AGENDA

✓ Call to Order & Welcome
✓ Public Comment
✓ Approval of Meeting Minutes
  • October 17, 2023
✓ New Business
  • Quarterly ARPA-FRF Update
  • Quarterly CDBG-NR Update
  • Affordable Housing Services Program Revisions and Recommendations
  • Quarterly Affordable Housing Services Program Update & Goals
  • Goals, Projects, and Funding: 2030 Timeline
✓ Announcements
✓ Adjourn
PUBLIC COMMENT
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
HOME REPAIR AND SUPPORT SERVICES
COMMUNITY DEVELOPMENT DIVISION | NANCY WILLIAMS

Fast Facts
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Department /Cost Center Solutions
• Not applicable
ARPA-FRF AWARDS

MOUNTAIN HOUSING OPPORTUNITIES:
Minimum Homes Repaired = 4
Funding = $120,000

ASHEVILLE AREA HABITAT FOR HUMANITY:
Minimum Homes Repaired = 22
Funding = $280,000
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
CDBG-NR UPDATE

Nancy Williams
Fast Facts
• Funder: NC Department of Commerce
• Award: $400,000
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• Staffing: 2
• County Match: No
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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

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

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 – Asheville Area Habitat for Humanity
  
  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
AHSP REVISIONS AND RECOMMENDATIONS

Jonathon Jones
AFFORDABLE HOUSING SERVICE PROGRAM

SUMMARY OF REVISIONS

• **Homelessness Preference**: Strong preference given to projects accepting referrals for households experiencing homelessness.

• **Energy Efficiency Preference**: Strong preference will be given to projects that include renewable energy systems or participate in energy efficiency programs.

• **Property Tax Exemption**: Construction projects will be required to apply for property tax exemption.

• **Require acceptance of rental subsidies**: Projects must accept vouchers and cannot disqualify residents or prospective tenants from renting a housing unit with legal sources of income.
AFFORDABLE HOUSING SERVICE PROGRAM

SUMMARY OF REVISIONS

• **Income Determination:** Income eligibility documentation is valid for 12 months.

• **Align Income, Rent and Home Sales Limits with annual HUD Updates:** Projects must adhere to the income, rent and home sales limits published by HUD at the time that assistance is provided, lease signing or home sale.

• **Application Due Date:** The AHSP application is scheduled to open December 11, 2023 and close January 26, 2024 for the FY 2025 funding cycle.
PROJECT PRIORITIES & PREFERENCES

PROPOSED ENERGY EFFICIENCY PREFERENCE

Current AHSP
Not included.

Proposed AHSP
Strong preference will be given to projects that will include renewable energy systems, participate in local utility efficiency programs, and/or demonstrate compliance with energy efficiency standards including but not limited to ENERGY STAR.
ENERGY EFFICIENCY INCENTIVES
REQUEST TO EXCEED LOAN MAXIMUM

Current AHSP
None

Proposed AHSP

Applicants may request:

• Loans exceeding the maximum amounts listed above (10%/20%) where the project includes on-site renewable generations for residential benefit, achieves Leadership in Environmental and Energy Design (LEED) certification, or follows the Department of Energy’s Zero Ready Home (ZERH) program provided the applicant indicates program cost to support any request beyond the maximum loan amount.
Recommend the Board of Commissioners adopt the Affordable Housing Services Program (AHSP) Description, Requirements, and Guidelines as presented.
QUARTERLY AHSP CONTRACTS UPDATE

Jake Ekberg
## FY 2023 AHSP CONTRACT STATUS

<table>
<thead>
<tr>
<th>FY 2023 AHSP Projects</th>
<th>Anticipated Impact (Units/HH)</th>
<th>Actual Expenditures to Date</th>
<th>Impact to Date (Units/HH)</th>
<th>Balance of Obligation</th>
<th>Percent Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Studies</td>
<td>0</td>
<td>$102,390</td>
<td>0</td>
<td>$318,308</td>
<td>76%</td>
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<tr>
<td>VOA Construction Loan to Laurel Wood</td>
<td>104</td>
<td>$0</td>
<td>0</td>
<td>$800,000</td>
<td>100%</td>
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<tr>
<td>Habitat for Humanity Emergency Repair</td>
<td>45</td>
<td>$275,000</td>
<td>45</td>
<td>$0</td>
<td>0%</td>
</tr>
<tr>
<td>Mountain Housing Opportunities Emergency Repair</td>
<td>24</td>
<td>$225,000</td>
<td>31</td>
<td>$0</td>
<td>0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>418</strong></td>
<td><strong>$431,449</strong></td>
<td><strong>38</strong></td>
<td><strong>$1,117,751</strong></td>
<td><strong>61%</strong></td>
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</table>

