



AFFORDABLE HOUSING SUBCOMMITTEE

Presented by

Community Development Division Staff

April 25, 2023



AGENDA

- ✓ Call to Order & Welcome
- ✓ Public Comment
- ✓ Approval of Meeting Minutes
 - March 28, 2023
- ✓ New Business
 - FY 2022 & 2023 AHSP Contract Status Update – Jake Ekberg
 - FY 2024 AHSP Recommendations Allocation Discussion – Staff
- ✓ Next Steps
- ✓ Announcements
- ✓ Adjourn



PUBLIC COMMENT



FY 2022 & 2023 AHSP CONTRACT STATUS UPDATE

Jake Ekberg

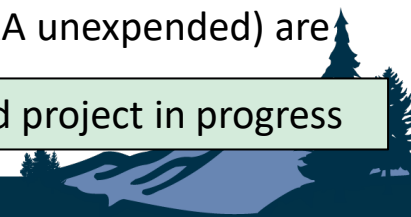


FY 2022 AHSP CONTRACT STATUS

FY 2022 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Final Impact (Units/HH)	Balance of Obligation	Percent Open
Habitat for Humanity Construction Loan to DPA Glen Bridge	29	\$450,000	0	\$0	0%
Eblen Charities Tenant Based Rental Assistance	67	\$100,000	201	\$0	0%
Eliada Homes Tenant Based Rental Assistance	7	\$9,142	8	\$0	0%
ARC of Buncombe County Tenant Based Rental Assistance	19	\$25,000	23	\$0	0%
Habitat for Humanity Emergency Repair	37	\$205,625	37	\$0	0%
Mountain Housing Opportunities Emergency Repair	27	\$202,943	33	\$0	0%
ABCLT Real Estate Project Program Management New Start	2	\$0	0	\$0	0%
OnTrack Expanding Homeownership Possibilities Program New Start	365	\$25,000	442	\$0	0%
Ferry Road Predevelopment Services (DFI)	0	\$68,700	0	\$68,700	50%
Affordable Housing Feasibility Study (DFI)	0	\$41,750	0	\$41,750	50%
Total	549	\$736,883	744	\$110,450	13%

*Unexpended funds (\$25,000 ABCLT New Start unexpended) were reallocated to FY 2023 Affordable Housing Services Program for site specific analysis for Affordable Housing Feasibility Study (DFI) Phase II. Unexpended funds (\$4,367 Eliada Homes TBRA unexpended) are available to be reallocated to FY 2024 Affordable Housing Services Program

Contracts executed and project in progress



FY 2023 AHSP CONTRACT STATUS

FY 2022 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
Affordable Housing Feasibility Study Site Specific Analysis	0	\$0	0	\$180,000	100%
CDCA Construction Loan to Fairhaven Summit	77	\$0	0	\$1,000,000	100%
LDG Construction Loan to Monticello Family (now Meribel)	168	\$0	0	\$1,500,000	100%
VOA Construction Loan to Laurel Wood	104	\$0	0	\$800,000	100%
Habitat for Humanity Emergency Repair	45	\$180,834	28	\$94,166	34%
Mountain Housing Opportunities Emergency Repair	24	\$72,043	10	\$152,957	68%
Total	418	\$252,877	38	\$3,727,123	93%

*Unexpended funds (\$1,000,000 in CDCA Construction Loan for Fairhaven Summit and \$1,500,000 in LDG Construction Loan for Maribel (formerly Monticello) can be reallocated to FY 2024 Affordable Housing Services Program.

