



# AFFORDABLE HOUSING SUBCOMMITTEE

September 3, 2024



# AGENDA

- Call to Order & Welcome
- Public Comment
- Approval of Meeting Minutes
  - August 6, 2024
- Presentations
  - 2024 LIHTC Award Notification
  - 2025 Qualified Action Plan Comment Period
- Discussion
  - Modifications to Board Adopted 2030 Housing Goals & Objectives
  - Strategic Plan: Growth and Development
- Next Steps
- Announcements & Adjourn



# PUBLIC COMMENT



# APPROVAL OF MEETING MINUTES



**AUGUST 6, 2024**



# 2024 LIHTC AWARD NOTIFICATION

Jonathon Jones



# LOCAL LIHTC AWARDS

North Carolina Housing Finance Agency (NCHFA) announced the 2024 tax credit awards

Project	Organization	Location	9% Awards	4% Awards	Units
Lofts at Chadwick	WDT Development	Hendersonville	\$1,300,000		58
Lofts at Swannanoa	WDT Development	Swannanoa	\$0		52
Meribel*	LDG Development	Weaverville	\$0	\$28,000,000	120

\*January Award

## Qualified Action Plan (QAP) 2024 Applicable Rules Impacting Buncombe County Project:

- Section II(G)(1)(a): The maximum award to any one [9%] project will be \$1,300,000.
- Section II(G)(2): The maximum awards to any one Principal will be a total of \$2,000,000 in [9%] tax credits, including all set-asides.

## Qualified Action Plan (QAP) Appendix L Impacting Buncombe County Project



# QUALIFIED ACTION PLAN: APPENDIX L

Metro County	Cost Burdened Low-Income Renters*	LIHTC Units Funded Over Past 5 Years	Number of Cost Burdened Low Income Renters Relative to Units Created	Rank Out of 100 NC Counties
Mecklenburg	49,240	929	53	51
Wake	45,985	710	65	46
Guilford	26,320	643	41	59
Forsyth	18,810	507	37	62
Durham	18,135	227	80	44
Cumberland	16,690	460	36	63
Buncombe	10,260	433	24	80

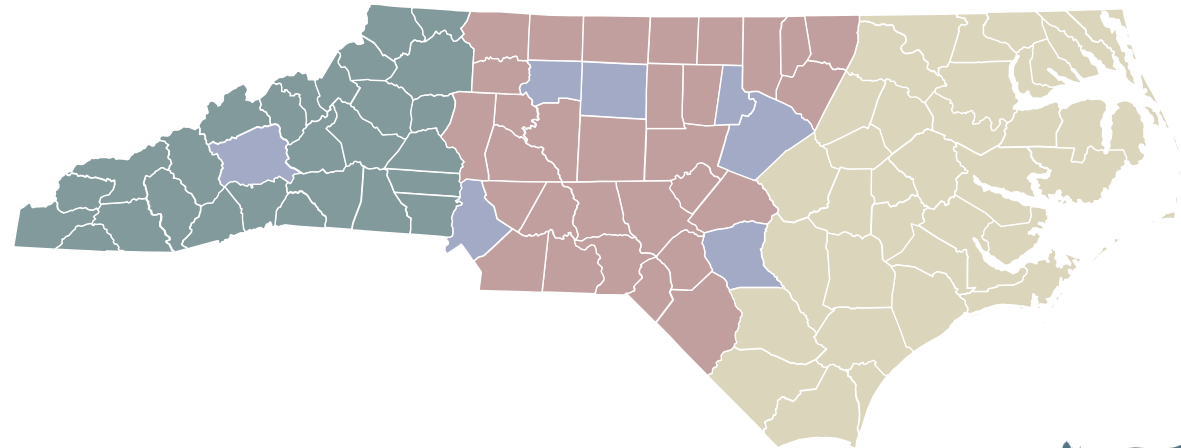
\*Data from 2016-2020 HUD CHAS (Comprehensive Housing Affordability Strategy)



# LIHTC AWARDS BY REGION

Region	Projects	9% Awards	RPP Loans	4% / Tax Exempt Bonds	Units
West	8	\$5,215,379	\$2,680,000	\$35,250,000	584
Central	4	\$3,922,878	\$2,385,000	-	183
East	8	\$7,801,733	\$4,530,200	-	457
<b>Metro</b>	<b>30</b>	<b>\$18,928,198</b>	<b>\$7,928,900</b>	<b>\$299,900,000</b>	<b>2,987</b>
<b>Total</b>	<b>50</b>	<b>\$35,868,188</b>		<b>\$335,150,000</b>	<b>4,211</b>

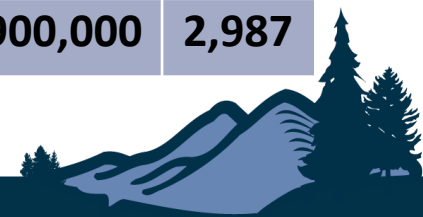
Geographical Set-aside
West 16%
Central 23%
East 23%
<b>Metro 38%</b>





