



AFFORDABLE HOUSING SUBCOMMITTEE

March 7, 2024



AGENDA

- ✓ Call to Order & Welcome
- ✓ Public Comment
- ✓ Approval of Meeting Minutes
 - February 5, 2023
- ✓ Presentations
 - FY 2024 HOME Notice of Funding Availability
 - FY 2025 AHSP Non-Construction Applications Review
- ✓ Announcements
- ✓ Adjourn



PUBLIC COMMENT



PRESENTATIONS



FY 2024 HOME NOTICE OF FUNDING AVAILABILITY



HOME FUNDING APPLICATION OPEN

The City of Asheville's Community Development Division, as Consortium Participating Jurisdiction, published the Notice of Funding Availability (NOFA) for FY2024.

- Estimated Funding: \$1 million
- Eligible Projects: Development of rental housing (new construction, acquisition and/or rehabilitation) in Buncombe, Henderson, Madison, and Transylvania Counties.
- Application Window: February 16, 2024 - March 27, 2024
- Additional NOFAs: Contingent on funding availability, the City may issue an additional NOFAs for single-family homeowner rehabilitation, tenant based rental assistance, and homebuyer activities

<https://www.ashevillenc.gov/departments/community-economic-development/>



FY 2025 AHSP NON-CONSTRUCTION APPLICATIONS REVIEW



FY25 AHSP APPLICATIONS RECEIVED

NON-CONSTRUCTION PROJECTS

Program	Applicant	Project	Funding Requests	HH/Unit Impact	Cost Per Unit	Total Project Cost
Emergency Repair	Asheville Habitat for Humanity	Home Repair for Low-Income Homeowners	\$ 574,000	\$ 82	\$ 7,000	\$ 1,393,458
Emergency Repair	Colaborativa La Milpa	PODER Emma NOAH Home Repair Program	\$ 252,000	\$ 24	\$ 10,500	\$ 252,000
Emergency Repair	Mountain Housing Opportunities	Essential Home Repair	\$ 400,000	\$ 40	\$ 10,000	\$ 1,309,479
Emergency Repair	United Community Development of NC	Equity-Based Home Health/Safety Repair Program	\$ 60,000	\$ 15	\$ 4,000	\$ 180,000
		Subtotal	\$ 1,286,000	\$ 161		\$ 3,134,937
Administration	Thrive Asheville	Strengthening the Buncombe Rental Assistance Collaborative	\$ 50,000	\$ 80	\$ 625	\$ 251,125
		Subtotal	\$ 50,000	\$ 80		\$ 251,125
DPA	Asheville Habitat for Humanity	Scattered Site Down Payment Assistance	\$ 146,000	\$ 4	\$ 36,500	\$ 1,460,000
		Subtotal	\$ 146,000	\$ 4		\$ 1,460,000
TBRA	Eblen Charities	Housing Assistance and Stability Program	\$ 126,000	\$ 600	\$ 210	\$ 480,000
TBRA	The ARC of Buncombe County	Assisting I/DD Citizens Secure Safe and Stable Housing	\$ 25,000	\$ 15	\$ 1,667	\$ 63,000
		Subtotal	\$ 151,000	\$ 615		\$ 543,000
New Start	Eagles' Wings Community Development Corporation	"Getting Your House in Order" Culturally Specific Financial Literacy	\$ 33,000	\$ 100	\$ 330	\$ 99,012
New Start	Just Economics	Centralized Rental Application	\$ 25,000	\$ -	\$ -	\$ 72,685
New Start	Western Carolina Rescue Ministries	Backyard ADUs for Supportive Housing	\$ 47,500	\$ 2	\$ 23,750	\$ 163,020
		Subtotal	\$ 105,500	\$ 102		\$ 334,717
Construction Grant	Helpmate	Emergency Shelter for Survivors of Domestic Violence	\$ 625,000	\$ 25	\$ 25,000	\$ 14,371,368
		Subtotal	\$ 625,000	\$ 25		\$ 14,371,368
		Total	\$ 2,363,500	\$ 987		\$ 20,095,147

