



AFFORDABLE HOUSING SUBCOMMITTEE

March 4, 2025



AGENDA

- Call to Order & Welcome
- Public Comment
- Meeting Minutes
- New Business
 - Committee Bylaws & Membership Expansion
 - Tropical Storm Helene AHSP Considerations
 - Requests for One-Time Loan Payments Deferrals Related to Helene Impacts and Response
- Announcements
- Adjourn



PUBLIC COMMENT



APPROVAL OF MEETING MINUTES



FEBRUARY 4, 2025



COMMITTEE BYLAWS & MEMBERSHIP EXPANSION



COMMITTEE BYLAWS

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

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.

- **February 7, 2023:** AHC adopted bylaws
- **February 4, 2025:** AHC amends section of bylaws related to membership to strike district representation requirements from each district*

*At its February 4, 2025 meeting the AHC requested additional information from staff on processes to expand membership to include additional resident representation



COMMITTEE MEMBERSHIP EXPANSION

Process: Should the AHC desire to expand its membership, the AHC would need to recommend the Board of Commissioners act to expand this body to include other representatives. If approved, bylaws would need to be amended to reflect a new AHC composition.

Impacts:

- Expansion would mean that this body would no longer be a Subcommittee of the Board but would rather be a Committee with mixed Board/resident representation
- AHSP guidelines revisions would need to be considered as the Board granted authority to this body as a Subcommittee rather than as a Committee with mixed Board/resident representation
 - Example: Loan Payment Deferral - the AHC is currently authorized to make decisions on loan payment deferral; however, the Board may wish to make loan payment (revenue) deferral decisions directly with recommendations from an AHC comprised of a mix of Board/resident representation

Sample Potential Action: Recommend the Buncombe County Board of Commissioners expand the Affordable Housing Committee to (5) five members which shall include (3) three Commissioners and (2) two resident appointments.



TROPICAL STORM HELENE AHSP CONSIDERATIONS

Jake Ekberg



AHSP CONTRACT CONSIDERATIONS

Consideration	Action		
	Staff	Committee	Board
Contract Scope Modifications <i>Example: Increase/reduce planned home repairs to be delivered</i>	Decision	Recommendation to Staff	-
Program Guidance Maximums Modifications <i>Example: Increase home repair maximum beyond \$25K</i> <i>Example: Increase current lien limit beyond \$15K</i>	-	Recommendation to Board	Decision
Loan Payment Deferral	-	Decision	-



REQUESTED HELENE CONTRACT MODIFICATIONS FROM AHSP GRANTEES

Grantee & Program	Award Amount	Extending POP (6/30/26)	Current Deliverable	Reduced Deliverable	Additional Request
FY25 AAHH ER	\$ 574,000	Yes	82	23	Change program max to \$50k; No lien requirements (note that this would further reduce the deliverables)
FY25 PODER ER	\$252,000	Yes	24	10	Change program max to 50k; No lien requirements (note that this would further reduce the deliverables)
FY25 MHO ER	\$ 400,000	Yes	40	N/A	None
FY25 UCDNC ER	\$ 60,000	Yes	15	N/A	None
FY24 Eliada TBRA	\$15,000	Yes	15	N/A	None
FY25 ARC TBRA	\$25,000	No	15	N/A	None
FY25 Eblen TBRA	\$126,000	No	150	N/A	None



GRANTEE REQUESTED AHSP CHANGE

Emergency Repair Program

- **Current Requirement**

- Maximum Assistance: \$25,000 per unit
- Repairs at \$15,000 and up to \$25,000
 - Must be forgivable loan, secured with a Note and Deed of Trust which reduces \$15,000 in year one and by \$5,000 each successive year until such time as the loan is forgiven. The forgivable loan may be transferred to a new and verified income qualified household. If the eligible homeowner sells to a non-income qualified household or no longer occupies the unit during the repayment period, the balance of the note shall be due;

