



AFFORDABLE HOUSING SUBCOMMITTEE

December 5, 2023



AGENDA

- ✓ Call to Order & Welcome
- ✓ Public Comment
- ✓ Approval of Meeting Minutes
 - November 7, 2023
- ✓ New Business
 - Housing Authority of the City of Asheville Update
 - Laurel Wood Apartments Extension Request
 - Buncombe County and Fair Housing
 - Overview of Units with Affordability Restriction Potentially Ending Before 2030
- ✓ Announcements
- ✓ Adjourn



PUBLIC COMMENT



HOUSING AUTHORITY OF THE CITY OF ASHEVILLE UPDATE

Monique Pierre, President & CEO





ASHEVILLE HOUSING AUTHORITY

Better Community Solutions



WHAT HISTORY TELLS US

75 + Years in the Making

- 1935 – Techwood Homes Build in Atlanta GA – New Deal program under the Public Works Administration (PWA) - dislocated black families, segregationist agenda
- 1937 - Federal government and the power of eminent domain – examined “public use, government powers (police power, power of taxation and the power of eminent domain). Public Housing Authorities so endowed, may dispossess private property owners of their property for the public good by such means
- 1937 – Federal Housing Act – “New Deal” program to create jobs, clear slums and create government housing – Public Housing Authorities, chartered by States, endowed with the power of condemnation furthered the segregation of public housing communities
- 1949 Housing Act – Expanded construction of Public Housing, mortgage insurance, and Veteran’s Housing funding
- 1974 – President Nixon put a moratorium on the construction of Public Housing by the Federal Government
- 1992 – HOPE VI – Housing Opportunities for People Everywhere (HOPE VI) – demolished obsolete public housing, but failed to construct an adequate amount of new housing and resulted in displacement of impoverished households
- 1998 – Faircloth Amendment to the Housing Act – limited the number of units of housing rebuilt after demolition of obsolete units
- 2012 – Rental Housing Demonstration Act – RAD created a mechanism to privatize public housing operations allowing private financing, hoping to leverage the public housing asset to attract funding and improve housing quality.

EQUITY OPPORTUNITY CHANGE



“If men were angels, no government would be necessary...” (James Madison, Federalist 51).

The timeline (edited) provided by the National Low Income Housing Coalition, does not address other significant occurrences in Federal, State and Local government actions such as the 1968 Civil Rights Act, 1968 Fair Housing Act, Tax Reform Act of 1986 (LIHTC), etc., it provides some foundation for understanding the value and necessity of public housing but it largely misses the impact on legacy black neighborhoods.

The foray of the federal government into housing, with the goal to eliminate inhumane slums that were neither decent, safe nor sanitary, was tainted by the greed and racism of the men tasked with implementing the federal solution. The result was exacerbated hyper-segregation, destruction of black communities and the elimination of economic opportunities.

I submit today the basis for this presentation, that support for and preservation of public housing is critical to the preservation of a humane society where children grow to be their best selves and adults recline at ease in their old age regardless of their skin color, ethnicity, income, assets, or abilities.



SECURE

The purpose of public housing has not changed since it was conceived. The purpose is to provide decent safe and sanitary housing regardless of income. It is important to understand the needs of the most vulnerable populations we serve first and foremost. These are individuals, often through no fault of their own, need a safe place to live. The Housing Authority works with residents and local law enforcement to prevent and remove threats to the safety of our communities. For the protection of our families on this count, we will not relent. Our communities must remain hospitable to families, vulnerable seniors and odious to those seeking to disrupt the peace and destroy our communities.



SUPPORT

Equality means everyone is allowed to run the race. Equity means everyone gets shoes that fit to run the race. Justice, is everyone gets actual running shoes, training and support to run the race.

Justice for our residents means having everything that they need to do their personal best. It is a focal point of this administration and along with accountability, is paramount to building better communities. We are accountable to our residents, the U.S. Department of Housing and Urban Development and as such must hold each other accountable for quality program administration and implementation. This accountability extends to third-party service providers. It is our responsibility to ensure it all comes together well for the benefit of our residents.