EMERGENCY REPAIR GRANT REQUESTS

Jake Ekberg



ASHEVILLE AREA HABITAT FOR HUMANITY EMERGENCY REPAIR

TOTAL PROJECT COST: \$1,393,458

- Impact: 82 Home Repairs

AHSP REQUEST: \$574,000

- Impact: 82 Home Repairs
- Average Investment per Repair: \$7,000
- Percent of Funds for Admin: 0%
- Existing County Funds: \$100,000 CDBG-NR; \$140,000 ARPA-FRF

ASHP Request & AMI	
AMI	Household
61-80%	8
31-60%	43
<30%	31
Total	82



COLABORATIVA LA MILPA

PODER EMMA EMERGENCY REPAIR

TOTAL PROJECT COST: \$252,000

- Impact: 24 Home Repairs

AHSP REQUEST: \$252,000

- Impact: 24 Home Repairs
- Average Investment per Repair: \$10,500
- Percent of Funds for Admin: 0%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
31-50%	12
<30%	12
Total	24



MOUNTAIN HOUSING OPPORTUNITIES

ESSENTIAL HOME REPAIR

TOTAL PROJECT COST: \$1,309,479

- Impact: 120 Home Repairs

AHSP REQUEST: \$400,000

- Impact: 40 Home Repairs
- Average Investment per Repair: \$10,000
- Percent of Funds for Admin: 4.8%
- Existing County Funds: \$120,000 ARPA-FRF

ASHP Request & AMI	
AMI	Household
<50%	40
Total	40



UNITED COMMUNITY DEVELOPMENT OF NC

EQUITY-BASED HOME HEALTH/SAFETY REPAIR

TOTAL PROJECT COST: \$201,012

- Impact: 15 Home Repairs

AHSP REQUEST: \$60,000

- Impact: 15 Home Repairs
- Average Investment per Repair: \$4,000
- Percent of Funds for Admin: 20%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
51-80%	7
31-50%	5
<30%	3
Total	15



EMERGENCY REPAIR TARGET POPULATIONS

Applicant	Project	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Hard to House	Homeless or At-risk	CoC Referral
Asheville Habitat for Humanity	Home Repair for Low-Income Homeowners	100%	100%	100%	0%	0%	0%	0%	0%
Colaborativa La Milpa	PODER Emma NOAH Home Repair Program	20%	20%	100%	20%	0%	100%	0%	0%
Mountain Housing Opportunities	Essential Home Repair	40%	40%	10%	0%	0%	0%	0%	0%
United Community Development of NC	Equity-Based Home Health/Safety Repair Program	70%	30%	90%	30%	0%	10%	20%	0%



EMERGENCY REPAIR FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- All four (4) projects adhere to the AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2024

RECOMMENDATION

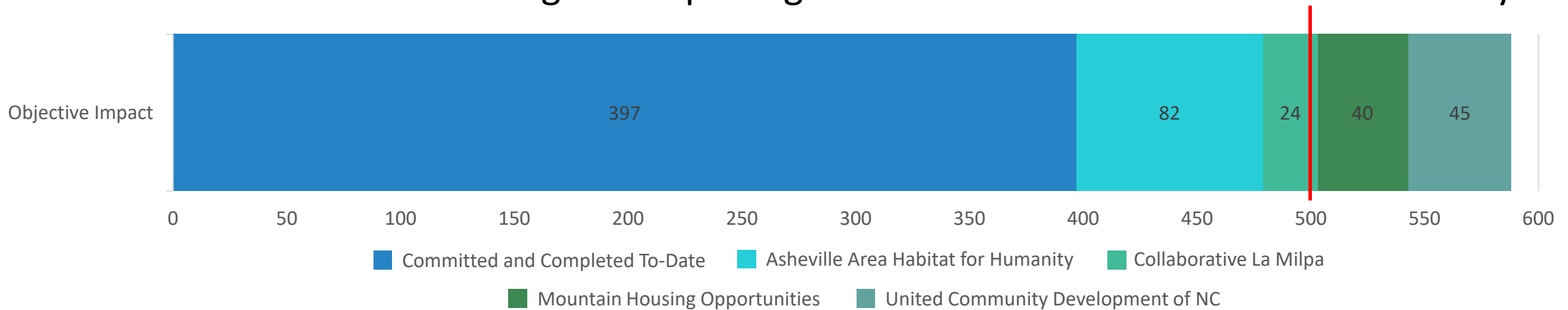
- Consider full or partial award for all four (4) projects



POTENTIAL IMPACT ON HOUSING GOAL

EMERGENCY REPAIR

Each of the Emergency Repair requests are intend to meet the same goal of preserving the supply of naturally occurring affordable housing and would have a combined impact of 191 additional units toward the target of repairing 500 units for households at <80% AMI by 2030.



