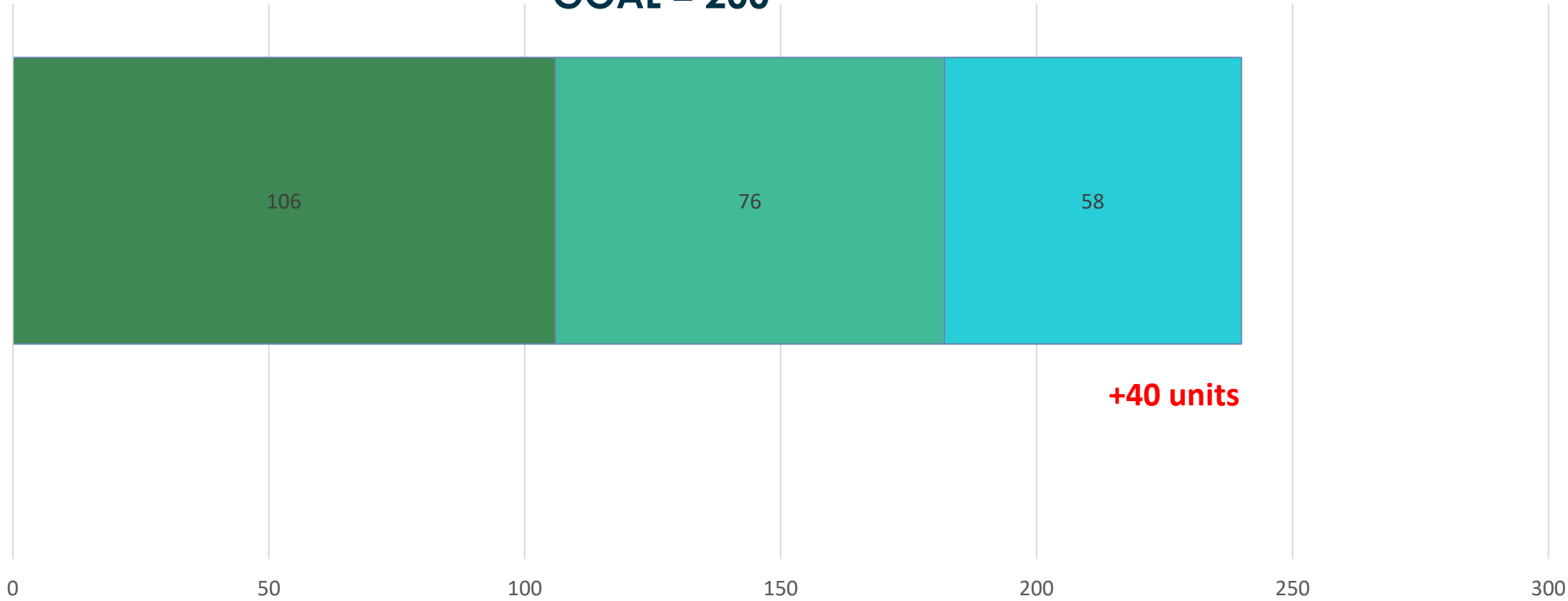
RENTAL UNITS LEVERAGING LIHTC

GOAL = 1,480



RENTAL UNITS FOR HOUSEHOLDS AT <30%

GOAL = 200



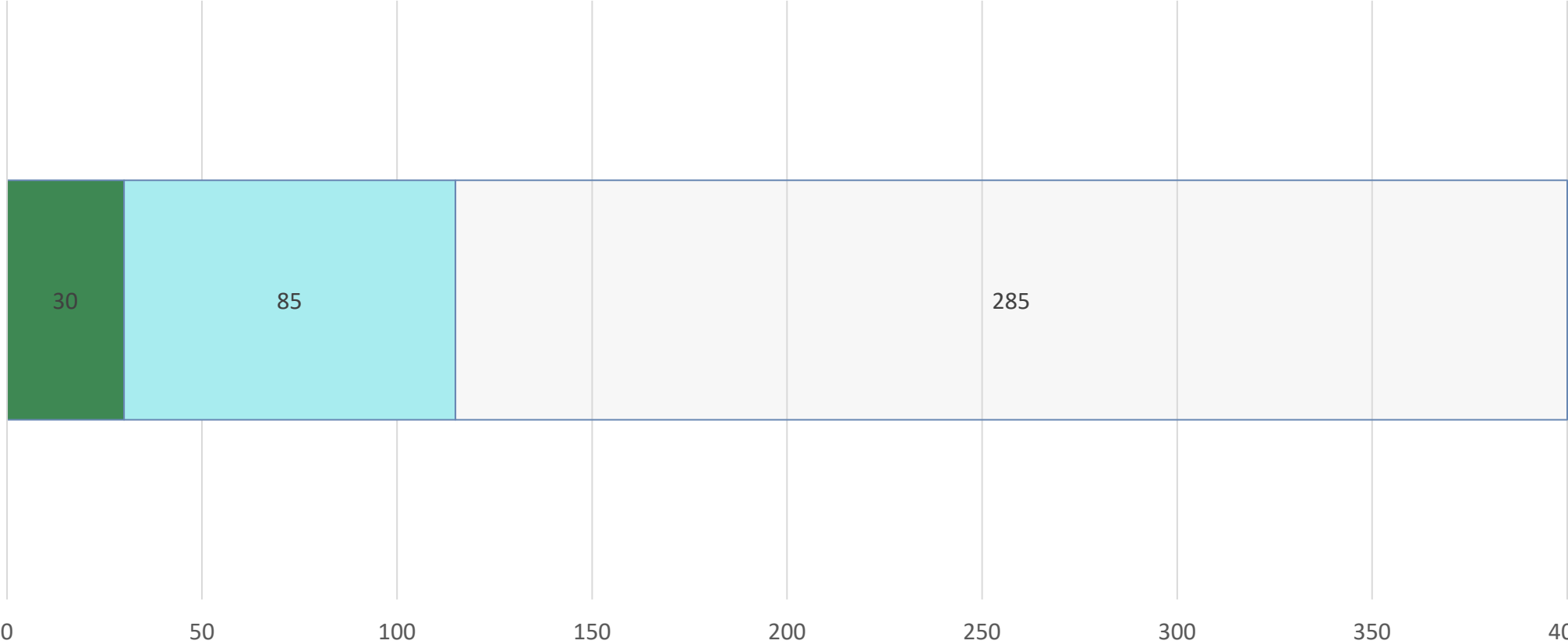
+40 units

- COMPLETED
- COMMITTED, LIHTC AWARDED
- COMMITTED SEEKING LIHTC
- COMMITTED, NO LIHTC
- BALANCE



OWNERSHIP UNITS FOR <80% AMI

GOAL = 400

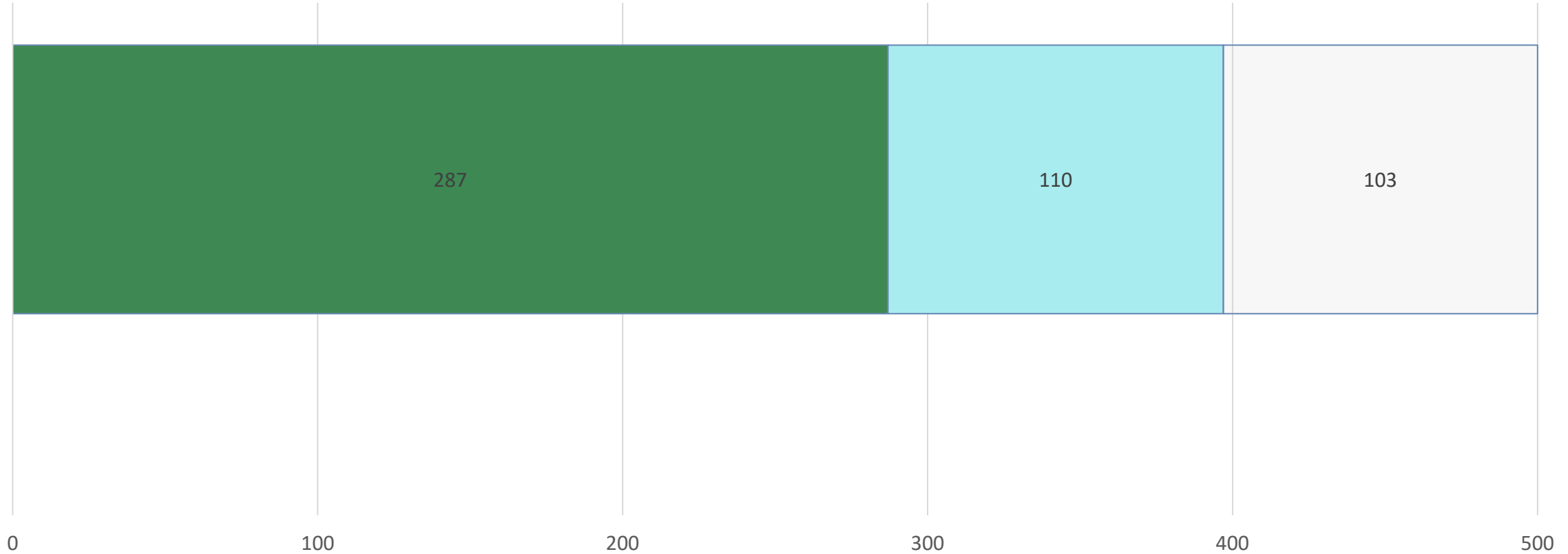


- COMPLETED
- COMMITTED
- BALANCE



EMERGENCY REPAIR

GOAL = 500



OLD BUSINESS



LAKESHORE VILLAS REQUEST

Chloe Donohoe



LAKESHORE VILLAS PROJECT UPDATE

Current AHSP Bond Fund Allocation: \$3,318,616 Loan

Updates:

- Gap Funding: HOME funding reallocated will not occur before May 2024
- Project Cost Increases: \$40,534,303 (previously \$39,288,315 (September 2023))
- First Citizens = Permanent Lender, Dogwood Health Trust = Mezzanine Lender
- Increased Deferred Developer Fee to \$620,929 (previously \$200,000)
- Remaining Funding Gap: \$299,702

Project Impacted by Environmental Assessment/Tree Clearing Permit Restrictions

- Tree Clearing Permit Restrictions on site (End of March – Mid April)
- HOME Funds Environmental Assessment: November 1 and April 14
- U.S. Army Corps of Engineers: October 15, 2023 and March 31, 2024



CONSIDERATION: LAKESHORE VILLAS

Request for Committee Action:

Consider recommending to the full Board \$299,702 in additional AHSP allocation from Bond funds for Lakeshore Villas



ANNOUNCEMENTS



ADJOURN