EXCEL

The Housing Authority respects the justice perspective and is determined to go a step further by setting high expectations. We will raise the bar for our residents because we know they can achieve excellence through education, employment and training, social/emotional support, and through opportunities to explore the arts, culture, careers and self-expression. The housing authority will

1. launch an academic scholarship fund for residents of public housing.
2. Implement an employment requirement
3. Begin an internship program
4. Foster employment training through our Resident Trainee Program
5. Hire Resident Initiative Coordinators



CHANGING PERSPECTIVES

The Housing Ecosystem

WORKFORCE HOUSING

G r o w i n g P e r s p e c t i v e

Public Housing is workforce housing. Underrepresented in the regional workforce housing and missing middle housing discussion, public housing was created to be workforce housing. This is why messaging and expectations are critical to changing the public image regarding who lives in public housing and what opportunities public housing offers.

The housing authority is changing the narrative of publicly subsidized housing by examining the townhomes and multi-plex housing options available on our properties and exploring collaborative development that expands missing middle housing in and around our developments.

Income vs. Rent

FY 2023 Income Limit Area	Median Family Income	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Asheville, NC HUD Metro FMR Area	\$90,300	Very Low (50%) Income Limits (\$)	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100
		Extremely Low (30%) Income Limits (\$)	17,850	20,400	24,860	30,000	35,140	40,280	45,420	50,560
		Low Income (80%) Limits (\$)	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800

Qualification for the type of affordable housing provided by the housing authority are in the chart below. The housing authority charges tenants no more than 30% of their adjusted income for rent, while the other portion is covered by federal subsidies directly from HUD.

The Fair Market Rents are used to determine payment standard amounts for the HCV, HAP contracts and rent ceilings in the HOME and ESG programs.

Final FY 2024 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,428	\$1,496	\$1,680	\$2,160	\$2,851
FY 2023 FMR	\$1,270	\$1,298	\$1,466	\$1,949	\$2,497

Not Just Missing – Intentionally Dismantled

The intentional deconstruction of the public housing safety net caused by underfunding and deleterious public policy, means it's not just missing, it's been dismantled. Public investment in infill housing on previously single family detached lots, accessory dwelling units (ADUs) are all revisiting housing models that worked for society before the great migration commonly known as white flight.



In this commonly used diagram, the housing types indicated to be missing middle housing, fall into the disappeared public housing across the U.S. not just in Asheville. The push for density and removal of naturally occurring affordable housing caused pricing to skyrocket. The push in public investment away from smaller scaled housing communities, with lower density, are contributing factors.

WHAT WE DO

Growing Perspective

The housing authority contributes in many ways to the health of the housing ecosystem in Asheville. We are landlords, managers, service providers, guardians of the galaxy, etc. Over the next few years, the housing authority will focus on shifting to a more balanced approach.

We run apartment communities, administer federal housing choice vouchers, issue bonds to developers, administer special purpose vouchers, provide resident services, maintenance and repair, development, advocacy, and leverage.

Resource 1 – Housing Choice Vouchers

The Housing Choice Voucher Program (HCV) (Section 8) housing, provides rental assistance vouchers that qualified program participants can use to obtain housing available in the private market. HCV vouchers are tenant based and they may use them wherever they are accepted, so long as the property

Asheville also administers special purpose vouchers that support critically needed supportive housing. The housing authority works with the Veterans Administration to provide Veterans Affairs Supportive Housing (VASH) vouchers.

Voucher Program	Total Vouchers
Project Based - RAD (HACA Owned & Managed Properties)	1525
Project Based - LIFE House of Asheville (LH vouchers)	20
Tenant Based - Regular HCVs	1368
Tenant Based - VA Supportive Housing (VASH) Vouchers	366
Tenant Based - Non-Elderly Disabled (NED) Vouchers	75
Tenant Based - Mainstream Vouchers	37
Tenant Based - Emergency Housing Vouchers (EHV)	47
Tenant Based - Enhanced Vouchers (EVO) - Spruce Hill Apts	13
Tenant Based - Portable (Vouchers Ported Out to Other PHAs)	N/A
Tenant Based - Homeownership	N/A
Total HCVP	3451

Resource 2 – Project Based Vouchers

The Housing Authority is one of the largest landlords in Western North Carolina. Of our units:

1. 1525 are in HACA traditional communities
2. 592 are in other communities we are contracted to run or we own through a subsidiary entity

In total 2,117 units are available. Currently, the housing authority is assessing our leasing, property management, and admissions procedures to improve our administration of our programs.