ADMINISTRATIVE SUPPORT PROGRAM REQUEST

Lacy Hoyle



ADMINISTRATIVE SUPPORT FUNDING GUIDELINES

PROJECT PRIORITIZATION

- Support affordable and safe housing for healthy and thriving families and neighborhoods
- Have a measurable and identifiable impact on affordable housing goals and objectives
- Funding constraints, individual project merits, and achievement of the desired mix of project types
- Proposals where the proportion of administrative support is high relative to project costs are less preferred



THRIVE ASHEVILLE

BUNCOMBE RENTAL ASSISTANCE COLLABORATIVE

TOTAL PROJECT COST: \$251,125

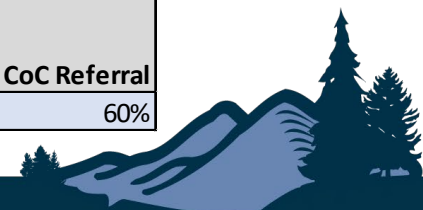
- Impact: 80 Households

AHSP REQUEST: \$50,000

- Impact: 80 Households
- Household Benefit: Assistance with housing placement and long-term housing stability
- Purpose: Provide continued leadership and administrative support to Buncombe Rental Assistance Collaborative (BRAC)
- Use of Funds: Program Director salary, bookkeeping, supplies/program promotion, trainings/convenings
- Existing County Funds: \$116,274 Buncombe County ARPA (remaining from \$350,000)

ASHP Request & AMI	
AMI	Household
31-50%	80
Total	80

Applicant	Project	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Hard to House	Homeless or At-risk	CoC Referral
Thrive Asheville	Strengthening the Buncombe Rental Assistance Collaborative	20%	40%	50%	40%	40%	100%	50%	60%



ADMINISTRATIVE FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- The project adheres to the AHSP requirements, appears eligible for funding, presents healthy financial position, and appears ready for implementation July 1, 2024

RECOMMENDATION

- Full or partial award may be considered for the proposal



DOWNPAYMENT ASSISTANCE LOAN REQUEST

Matthew Card



ASHEVILLE HABITAT FOR HUMANITY

SCATTERED SITE DOWNPAYMENT ASSISTANCE

TOTAL PROJECT COST: \$1,460,000

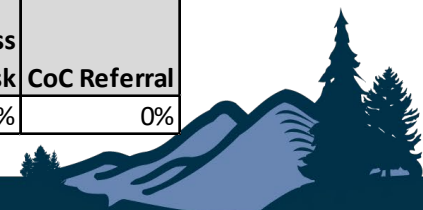
- Impact: 4 Affordable Homeownership Units

AHSP REQUEST: \$146,000

- Impact: 4 Downpayment Assistance Loans to 4 Households
- Average Investment per Repair: \$36,500
- Percent of Funds for Admin: 0%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
51-80%	2
41-50%	2
Total	4

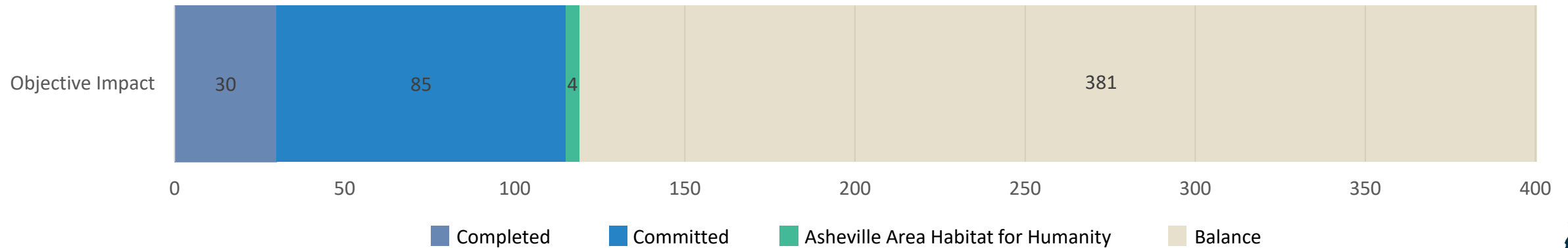
Applicant	Project	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Hard to House	Homeless or At-risk	CoC Referral
Asheville Habitat for Humanity	Scattered Site Down Payment Assistance	100%	100%	100%	0%	100%	0%	0%	0%



