



# AFFORDABLE HOUSING SUBCOMMITTEE

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*Presented by*

Matthew Cable

Matt Card

Jake Ekberg

Jonathon Jones

Keith Miller

March 28, 2023



# AGENDA

- ✓ Call to Order & Welcome / Public Comment Procedures Overview
- ✓ Public Comment
- ✓ Approval of Meeting Minutes
  - February 28, 2023
- ✓ New Business
  - NCGS § 105-278.6 & AHSP Prohibitions – Keith Miller & Matthew Cable
  - TBRA & Rapid Rehousing – Jonathon Jones
  - FY 2024 Affordable Housing Services Program Non-Construction Applications Review – Matthew Cable, Matt Card, and Jake Ekberg
- ✓ Next Steps
- ✓ Announcements
- ✓ Adjourn



# PUBLIC COMMENT



# **NCGS §105-278.6 & AHSP PROHIBITIONS**

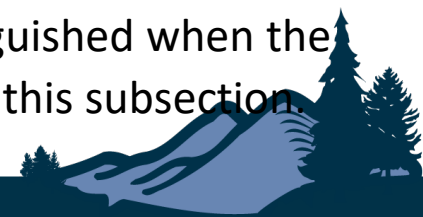
Keith Miller

Matthew Cable



# NCGS §105-278.6 REAL & PERSONAL PROPERTY USED FOR CHARITABLE PURPOSE

- (a) Real and personal property owned by... a nonprofit organization providing housing for individuals or families with low or moderate incomes shall be exempted from taxation if: (i) as to real property, it is actually and exclusively occupied and used... by the owner for charitable purposes; and (ii) the owner is not organized or operated for profit.
  
- (e) Real property held by an organization described in subdivision (a)(8) for a charitable purpose under this section as a future site for housing for individuals or families with low or moderate incomes may be classified under this section for no more than 10 years. The taxes that would otherwise be due on real property exempt under this subsection shall be a lien on the property as provided in G.S. 105-355(a). The taxes shall be carried forward in the records of the taxing unit as deferred taxes. The deferred taxes are due and payable in accordance with G.S. 105-277.1F when the property loses its eligibility for deferral as a result of a disqualifying event. A disqualifying event occurs when the property was not used for low- or moderate-income housing within 10 years from the first day of the fiscal year the property was classified under this subsection. In addition to the provisions in G.S. 105-277.1F, all liens arising under this subdivision are extinguished when the property is used for low- or moderate-income housing within the time period allowed under this subsection.



# TAX EXEMPTION PROCESS

Property owner must:

- File a written application for exemption during the regular listing period
- Notify the assessor of the type exemption the owner is seeking
- Provide supporting documentation

County assessor will approve or deny the exemption after considering the application, supporting documentation, and applicable NCGS

Property owner can appeal assessor's decision to the Board of Equalization and Review and continue that appeal to the NC Property Tax Commission, NC Appellant Court, and finally the NC Supreme Court.



# MUNICIPAL PROPERTY TAX

NCGS Chapter 105 (property tax law) applies equally to counties and municipalities

Municipalities = No authority to approve or deny property tax exemptions

County Assessor = Only authority to approve or deny property tax exemptions



# AHSP LOAN AGREEMENTS & NCGS §105-278.6

## Buncombe County AHSP Loan Agreements:

- Prohibit obtaining property tax exemption with Buncombe County.
- Do not prohibit obtaining municipal property tax exemption.
- Contractual between the property owner and Buncombe County.
- Do not have bearing on the assessor's authority to approve or deny an exemption

NCGS provides no law prohibiting a property owner from seeking exemption where the taxing authority has provided a loan to the owner for affordable housing development. Should a property owner with an AHSP Loan Agreement file an application for property tax exemption, the assessor would consider the application equal to any other regardless of the loan agreement.

Any action for noncompliance with a loan agreement are included in the agreement.