Property		Units
RAD PBV	Altamont	55
	Aston	161
	Bartlett	114
	Deaverview	160
	Hillcrest	227
	Klondyke	182
	Pisgah View	256
	Southside	274
	Maple Crest	96
Other	Avl Terrace	248
	Brevard	163
	Curve/Short	2
	Woodfin	19
	Woodridge	160
Total		2117

Resource 3 – Project Based Vouchers - Allocated

The Housing Authority supports third party developers by pledging vouchers to their projects if they meet certain affordability criteria. Our special commitments have brought over \$4,215,446 in supportive housing funding into the City of Asheville. Developers use vouchers and bond funding to support the development proforma and to pencil out. Currently our commitments of vouchers to developers are as follows:

Projects		Pending/ Committed		Under HAP/AHAP		Total
Life House				20		20
Shangri-La/Step Up				100		100
Laurel Wood/VOA		26				26
Fairhaven Summit		24				24
LDG - Meribel/Monticello		58				58
319 Biltmore		33				33
Buckeye Cove/Redwood Commons		8				8
Homeward Bound/Compass Point Village				80		80
Total Committed						349

ELDER CITIZENS

Dignity in Later Years

Residents with limited incomes, and extremely limited earning potential who are 62 years or older need senior citizen specific housing. In Asheville, Bartlett Arms, Altamont, Aston Towers and Aston Garden apartments were the only affordable housing for the community's elders.

The restoration of quality housing for vulnerable elders is a priority for this administration. To improve their quality of life, we are focusing on the

- Repair and upgrade of senior buildings
- Health, Wellness and Movement activities
- Therapeutic Arts and Makers spaces
- Food insecurity meals on wheels
- Aging in place services
- Safe buildings
- Outings and services

We will not forget the sacrifice of our elders, neither will we subject them to undignified living conditions.

UNHOUSED CITIZENS

Well Housed

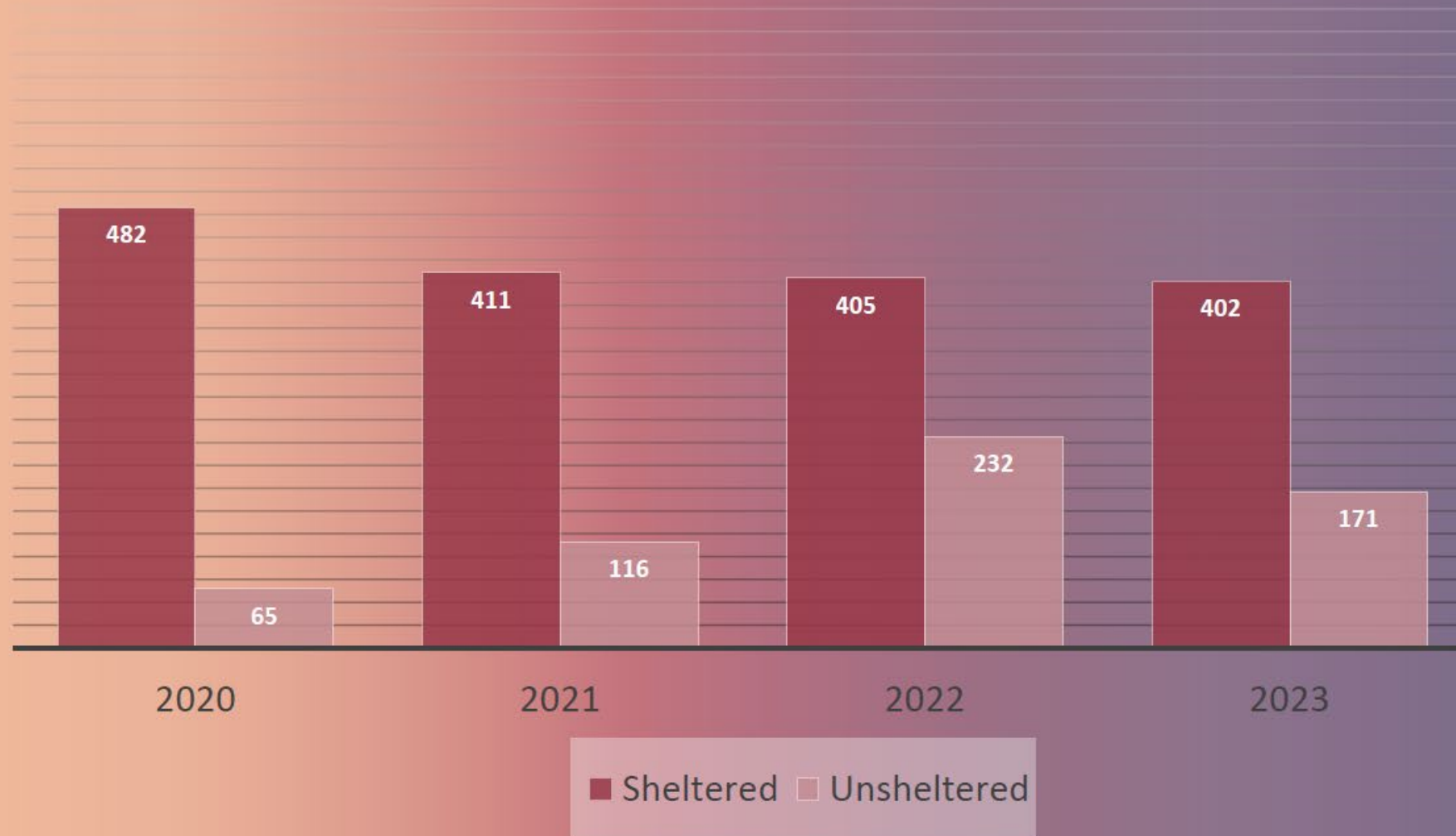
Generous community resources coupled with promises of a **fast-track** to the top of the public housing waiting list, attract unhoused citizens to Asheville from Western North Carolina and the surrounding region.