# METRO COUNTY LIHTC AWARDS

Metro County	Percent of Metro County Group Population	2024 Projects Receiving 9% Awards	2024 Projects Receiving 4% Awards	9% Awards	RPP Loans	4% Awards	Units
Mecklenburg	27.21%	3	6	\$3,666,906	\$1,590,000	\$137,500,000	1,070
Wake	27.87%	3	3	\$3,798,000	\$1,920,000	\$70,200,000	644
Durham	7.96%	2	3	\$2,000,000	-	\$64,200,000	515
Forsyth	9.29%	4	0	\$4,455,822	\$1,600,000	-	266
Guilford	13.06%	3	0	\$3,109,109	\$1,378,900	-	192
Buncombe	6.51%	0	1	-	-	\$28,000,000	156
Cumberland	8.11%	2	0	\$1,898,361	\$1,440,000	-	144
<b>Total</b>	<b>100%</b>	<b>17</b>	<b>13</b>	<b>\$18,928,198</b>	<b>\$7,928,900</b>	<b>\$299,900,000</b>	<b>2,987</b>



# 2025 QUALIFIED ACTION PLAN COMMENT PERIOD

Jonathon Jones



# 2025 NCHFA QAP COMMENT PERIOD

**NCHFA QAP Contents:** Deadlines, fees, restrictions, scoring process, and project requirements.

**NCHFA Public Process:** Comment period and public hearing process

**County Comments on Prior QAPs:** The Affordable Housing Committee has previously directed staff, with the Committee Chair, to prepare and submit written comments in support of policies that would ensure an effective, balanced competition, reduce barriers to development and increase funding opportunities for affordable housing projects in Buncombe County.

**Requested Committee Action:** Authorize staff, with the Committee Chair, to review the draft FY25 QAP and submit a response letter on behalf of Buncombe County.



# MODIFICATIONS TO BOARD ADOPTED 2030 HOUSING GOALS & OBJECTIVES

Jonathon Jones



# 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

No changes proposed by the Affordable Housing Committee



# AFFORDABLE HOUSING OBJECTIVES

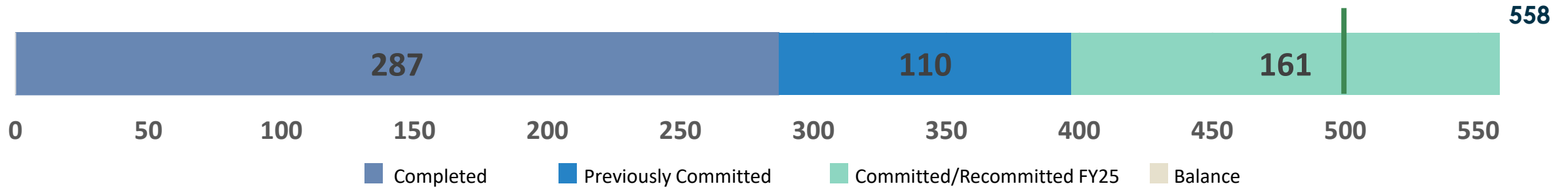
**Buncombe County will impact 2,960-3,310 affordable housing units by 2030.**

- 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
  - **360 ~~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

Change proposed at August Affordable Housing Committee meeting. Recommendation pending discussion of repair unit goal and strategic plan alignment.



# REPAIR UNITS FOR HOUSEHOLDS AT <80% AMI



## Consideration:

- FY20-22: \$1.23M; 229 units; \$5,400 per unit average
- FY23-25: \$2.36M; 319 units; \$7,400 per unit average
- Option 1: FY26-30: \$2.14M; 242 units; \$8,800 per unit average
  - Increase Repair Units for Households at <80% AMI Objective to 800 units (558 +242)
- **Option 2: FY26-30: \$2.99M; 342 units: \$8,800 per unit average**
  - Increase Repair Units for Households at <80% AMI Objective to 900 units (558 +342)



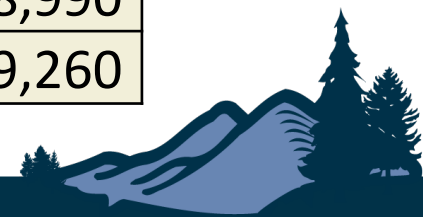
# REPAIR UNITS

**ESTIMATED  
FUTURE YEAR  
INVESTMENT  
OPTION 1  
(800 UNITS)**

AHSP Year	Commitment	Units	Average Investment Per Unit
2026	\$400,000	48	\$8,227
2027	\$412,000	48	\$8,474
2028	\$424,360	48	\$8,728
2029	\$437,091	48	\$8,990
2030	\$462,990	50	\$9,260

**ESTIMATED  
FUTURE YEAR  
INVESTMENT  
OPTION 2  
(900 UNITS)**

AHSP Year	Commitment	Units	Average Investment Per Unit
2026	\$560,000	68	\$8,227
2027	\$576,800	68	\$8,474
2028	\$594,104	68	\$8,728
2029	\$611,927	68	\$8,990
2030	\$648,805	70	\$9,260





# REQUEST FOR COMMITTEE ACTION

Recommendation regarding objective modifications to be addressed through the adoption of the new Strategic Plan.