POTENTIAL IMPACT ON HOUSING GOAL

HOMEOWNERSHIP

Asheville Area Habitat for Humanity's request is intended to increase the supply of Affordable Housing for homeownership, especially for BIPOC households and would have an impact of 4 units (1%) toward the 400 ownership units targeted for households at <80% AMI.



TENANT BASED RENTAL ASSISTANCE REQUESTS

Lacy Hoyle



EBLEN CHARITIES

TENANT BASED RENTAL ASSISTANCE

TOTAL PROJECT COST: \$480,000

- Impact: 150 Households with special consideration to older adults (65+) and families facing homelessness

AHSP REQUEST: \$126,000

- Impact: 150 Households with special consideration to older adults (65+) and families facing homelessness
- Average Assistance per Household: \$840
- Waitlist: A waitlist is not maintained; however, an average of 30 to 40 evictions/shut-off notices are received monthly
- Percent of Funds for Admin: 5%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
<80%	150
Total	150



THE ARC OF BUNCOMBE COUNTY

TENANT BASED RENTAL ASSISTANCE

TOTAL PROJECT COST: \$63,000

- Impact: 37 Households with Residents with IDD Assisted

AHSP REQUEST: \$25,000

- Impact: 15 Households with Residents with IDD Assisted
- Average Assistance per Household: \$1,667
- Waitlist: Nine (8) households on its TBRA waiting list and anticipates five (5) to (7) people will be on its waiting list by June 30, 2025
- Percent of Funds for Admin: 12%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
51-80%	3
31-50%	6
<30%	6
Total	15



TENANT BASED RENTAL ASSISTANCE TARGET POPULATIONS

Applicant	Project	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Hard to House	Homeless or At-risk	CoC Referral
Eblen Charities	Housing Assistance and Stability Program	60%	10%	30%	10%	10%	0%	5%	0%
The ARC of Buncombe County	Assisting I/DD Citizens Secure Safe and Stable Housing	45%	100%	75%	15%	0%	0%	0%	0%



TENANT BASED RENTAL ASSISTANCE FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- Both projects adhere to the AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2024

RECOMMENDATION

- Consideration of full or partial award is recommended



NEW START GRANT REQUESTS

Lacy Hoyle
Matt Card



NEW START FUNDING GUIDELINES

PROJECT PRIORITIZATION

- Have a measurable and identifiable impact on affordable housing goals and objectives
- The applicant may only request funding a single time for a specific new start program
- Development and implementation of a new program which provides opportunities for affordable and safe housing for healthy and thriving families and neighborhoods and which is innovative in approach
- Proposals where the proportion of administrative support is high relative to project costs are less preferred



EAGLES' WINGS COMMUNITY DEV. CORP.

CULTURALLY SPECIFIC FINANCIAL LITERACY

TOTAL PROJECT COST: \$78,000

- Impact: 100 Households served

AHSP REQUEST: \$33,000

- Impact: 100 Households served
- Average Expense per Household: \$330
- Household Benefit: Financial literacy
- Purpose: Financial Literacy Training tailored to African-Americans; certification to become a Housing Counseling Agency
- Use of Funds: Three (3) part-time staff position salaries; obtain training/materials to host 10 “Getting Your Housing in Order” classes; complete HUD Housing Certification requirements
- Percent of Funds for Admin: 100%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
61-80%	10
41-60%	40
<40%	50
Total	100