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

Contracts executed and in progress

Commitment made and project start pending
### FY 2024 AHSP Contract Status

<table>
<thead>
<tr>
<th>FY 2024 AHSP Projects</th>
<th>Anticipated Impact (Units/HH)</th>
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<th>Balance of Obligation</th>
<th>Percent Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eblen Charities Tenant Based Rental Assistance</td>
<td>103</td>
<td>$0</td>
<td>0</td>
<td>$110,000</td>
<td>100%</td>
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<tr>
<td>Eliada Homes Tenant Based Rental Assistance</td>
<td>15</td>
<td>$0</td>
<td>0</td>
<td>$15,000</td>
<td>100%</td>
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<tr>
<td>ARC of Buncombe County Tenant Based Rental Assistance</td>
<td>15</td>
<td>$0</td>
<td>0</td>
<td>$25,000</td>
<td>100%</td>
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<tr>
<td>CDCA Construction Loan to Fairhaven Summit</td>
<td>77</td>
<td>$0</td>
<td>0</td>
<td>$1,235,000</td>
<td>100%</td>
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<tr>
<td>Housing Authority Construction Loan to Deaverview Redevelopment</td>
<td>82</td>
<td>$0</td>
<td>0</td>
<td>$1,564,714</td>
<td>100%</td>
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<tr>
<td>Mountain Housing Opportunities Construction Loan to Star Point</td>
<td>60</td>
<td>$0</td>
<td>0</td>
<td>$500,000</td>
<td>100%</td>
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<tr>
<td>Habitat for Humanity Emergency Repair</td>
<td>36</td>
<td>$18,697</td>
<td>4</td>
<td>$231,303</td>
<td>93%</td>
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<tr>
<td>Mountain Housing Opportunities Emergency Repair</td>
<td>23</td>
<td>$14,950</td>
<td>2</td>
<td>$210,050</td>
<td>93%</td>
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<tr>
<td>PODER Emma Emergency Repair</td>
<td>7</td>
<td>$0</td>
<td>0</td>
<td>$100,000</td>
<td>100%</td>
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<tr>
<td>OnTrack Homebuyer Education Expansion New Start</td>
<td>96</td>
<td>$0</td>
<td>0</td>
<td>$40,000</td>
<td>100%</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>514</strong></td>
<td><strong>$33,648</strong></td>
<td><strong>0</strong></td>
<td><strong>$4,031,066</strong></td>
<td><strong>99%</strong></td>
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</tbody>
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**Contracts executed and in progress**

**Commitment made and project start pending**
## FY 2024 AHSP BOND CONTRACT STATUS

<table>
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<th>FY 2024 AHSP Projects</th>
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<th>Impact to Date (Units/HH)</th>
<th>Balance of Obligation</th>
<th>Percent Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buckeye Community Hope Construction Loan to Redwood Commons</td>
<td>70</td>
<td>$0</td>
<td>0</td>
<td>$1,826,000</td>
<td>100%</td>
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<tr>
<td>MHO Construction Loan to Lakeshore Villas</td>
<td>120</td>
<td>$0</td>
<td>0</td>
<td>$3,318,616</td>
<td>100%</td>
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<tr>
<td>LDG Development Construction Loan to Meribel</td>
<td>156</td>
<td>$0</td>
<td>0</td>
<td>$8,468,195</td>
<td>100%</td>
</tr>
<tr>
<td>Total</td>
<td>346</td>
<td>$0</td>
<td>0</td>
<td>$12,894,195</td>
<td>100%</td>
</tr>
</tbody>
</table>

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 ≤ 80% AMI
  - average at ≤ 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 ≤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
RENTAL UNITS FOR HOUSEHOLDS AT <80% AMI

GOAL = 1,850

- **Completed**: 169
- **Committed, LIHTC Awarded**: 513
- **Committed, Seeking LIHTC**: 156
- **Committed, No LIHTC**: 40
- **Balance**: 972
RENTAL UNITS FOR HOUSEHOLDS AT <30%

GOAL = 200

106 COMPLETED
76 COMMITTED, LIHTC AWARDED
58 COMMITTED SEEKING LIHTC

+40 units

0 50 100 150 200 250

BALANCE

COMMITTED, NO LIHTC

COLOR LEGEND:
- GREEN: COMPLETED
- TEAL: COMMITTED, LIHTC AWARDED
- BLUE: COMMITTED SEEKING LIHTC
- LIGHT BLUE: COMMITTED, NO LIHTC
- WHITE: BALANCE

BUNCOMBE COUNTY
OWNERSHIP UNITS FOR <80% AMI
GOAL = 400
EMERGENCY REPAIR
GOAL = 500

- COMPLETED: 247
- COMMITTED: 125
- BALANCE: 128
GOALS, PROJECTS, AND FUNDING: 2030 TIMELINE

Matthew Cable
## COMMITTEE NEXT STEPS

<table>
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<tr>
<th>Meeting Date</th>
<th>Update, Discussion, &amp; Actionable Items</th>
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| **December 5** | **Update**: Housing Authority of the City of Asheville, HOME Consortium  
**Discussion**: Fair Housing Plan  
**Action**: AHSP Commitment Extension Request |
| **January 2** | **Discussion**: LIHTC Program Overview, AHC Calendar  
**Update**: Point-in-Time / Homelessness |
| **February 6** | **Discussion**: Preliminary AHSP Application Review |
| **March 5** | **Update**: Quarterly AHSP Update & Goals, CDBG-NR, ARPA-FRF  
**Discussion**: AHSP Applications |
ANNOUNCEMENTS

ADJOURN