The result is an **escalation** in need and a clash of non-complementary housing types, permanent supportive housing and traditional public housing.

- Traditional public housing is **workforce housing**, affordable for those of modest means who live and work in the city.
- Permanent Supportive Housing is housing for **chronically homeless** people typically without the ability or means to care for one or more of their daily needs and require supportive services to remain stably housed.

The housing authority continues to advocate for people to be **well-housed not warehoused**.

POINT IN TIME COUNT TREND



The housing needs of the City of Asheville are varied. The Housing Authority recognizes that the need spans the entire spectrum. While we still actively engage in various aspects of addressing housing for the unsheltered population, we have shifted our focus to workforce housing, community redevelopment, and resident empowerment.

We will still engage in problem solving efforts and look forward to being invited to the table to lend our expertise to the new CoC.

The Housing Authority will also pursue additional special purpose vouchers and federal housing programs that will enhance and grow our impact in the housing and redevelopment space.

SHIFTING FOCUS

N o t L o s i n g I t



WORKING ON IT

- 1. Administrative Overhaul – revising our practices to a more streamlined approach**
 - Online housing applications
 - Online waitlist tracking
 - Online rent payments for residents
 - Using electronic funds transfers for vendors
- 2. Building Staffing and revamping HR Functionality**
 - Hiring Human Resources Director
 - Rewriting Employee Handbook (people centered approach)
 - Creating administrative forms procedures
 - Implementing annual performance goal setting and evaluation processes
- 3. Maintenance Improvement Planning**
 - Hiring and training a more general laborers to assist with unit turns and grounds
 - Launching Resident Trainee Hiring Program

STILL WORKING ON IT

4. **Better Services**

- Adopting PODS as a subsidiary umbrella for youth services
- Hiring Resident Initiatives Coordinators for broader quality of life improvements across the entire housing authority
- Coordinating with funding sources to improve consistent service delivery

5. **Employment Requirement** - launches in 2024 for adult, non-elderly residents

- With certain exceptions, residents will be expected to pursue, obtain, and maintain gainful employment as a condition of housing retention.
- FSS program participation will be offered to all non-exempt residents
- The HACA is planning to offer daycare beginning in Q2 of 2024 to support families who wish to participate in the employment services programs

6. **Rebranding** – The HACA will be rebranding and designing a new website that acts as a total housing resource HUB a regional resources including a housing locator, landlord outreach, and services solutions.

7. **Establishing a Housing Authority Minimum Wage** – This was accomplished for our employees to have a living wage. All employees start at \$20.00 per hour.



IMPORTANT DATES

DATES*	ACTIVITIES	NOTES
December 2023	Process Improvement	HCVP Admissions and Continued Occupancy
December 2023	Process Improvement	Property Management lease enforcement updates
December 1, 2023	New Rent Standards Take Effect	HUD Approved Rent Standards improve revenue and benefit development
December 13, 2023	Board of Commissioners Meeting	The 2024 Budget will be presented for approval
December 2023	Communications	Parking Enforcement Planning
January 1, 2024	Implementation	Parking Enforcement Changes Begin
January 2024	Application	Applying for 2024 LIHTC for Deaverview Phase I-A
February 2024	Re-launch	New notices will start going out to applicants on the waitlist
February 2024	Publication of Waitlist Re-opening Date	Notice will be published to properly inform the public of the opening of both the HCV and HCVP list

* All dates are approximate and subject to change depending on circumstances.