JUST ECONOMICS

CENTRALIZED RENTAL APPLICATION

TOTAL PROJECT COST: \$72,685

- Impact: Undefined

AHSP REQUEST: \$25,000

- Impact: Undefined
- Average Expense per Household: Undefined as the Centralized Rental Application is not a direct service to households
- Household Benefit: The Centralized Rental Application will not exclusively serve households at or below 80% AMI.
- Purpose: The Centralized Rental Application allows potential tenants to apply for multiple rental units offered by multiple landlords through one application, with one fee, and one background check and is intended to reduce housing barriers such as negative rental history, bad credit, justice involvement, or low household income.
- Use of Funds: Complete website integration with software commonly used by property management companies
- Percent of Funds for Admin: 100%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
<80%	Undefined
Total	Undefined



WESTERN CAROLINA RESCUE MINISTRIES

BACKYARD ADUs FOR SUPPORTIVE HOUSING

TOTAL PROJECT COST: \$163,020

- Impact: 2 Affordable Rental Units Created with a 10-year period of affordability

AHSP REQUEST: \$47,500

- Impact: 2 Affordable Rental Units Created with a 10-year period of affordability
- Average Investment per Unit: \$23,750
- Household Benefit: Transitional/rental housing
- Purpose: Provide on-site supportive resident services at their properties that will help prevent evictions, improve economic stability, foster overall health, support education opportunities, and strengthen community networks
- Use of Funds: Construction costs
- Percent of Funds for Admin: 0%
- Existing County Funds: \$0

ASHP Request & AMI	
AMI	Household
<50%	2
Total	2



NEW START TARGET POPULATIONS

Applicant	Project	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Hard to House	Homeless or At-risk	CoC Referral
Eagles' Wings Community Dev. Corp.	"Getting Your House in Order" Culturally Specific Financial Literacy	30%	20%	90%	30%	30%	10%	10%	10%
Just Economics	Centralized Rental Application	0%	0%	0%	20%	20%	20%	0%	0%
Western Carolina Rescue Ministries	Backyard ADUs for Supportive Housing	0%	50%	50%	0%	100%	100%	50%	50%



NEW START GRANT FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- All three (3) requests adhere to AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2024

RECOMMENDATION

- Full or partial award amounts may be considered for any of the proposals



CONSTRUCTION GRANT REQUESTS

Lacy Hoyle



HELPMATE

EMERGENCY SHELTER FOR DOMESTIC VIOLENCE SURVIVORS

TOTAL PROJECT COST: \$14,371,368

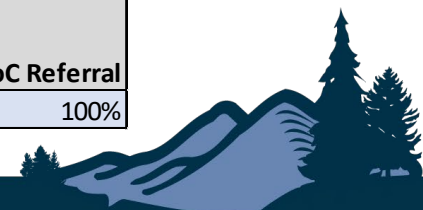
- Impact: 43 beds in 25 non-congregate units; 300 households served annually

AHSP REQUEST: \$625,000

- Impact: 43 beds in 25 non-congregate units; 300 households served annually
- AHSP Funds per Non-Congregate Unit: \$25,000
- Purpose: Construction of new emergency shelter facility designed to serve households experiencing homelessness due to domestic violence.
- Existing County Funds: \$2,000,000 Buncombe County ARPA-FRF

ASHP Request & AMI	
AMI	Household
<80%	6
31-80%	30
<30%	264
Total	300

Applicant	Project	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Hard to House	Homeless or At-risk	CoC Referral
Helpmate	Emergency Shelter for Survivors of Domestic Violence	7%	21%	39%	56%	0%	80%	100%	100%



CONSTRUCTION GRANT FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- The project adheres to AHSP requirements, appears eligible for funding, presents a healthy financial position, and intends to break ground by June 30, 2025.

RECOMMENDATION

- Full or partial award amounts may be considered



NEXT STEPS

Date	Update, Discussion, & Actionable Items
March 19	Discussion: AHSP Returning Construction Application Reviews, Presentation: Short-Term Rental Conversion Incentive Program
April 2	Meeting Postponed: Buncombe County Schools Spring Break
April 16	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



ANNOUNCEMENTS



PUBLIC COMMENT



ADJOURN