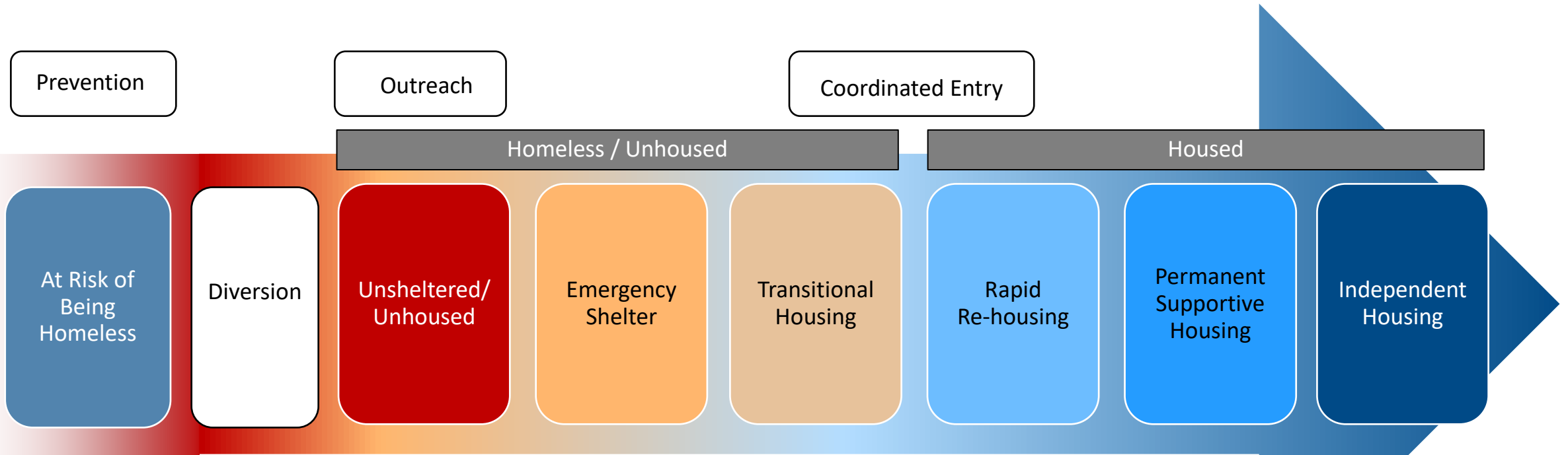


# TENANT BASED RENTAL ASSISTANCE & RAPID REHOUSING

Jonathon Jones



# HOUSING INTERVENTIONS OVERVIEW



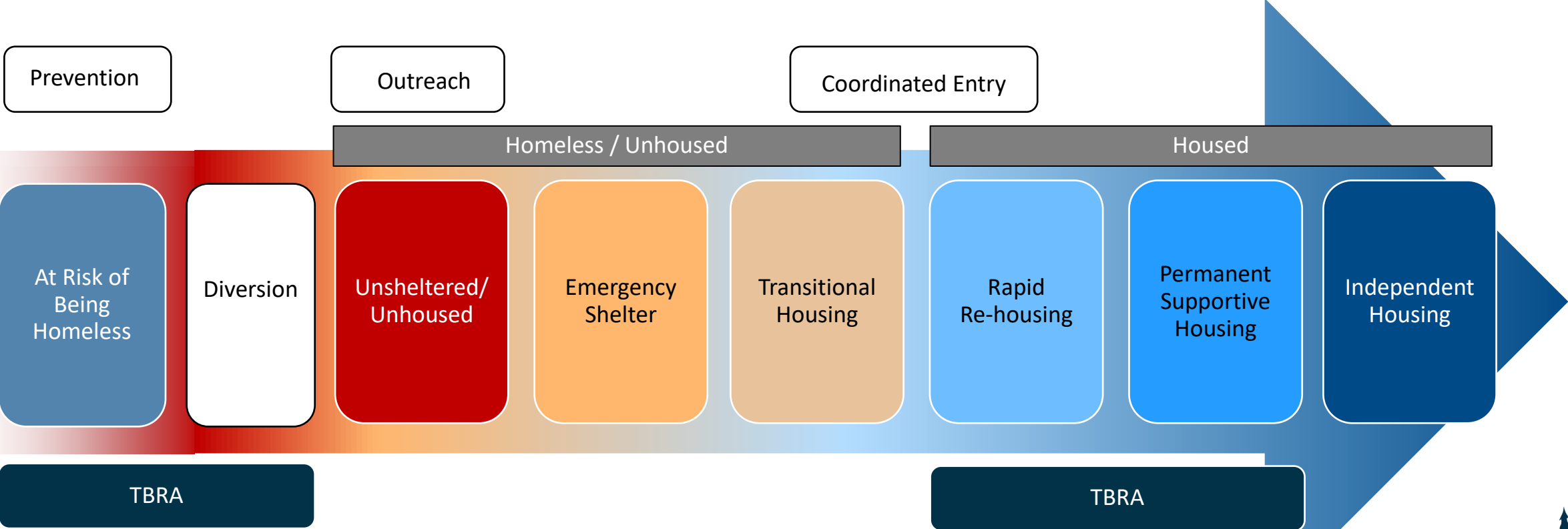
# COMPARISON OF MODELS

AHSP TENANT BASED RENTAL ASSISTANCE (TBRA)	RAPID REHOUSING (RRH)
Rental assistance with housing stabilization services and after-placement follow up for clients	Rental assistance with ongoing case management, beyond initial stabilization services
Short term: Up to 3 months	Longer term: Up to 2 years
Providers must specialize in working with homeless households or those at risk of homelessness.	Providers specialize in focused intervention designed to quickly connect households with housing and supportive services.
Assistance with security and utility deposits, moving expenses, first month's rent, and <i>eviction prevention</i> .	Assistance with security and utility deposits, moving expenses, longer term rental assistance, with <i>case management</i> .
Maximum of \$2,500 per household.	Higher subsidy to allow for medium term rental assistance and necessary case management cost.
Cost-effective model used to address, but principally to prevent homelessness.	Cost-effective model that addresses homelessness, particularly for households in need of additional support.