THANK YOU



Monique L. Pierre

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Housing Authority



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LAUREL WOOD APARTMENTS EXTENSION REQUEST

Matt Card



PROJECT STATUS: LAUREL WOOD APARTMENTS

- Original Commissioners Approval: \$800,000 (FY23)
- Original Letter of Commitment Expiration: 6/30/23
- AHSP Requirement: Project begin requesting reimbursement by 7/31/23
- AHC Recommends Contract Extension on 6/6/2023:
 - Project can begin requesting reimbursement by 12/31/23 (due to permitting delay)
- Project Status:
 - Contract between Developer and County is not yet in place
 - Project financing delays with closing anticipated first half of calendar year 2024
 - Developer Request: Extension to be able to begin requesting reimbursement on or before 6/30/24



CONSIDERATION: LAUREL WOOD APARTMENTS

- CD Staff is prepared to approve a second extension to commitment to allow for the first reimbursement request to occur on or before 6/30/24.
- AHSP guidance allows CD Staff to approve an extension after receiving a recommendation from the Affordable Housing Committee.
- Request: Affordable Housing Committee consider the extension and provide recommendation to CD Staff



BUNCOMBE COUNTY & FAIR HOUSING

Nancy Williams



OVERVIEW

- What is Fair Housing?
- Fair Housing Complaints
- What is AFFH?
- Review of Current Plans, Ordinances, & Studies
- Buncombe County 24-26 AFFH Plan
- Next Steps





WHAT IS FAIR HOUSING?



FEDERAL FAIR HOUSING ACT*



- Seeks outcomes for overcoming historic patterns of segregation, promoting fair housing choice, and fostering inclusive communities that are free from discrimination.
- Seeks to take meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics
- Seeks to protect people from discrimination when they are engaging in housing related activities such as renting or buying a home, getting a mortgage, or seeking housing assistance
- Seeks to ensure the right to choose housing free from unlawful discrimination and equal access to resource-rich communities

*Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended)



FEDERAL FAIR HOUSING ACT PROTECTED CLASSES



- Race
- Color
- National Origin
- Religion
- Disability
- Sex (including gender identity and sexual orientation)
- Familial Status (including families with children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child)





FAIR HOUSING COMPLAINTS



FAIR HOUSING COMPLAINTS TO BUNCOMBE

County Ordinance Prohibiting Discrimination in Employment and Public Accommodations Complaints Defines Process



Complaints Received by County = 4

2021: 3 Complaints

2022: 1 Complaint

**Complaints Received by County
Resulting in Complaint to HUD = 1**



FAIR HOUSING COMPLAINTS TO NC HUMAN RESOURCES COMMISSION

Complaints Received by NC HRC = 5 (July '21 – November '23)

Complaint 1:

Basis: Handicap Physical Disability and failure to make a reasonable accommodation

Status: Case closed as a Successful Settlement

Complaint 2:

Basis: Mental Disability Handicap

Status: Case closed as a No Cause Determination

Complaint 3:

Basis: Physical Disability Handicap

Status: Case closed as a No Cause Determination

Complaint 4:

Basis: Race (African American) & National Origin (Hispanic or Latino)

Status: Case closed as a No Cause Determination

Complaint 5:

Basis: Sex (Sexual Orientation)

Status: Complaint still under investigation





WHAT IS AFFH?



AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PLANNING

Past intentional decisions, including Policies, laws, and practices segregated communities and denied housing opportunities based on the protected classes.

Present intentional efforts are needed to seek to undo effects of past intentional decisions and to remove impediments to housing choice

Fair Housing
Planning is an
intentional
effort to:

- Help determine whether policies, practices, programs, and activities restrict fair housing choice and access to opportunity
- Assess what factors are contributing to these fair housing choice barriers
- Develop a plan for addressing these restrictions



CURRENT PLANS, ORDINANCES, & STUDIES



EXISTING COUNTY PLANS & ORDINANCES

Buncombe County Plan to Further Fair Housing (21-23)

Buncombe County Strategic Plan 2025

Buncombe County Racial Equity Plan 2025

Buncombe County Comprehensive Plan 2043

Ordinance Prohibiting Discrimination in Employment and Public Accommodations, Ordinance No. 21-04-18



THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

1. Inadequate housing supply, both for-sale and rental
2. Inadequate supply of accessible housing options
3. Lack of housing finance options to achieve homeownership
4. Discrimination due to rental income source & eviction history
5. Lack of awareness of fair housing laws and protections



COMMITMENT TO FAIR HOUSING

Analysis of Impediments sets stage for a Targeted Fair Housing Plan

- County must have a current Fair Housing Plan (requirement as CDBG subrecipient)
- Existing County Fair Housing Plan period ends December 31, 2023
- New Fair Housing Plan must be in place January 1, 2024 which must identify activities to further fair housing to be undertaken by Community Development



BUNCOMBE COUNTY PLAN TO AFFH 2024 - 2026



2024 – 2026 FAIR HOUSING PLAN

- Reflects existing County plans and ordinances
- Directly responds to the Analysis of Impediments
- Provides administrative guide for furthering fair housing and a way to document efforts
- More robust/expands activities and opportunities to advance fair housing choice
- Not anticipated to be an exclusive list of potential activities/staff will seek additional opportunities to further fair housing
- Next, staff will review the impediments and illustrate the plan's response in 2024



IMPEDIMENT 1

Inadequate housing supply, both for-sale and rental

2024 - 2026 Fair Housing Activities

Ongoing in Planning

Review proposed zoning ordinance text amendments to advise on potential impacts to housing production and supply



IMPEDIMENT 2

Inadequate supply of accessible housing options

2024 – 2026 Activities Ongoing & As Needed

Pursue external funds to support emergency repairs, rehabilitation, and accessibility improvements for individuals with disabilities if available and where reasonable to manage and use.



IMPEDIMENT 3

Lack of housing finance options to achieve homeownership

2024 Activities

Quarter 1: Conduct an assessment of the services available for homeownership counseling in Buncombe County and update Buncombe County Affordable Housing website information related to resources for homeownership counseling.

Quarter 3: Support activities that seek to increase organizational capacity and outreach in homeownership counseling with a particular emphasis on low- and moderate-income BIPOC households.

Quarter 4: Explore opportunities to increase financial literacy during the annual AHSP update process
Continue to require that all recipients of AHSP downpayment assistance complete a financial literacy



IMPEDIMENT 4

Discrimination due to rental income source & eviction history

2024 Activities

Quarter 3: Support activities that seek to increase the number of landlords participating in voucher programs

Quarter 4: Continue to prohibit source of income (SOI) discrimination in AHSP funded projects

Continue to provide organizational capacity support and eviction prevention funding through the AHSP.



IMPEDIMENT 5

Lack of awareness of fair housing laws and protections

2024 Activities

Quarter 1:

Publicize fair housing information in the local newspaper

Review demographic groups present within Buncombe County and update fair housing information as needed to increase accessibility among demographic groups

Quarter 2:

Present fair housing information to the Affordable Housing Committee

Promote fair housing on Buncombe County social media with support from Buncombe County's Communications and Public Engagement Team

Provide fair housing information to Buncombe County libraries including electronic screen content

Host, individually or with partners, an annual fair housing event



IMPEDIMENT 5

Lack of awareness of fair housing laws and protections

2024 Activities

Quarter 3

Update and maintain the Affordable Housing Interactive Map available on Buncombe County's Affordable Housing website

Update and inform Community Partners on fair housing during the Annual Partner Meeting for their further dissemination of fair housing information within the broader community

Quarter 4

Update fair housing information on Buncombe County's Affordable Housing website

Provide fair housing information to Buncombe County offices

Ongoing

Promote, participate in, and attend fair housing activities and workshops

/As Needed

Make fair housing information available to the public attending Affordable Housing Committee meetings and other pertinent County public meetings



FAIR HOUSING COMPLAINTS PROCESS

Have you experienced discrimination in a housing related matter in the last year due to a protected class status?

