

FY 25 AHSP Application Staff Summary: Asheville Area Habitat for Humanity Downpayment Assistance Loan

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|------------------------------------|--|--|---------------------------|---------------------------|
| 4 Households Assisted | \$36,500 AHSP Request Per Household | \$1.00:\$9.00 Leverage Ratio AHSP \$: Other \$ | ≤80% AMI Target | 0% % Admin Cost |
|------------------------------------|--|--|---------------------------|---------------------------|

Project Description: Asheville Area Habitat for Humanity (AAHH) submitted a **Downpayment Assistance Loan** (DPA) application in the amount of **\$146,000** to support four income eligible homebuyers with downpayment assistance.

AHSP Goal: Increase the supply of Affordable Housing for homeownership, especially for BIPOC households

AHSP Objective: 400 ownership units for households at <80% AMI

Summary: AAHH's request (\$146,000) is intended to help four (4) income eligible homebuyers ≤80% AMI (two (2) households between 40%-50% AMI, and two (2) households between 51%-80% AMI) bridge the gap between the price of homes and the amount of capital available to the homebuyer. This request will help support an overall budget of \$1,460,000. DPA loans bridge the gap between the first mortgage that the homeowner can afford and sales price of the home.

AAHH is requesting DPA funding for scattered sites across Buncombe County. DPA funds will be used for newly constructed AAHH homes, existing homes or homes purchased as they become available through AAHH's right of first purchase program. AAHH secures DPA loans with liens on the property in case of foreclosure. Homeowners are required to go through AAHH's homebuyer education program. The Affordable Housing Services Program's maximum loan amount is 10% of the cost per affordable unit. The current HUD Maximum Sales Price Limit is \$365,000.

County Funding Source Options: Buncombe County General Fund and AHSP Program Income.

Finance Department Assessment of Audits and Financial Position: Finance Department Assessment of Audits and Financial Position: Asheville Area Habitat for Humanity (AAHH) provided a timely audit free of qualifications and findings. As of June 30, 2023, AAHH's financials show a reasonably healthy financial position.

Recommendation: Community Development Division staff reviewed the project and find that the project generally adheres to program requirements. The project appears ready for implementation on July 1, 2024. Consideration of full or partial award is reasonable.

| PROJECT SUMMARY SHEET | | Y/N |
|---|--|-----|
| Project Description/Narrative | | |
| Clearly affordable housing focused | | Y |
| Aligns with all components of the application | | Y |
| Aligns with all guidelines of the AHSP program | | Y |
| Aligns with the selected strategic goal | | Y |
| Designed to Serve Households with AMI | | |
| <80% | | Y |
| <50% | | Y |
| <30% | | N |
| Designed to Serve | | |
| General populous eligible for the program | | Y |
| Individuals who are age 55 or older | | Y |
| Individuals with a disability | | Y |
| Individuals who are hard to house | | N |
| Individuals who are homeless | | N |
| Individuals who are BIPOC | | Y |
| Individuals who are justice involved | | N |
| Individuals who have vouchers | | Y |
| Individuals who have been referred by the Continuum of Care | | N |
| Project Expenses | | |
| Complete | | Y |
| Reasonable | | Y |
| Project Sources | | |
| Complete | | Y |
| Reasonable | | Y |
| Includes leveraging additional investment (non-AHSP funds) | | Y |
| Project Team | | |
| Relevant experience and qualifications to complete the project | | Y |
| Project History | | |
| Indicates success in completing projects in the program category | | Y |
| Applicant | | |
| Has timely audits free of qualifications and findings which would adversely indicate ability to manage an AHSP allocation | | Y |
| Shows a healthy financial position | | Y |
| Is a non-profit applicant | | Y |