# HOUSING INTERVENTIONS

## LEVERAGING TENANT BASED RENTAL ASSISTANCE



# CONSIDERATIONS

Recommendations from National Alliance to End Homelessness report Within Reach

***Priority 5.B: Develop pipeline plan for new RRH units over the next 12 months to 5 years.***

- The Asheville-Buncombe CoC needs to increase RRH funded slots that include all populations to ensure system throughput.*
- Bring all funders together to discuss current programmatic spending and identify duplicative service delivery between each respective system and partner systems to remove wasteful spending. Identify failed programs and repurpose funding to add more RRH slots.*



# CONSIDERATIONS

## Rental Housing Inventory

- Effective Rapid-Rehousing requires available units with affordable rents.
- Service providers continue to report challenges using Tenant Based Rental Assistance and other vouchers due to the lack affordable rental units.
- Stakeholder feedback conducted for the recent HOME-ARP Allocation Plan consistently identified limited housing stock as a reason to direct HOME-ARP to new rental unit production and supportive services rather than rental assistance.



# CONSIDERATIONS

## Next Steps

- **Community partners are actively working on the first Within Reach recommendation to improve the Continuum of Care (CoC):** Priority 1.A: Improve system governance by creating and implementing a new CoC structure to guide community-wide planning to reduce and end homelessness.
- With an updated CoC governance structure targeted for later in the year, the County could engage with the CoC at that time as it more fully identifies plans for Rapid Rehousing expansion.



# FY 2024 AHSP NON- CONSTRUCTION APPLICATIONS REVIEW

Matthew Cable, Matt Card, Jake Ekberg





# FY 24 AHSP APPLICATIONS RECEIVED NON-CONSTRUCTION PROJECTS

Asheville Area Habitat for Humanity, Emergency Home Repair	\$ 539,000	77	\$ 7,000	\$ 1,198,494
Colaborativa La Milpa dba PODER Emma, PODER Emma Emergency Home Repair	\$ 182,700	12	\$ 15,225	\$ 722,284
Mountain Housing Opportunities, Emergency Home Repair	\$ 400,000	40	\$ 10,000	\$ 1,113,539
<b>EMERGENCY HOME REPAIR SUBTOTAL</b>	<b>\$ 1,121,700</b>	<b>129</b>	<b>\$ 8,695</b>	<b>\$ 3,034,317</b>
Colaborativa La Milpa dba PODER Emma, PODER Emma NOAH	\$ 41,885	73	\$ 574	\$ 722,284
Council on Aging of Buncombe County, Inc., AIP Social Health Housing Administration	\$ 23,946	0	\$ -	\$ 49,446
Homeward Bound, AHOPE Coordinated Entry Program	\$ 80,000	85	\$ 941	\$ 80,000
<b>ADMINISTRATIVE PROGRAM SUPPORT SUBTOTAL</b>	<b>\$ 145,831</b>	<b>158</b>	<b>\$ 1,515</b>	<b>\$ 851,730</b>
Mountain Housing Opportunities, Downpayment Assistance Loan	\$ 315,000	25	\$ 12,600	\$ 1,056,155
<b>DOWNPAYMENT ASSISTANCE SUBTOTAL</b>	<b>\$ 315,000</b>	<b>25</b>	<b>\$ 12,600</b>	<b>\$ 1,056,155</b>
Eblen Charities, Housing Assistance and Stability Program	\$ 200,000	186	\$ 1,075	\$ 857,125
Eliada Homes, Eliada Homeless Services Project	\$ 15,000	15	\$ 1,000	\$ 232,100
The Arc of Buncombe County, Inc, Assisting I/DD Citizens Secure Safe & Stable Housing	\$ 25,000	15	\$ 1,667	\$ 63,000
<b>TENANT BASED RENTAL ASSISTANCE SUBTOTAL</b>	<b>\$ 215,000</b>	<b>201</b>	<b>\$ 1,070</b>	<b>\$ 1,089,225</b>
Asheville-Buncombe Community Land Trust, Expansion to Town of Woodfin	\$ 50,000	1	\$ 50,000	\$ 300,000
Mountain Housing Opportunities, Building Homes, Transforming Lives Pilot	\$ 50,000	1,000	\$ 50	\$ 982,267
OnTrack Financial Education & Counseling, Homebuyer Watch Parties, Conversations, Education & Impact	\$ 50,000	120	\$ 417	\$ 303,089
<b>NEW START SUBTOTAL</b>	<b>\$ 150,000</b>	<b>1,121</b>	<b>\$ 134</b>	<b>\$ 1,585,356</b>
<b>TOTAL</b>	<b>\$ 1,947,531</b>	<b>1,634</b>	<b>\$ 1,192</b>	<b>\$ 7,616,783</b>