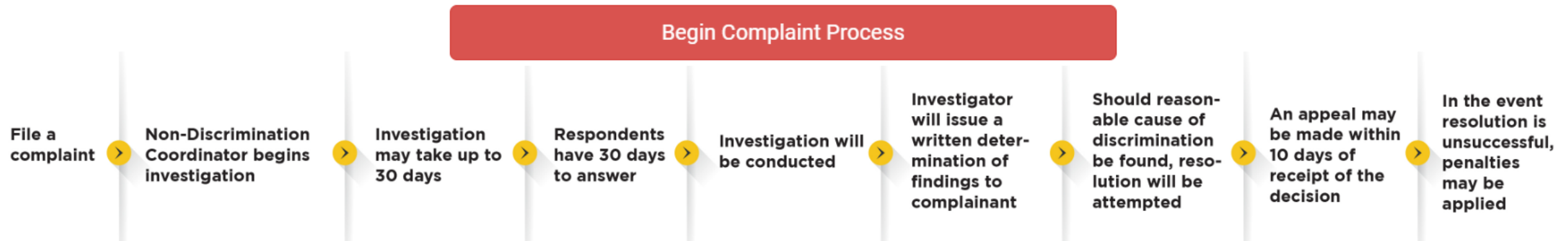
If so, you may seek local support for an investigation and complaints process by contacting:

Buncombe County Non-Discrimination Coordinator

(828) 250-6568

NDO@buncombecounty.org

<https://www.buncombecounty.org/i-want-to/contact/file-discrimination-complaint.aspx>



COMMUNITY DEVELOPMENT STAFF NEXT STEPS

- Present the Fair Housing Plan to the Board
- Request the Board Chair sign the Fair Housing Plan (Authorized per Resolution #22-09-15)
- Submit the Chair signed Fair Housing Plan to NCDOC REDD for review and approval



OVERVIEW OF UNITS WITH AFFORDABILITY RESTRICTION POTENTIALLY ENDING BEFORE 2030

Jake Ekberg



AFFORDABLE UNITS FOR RENT

Total Affordable Units for Rent = 5,218

Includes: Units in multifamily developments provided to low- and moderate-income households where an affordability restriction is applied due to project funding source (ex: LIHTC), regulation (ex: City of Asheville Conditional Zoning), or owner mission (Housing Authority of the City of Asheville).

Does Not Necessarily Include: Other units (not meeting the definition above) provided to low- and moderate-income households at affordable rents (ex: scattered tenant-based voucher units) where an affordability restriction is not applied to the unit.



UNITS WITH AFFORDABILITY RESTRICTION POTENTIALLY ENDING*

Calendar Year	Impacted Units	Cumulative Impacted Units
2024	551	551
2025	130	681
2026	40	721
2027	90	811
2028	408	1,219
2029	63	1,282
2030	16	1,305

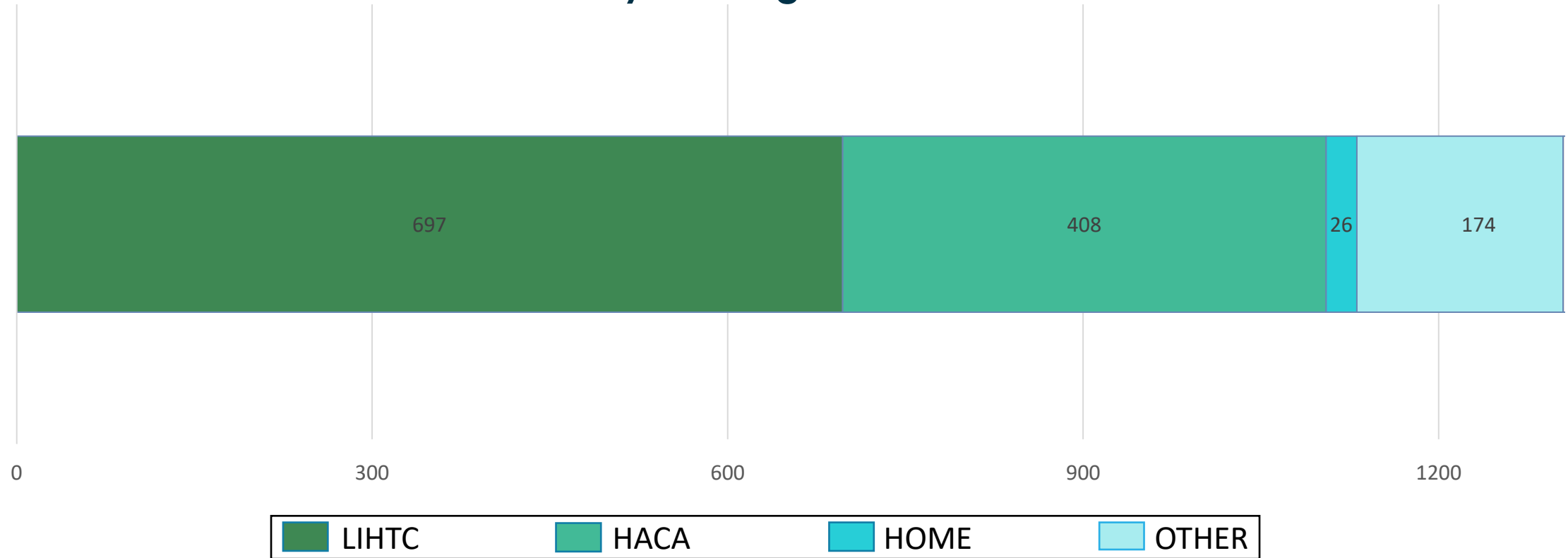
* Earliest possible expiration date given available information.