Contracts executed and project in progress



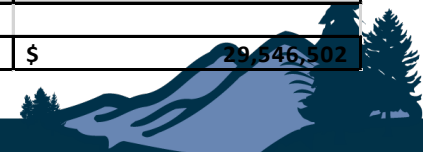
FY 2024 AHSP APPLICATIONS & ALLOCATIONS

Matthew Cable, Matt Card, Jake Ekberg, and Jonathon Jones



FY 24 AHSP APPLICATIONS

APPLICANT	PROJECT	REQUEST	HH/UNIT IMPACT	INVESTMENT PER HH/UNIT	TOTAL PROJECT COST	MAXIMUM AWARD PER AHSP
Asheville Area Habitat for Humanity	Emergency Home Repair	\$ 539,000	77	\$ 7,000	\$ 1,198,494	\$ 539,000
Colaborativa La Milpa dba PODER Emma	PODER Emma Emergency Home Repair	\$ 182,700	12	\$ 15,225	\$ 722,284	\$ 182,700
Mountain Housing Opportunities	Emergency Home Repair	\$ 400,000	40	\$ 10,000	\$ 1,113,539	\$ 400,000
	EMERGENCY HOME REPAIR SUBTOTAL	\$ 1,121,700	129	\$ 8,695	\$ 3,034,317	\$ 1,121,700
Colaborativa La Milpa dba PODER Emma	PODER Emma NOAH	\$ 41,885	73	\$ 574	\$ 722,284	\$ 41,885
Council on Aging of Buncombe County, Inc.	AIP Social Health Housing Administration	\$ 23,946	0	\$ -	\$ 49,446	\$ 23,946
Homeward Bound	AHOPE Coordinated Entry Program	\$ 80,000	85	\$ 941	\$ 80,000	\$ 50,000
	ADMINISTRATIVE PROGRAM SUPPORT SUBTOTAL	\$ 145,831	158	\$ 1,515	\$ 851,730	\$ 115,831
Mountain Housing Opportunities	Downpayment Assistance Loan	\$ 315,000	25	\$ 12,600	\$ 1,056,155	\$ 315,000
	DOWNPAYMENT ASSISTANCE SUBTOTAL	\$ 315,000	25	\$ 12,600	\$ 1,056,155	\$ 315,000
Eblen Charities	Housing Assistance and Stability Program	\$ 200,000	186	\$ 1,075	\$ 857,125	\$ 200,000
Eliada Homes	Eliada Homeless Services Project	\$ 15,000	15	\$ 1,000	\$ 232,100	\$ 15,000
The Arc of Buncombe County, Inc	Assisting I/DD Citizens Secure Safe & Stable Housing	\$ 25,000	15	\$ 1,667	\$ 63,000	\$ 25,000
	TENANT BASED RENTAL ASSISTANCE SUBTOTAL	\$ 215,000	201	\$ 1,070	\$ 1,089,225	\$ 215,000
Asheville-Buncombe Community Land Trust	Expansion to Town of Woodfin	\$ 50,000	1	\$ 50,000	\$ 300,000	\$ 50,000
Mountain Housing Opportunities	Building Homes, Transforming Lives Pilot	\$ 50,000	1,000	\$ 50	\$ 982,267	\$ 50,000
OnTrack Financial Education & Counseling	Homebuyer Watch Parties, Conversations, Education & Impact	\$ 50,000	120	\$ 417	\$ 303,089	\$ 50,000
	NEW START SUBTOTAL	\$ 150,000	1,121	\$ 134	\$ 1,585,356	\$ 150,000
Housing Authority of the City of Asheville	Deaverview Redev. Phase I - 9% LIHTC	\$ 1,564,714	82	\$ 19,082	\$ 22,502,955	\$ 2,250,295
Community Development Corporation of America	Fairhaven Summit - 9% LIHTC	\$ 1,545,000	77	\$ 20,065	\$ 22,687,808	\$ 2,268,780
Buckey Community Hope Foundation	Redwood Commons - 9% LIHTC	\$ 3,304,454	70	\$ 47,206	\$ 18,261,001	\$ 1,826,100
Mountain Housing Opportunities	Star Point - 9% LIHTC	\$ 850,000	60	\$ 14,167	\$ 14,779,378	\$ 1,477,937
WDT	Villas at Haywood - 9% LIHTC	\$ 834,178	52	\$ 16,042	\$ 12,834,671	\$ 1,283,467
Mountain Housing Opportunities	Lakeshore Villas - 4% LIHTC	\$ 3,794,932	120	\$ 31,624	\$ 38,794,932	\$ 7,758,986
LDG	Meribel Monticello Family - 4% LIHTC	\$ 8,486,195	156	\$ 54,399	\$ 49,942,032	\$ 9,988,406
	NEW CONSTRUCTION LOAN SUBTOTAL	\$ 20,379,473	617	\$ 33,030	\$ 179,802,777	\$ 26,853,971
Swannanoa Christian Valley Ministries	Nursing Home Rehabilitation	\$ 400,000	16	\$ 25,000	\$ 1,000,000	\$ 100,000
	REHABILITATION CONSTRUCTION LOAN SUBTOTAL	\$ 400,000	16	\$ 25,000	\$ 1,000,000	\$ 100,000
Helpmate	Emergency Shelter	\$ 675,000	27	\$ 25,000	\$ 10,000,000	\$ 675,000
	CONSTRUCTION GRANT SUBTOTAL	\$ 675,000	27	\$ 25,000	\$ 10,000,000	\$ 675,000
	TOTAL	\$ 23,402,004	2,294	\$ 107,044	\$ 198,419,560	\$ 29,846,502



NEXT STEPS

Meeting Date	Update, Discussion, & Actionable Items
May 2	Proposed: Cancellation
June 6	Updates: Cross Departmental Housing Programs (DHHS, Sustainability, etc. Annual Update) Discussion: Affordable Housing Goal Strategy Discussion



ANNOUNCEMENTS



ADJOURN