**Buncombe County will impact 2,960-3,310 affordable housing units by 2030.**

**360** units for  $\leq 30\%$  AMI

**500** repair units for households at  $\leq 80\%$  AMI





# Growth and Development

*Presented by*

## Strategy and Innovation



# 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
  - **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

# Potential Strategic Plan 2030 Goals

- Preserve naturally occurring affordable housing homeowner units by supporting at least **68** emergency home repairs for low- and moderate-income households annually.
- 20% of affordable housing rental units funded by Buncombe County and funded under the Low-Income Housing Tax Credit (LIHTC) Program should be available to households earning at or below 30% AMI.
- 100% of affordable housing rental units funded by Buncombe County should be available to households earning at or below 80% AMI and average  $\leq 60\%$  AMI across all households.
- Direct greater than x% of new county developments into growth areas over the next 5 years as defined by the GEC map.
- 2.5% of all subdivisions developed should use alternative designs and conserve portions of property.
- Increase BIPOC owner-occupied housing rate from 44% to 50% by 2030.
- Begin redevelopment of County owned properties to produce at least 500 units of affordable housing by 2030.



9/11/2024



# Recommendation 1

## Strategic Plan 2030 Goals to match Affordable Housing Objectives:

- 1,500-1,850 rental units for households at <80% AMI
  - average at <60% AMI across all households
  - 1,200-1,480 units should leverage the LIHTC program
  - **200** units for <30% AMI
- 400 ownership units for households at <80% AMI
- **500** repair units for households at <80% AMI
- 400 ownership or rental units for households at > 80% to <120% AMI

## New

- Increase BIPOC owner-occupied housing rate from 44% to 50%
- Begin redevelopment of County owned properties to produce at least 500 units for households at  $\leq$ 80% AMI



# Recommendation 2

## Strategic Plan 2030 Goals for Affordable Housing Committee:

- X rental units for households at  $\leq 80\%$  AMI
- X ownership units for households at  $\leq 80\%$  AMI
- X repair units for households at  $\leq 80\%$  AMI
- X ownership or rental units for households at  $> 80\%$  to  $\leq 120\%$  AMI

### New

- Increase BIPOC owner-occupied housing rate from 44% to 50%.
- Begin redevelopment of County owned properties to produce at least 500 units for households at  $\leq 80\%$  AMI



# 2030 Strategic Plan Development Timeline

**MAY**  
Community and Employee Input  
meetings and pop-up events

**MAY-AUG**  
Development Workgroup Meetings - Develop draft focus areas, objectives, and goals based on BoC Input

**AUG 22**  
Commissioner Retreat  
Strategic plan retreat to generate more plan content from Commissioners

**OCT 15**  
**Commissioner Feedback** - Review of community and employee feedback

**NOV 19**  
**Commissioner Vote**  
BoC votes for plan adoption

**APRIL**  
Commissioner Input  
BoC survey and input

**June**  
Commissioner Input & Feedback  
Public input report, objectives, & goals

**AUG 6**  
Commissioner Feedback  
Finalize focus areas and objective, review goals

**SEP**  
Community and Employee Feedback

**NOV 5**  
**Commissioner Feedback**  
Draft plan presented at BoC Briefing

# What is Next?

- ✓ Public and Staff Engagement
- ✓ Next touch point with Commissioners: 1<sup>st</sup> briefing- October



# COMMITTEE NEXT STEPS

Date	Update, Discussion, & Actionable Items
October 1	<b>Updates:</b> Quarterly Reports <b>Actionable:</b> AHSP Policy Recommendations
November 5	<b>Updates:</b> Quarterly Reports <b>Actionable:</b> AHSP Policy Recommendations
December 3	<b>Actionable:</b> AHSP Policy Recommendations to the Board of Commissioners (as needed)





# ANNOUNCEMENTS



# HOUSING AUTHORITY WAITLIST REOPENING

Waitlist for Project-Based Vouchers Reopened Monday, August 26, 2024

**Application will Close Thursday, October 31, 2024 at 11:59 PM**

This opening applies to properties owned by the Housing Authority and does not include Housing Choice Vouchers at this time. Applications must be submitted through HACA's online application portal found on its website:

<https://haca.org/for-applicants>



# ADJORN