Units where the affordability restriction is slated to end does not guarantee units will exit affordability and become market rate units.



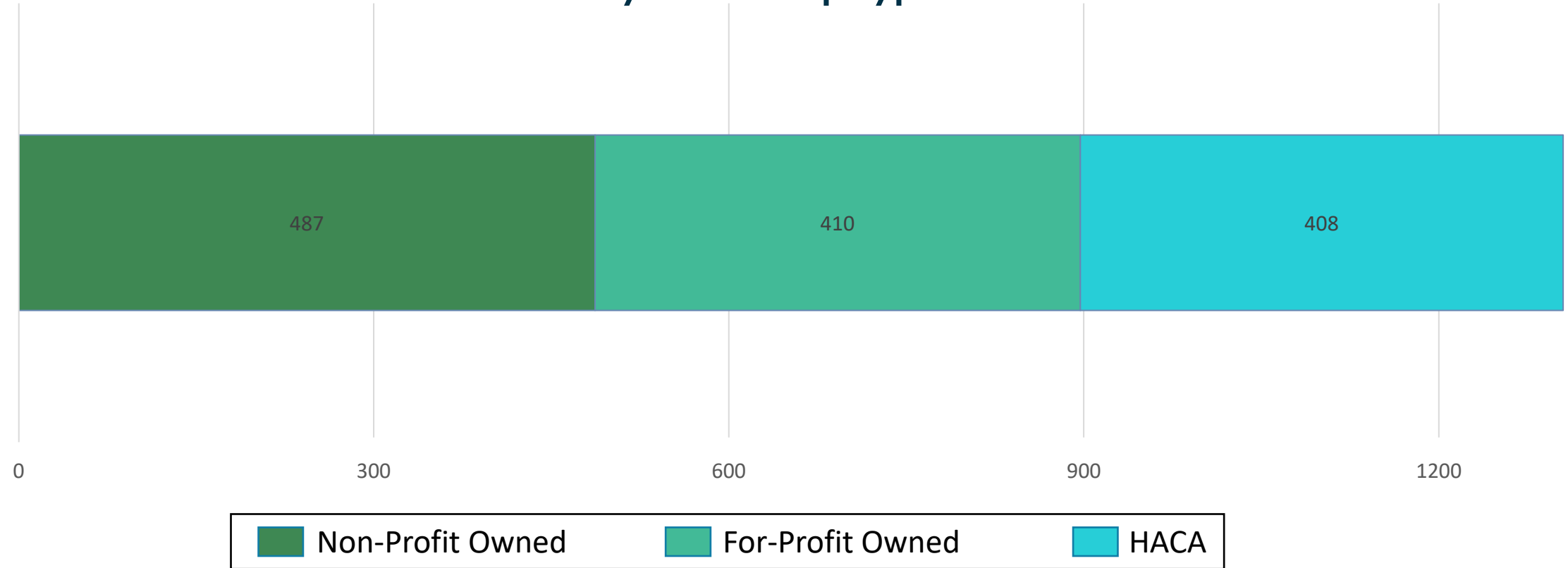
UNITS WITH RESTRICTION ENDING

By Funding Source



UNITS WITH RESTRICTION ENDING

By Ownership Type



COMMUNITY DEVELOPMENT RESPONSE

Communicate with properties where affordability restrictions are potentially ending to:

- Confirm affordability restriction end date
- Encourage preservation of affordability beyond end date
- Discuss options for achieving affordability beyond end date
- Share Affordable Housing Services Program opportunities



COMMITTEE NEXT STEPS

Meeting Date	Update, Discussion, & Actionable Items
January 2	Discussion: LIHTC Program Overview, AHC Calendar Announcement: 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