- **Requested Modification to Requirement for Helene damaged homes needing associated repairs**

- Maximum Assistance: \$50,000 per unit for Helene related damage repairs
- No lien required for Helene related damage repairs



POTENTIAL COMMITTEE ACTION

Recommend the Buncombe County Board of Commissioners amend the Affordable Housing Services Program's Emergency Repair Program provisions to allow homes with Helene related damage receive support as describe below:

- Maximum Assistance: \$50,000 per unit for Helene related damage repairs
- No lien required for Helene related damage repairs



REQUEST FOR ONE-TIME LOAN PAYMENT DEFERRALS RELATED TO HELENE IMPACTS & RESPONSE

Jonathon Jones



DEFERRAL CONSIDERATION: AHSP OPEN CONSTRUCTION LOANS WITH PAYMENTS DUE IN FY 2025

Construction Loans	Scheduled Payment		Payment Terms
	Date	Amount	
Residences at Glen Rock*	11/15/2024	\$12,231.34	2%, Amortized
Eagle Market Street*	1/22/2025	\$6,000.00	2%, Interest Only
Jasper Apartments	2/28/2025	TBD**	4.25%, Cashflow
Larchmont*	5/19/2025	\$20,000.00	0%, Fixed Principal
East Haven*	6/30/2025	\$10,000.00	0%, Schedule

*Mountain Housing Opportunities

**Payment amount from Jasper, if any, will be based on cashflow.



RESIDENCES AT GLEN ROCK

Helene Impacts: Physical damage due to flooding; all residences vacated; substantial repairs to commercial component at bottom floor required and ongoing

Request: Defer payment to be due at final balloon payment

Financial Impact to Project: Diminishes expanded revenue shortfall caused by Helene but does not resolve ongoing annual revenue shortfalls for this project.

Staff Recommendation: Due to ongoing impacts on revenues and expenditures as a result of Helene related damage, staff recommends deferral of the loan payment to be due at final balloon payment.



EAGLE MARKET STREET, LARCHMONT, & EAST HAVEN

Helene Impacts: Recognizing the economic impacts of Helene on rental housing resident incomes, Mountain Housing Opportunities issued a stay on eviction and subsequently received reduced rental revenues in the aftermath of Helene.

Request: Defer payment to be due at final balloon payment

Financial Impact to Project: Diminishes expanded revenue shortfall caused by Helene but does not resolve ongoing annual revenue shortfalls for these projects.

Staff Recommendation: Given Mountain Housing Opportunities' stay on evictions was undertaken to prevent further Helene related housing displacement, and that this decision impacted rental revenues, staff recommends deferral of the loan payment to be due as follows:

- Eagle Market Street - Payment due at final balloon payment
- Larchmont - Payment due at final balloon payment
- East Haven - Payment due increases from \$7,500 to \$10,000 in FY30, FY31, FY32 and FY33 consistent with prior year payment schedules (alternative Payment due at final balloon payment)



ANNOUNCEMENTS



NC CDBG-DR ACTION PLAN

The North Carolina Department of Commerce released the Action Plan for Community Development Block Grant-Disaster Recovery (CDBG-DR) Funding in Response to Hurricane Helene.

Available online: <https://www.commerce.nc.gov/draft-proposed-north-carolina-hud-action-plan-cdbg-dr-hurricane-helene/open>

HUD allocated \$1.4 billion to address storm related unmet needs

Eligible Activities: Housing, Infrastructure, Economic Revitalization and Mitigation



NC CDBG-DR ACTION PLAN

The public is invited to submit comments as follows:

- Online at: commerce.nc.gov/recovery-comments
- By mail to:
North Carolina Department of Commerce
4346 Mail Service Center Raleigh, North Carolina 27699-4301
Attention: CDBG-DR Public Comment
- By fax to: (919) 715-0096
- By email to: helene.recovery@commerce.nc.gov

Public Comment Deadline March 20, 2025.



ADJORN