# EMERGENCY REPAIR GRANT REQUESTS

Jake Ekberg



# ASHEVILLE AREA HABITAT FOR HUMANITY EMERGENCY REPAIR

REQUEST: \$539,000

## SUMMARY HIGHLIGHTS

- Repair health and safety issues in 77 homes
- Overall project budget: \$1,198,494 (to assist 77 households)
- Existing County Funds: \$105,000 of total CD ARPA-FRF (\$375,000) Application (Pending)
- Waitlist/Needs
  - 49 Existing Waitlist at Application Submittal
  - 45 FY23 AHSP Supported Repairs
  - +90 Estimated New Requests for Assistance by FY24 End

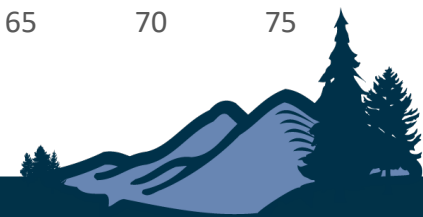
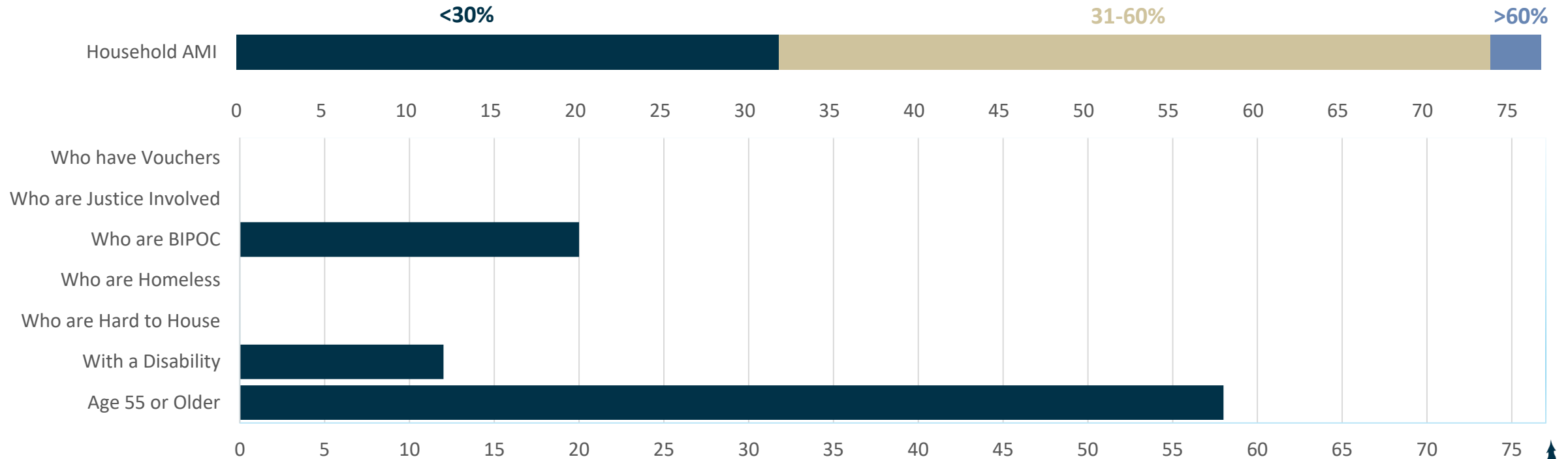
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- 94 Projected Need through FY24 End



# ASHEVILLE AREA HABITAT FOR HUMANITY EMERGENCY REPAIR

## APPLICANT ESTIMATED POPULATION IMPACT: 77 HOUSEHOLDS



# MOUNTAIN HOUSING OPPORTUNITIES

## EMERGENCY REPAIR

REQUEST: \$400,000

### SUMMARY HIGHLIGHTS

- Repair health and safety issues in 40 homes
- Overall project budget: \$1,113,539 (to assist 120 households)
- Existing County Funds: \$120,000 CD ARPA-FRF Application (Pending)
- Waitlist/Needs
  - 43 Existing Waitlist at Application Submittal
  - 24 FY23 AHSP Supported Repairs
  - +40 Estimated New Requests for Assistance by FY24 End

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- 59 Projected Need through FY24 End

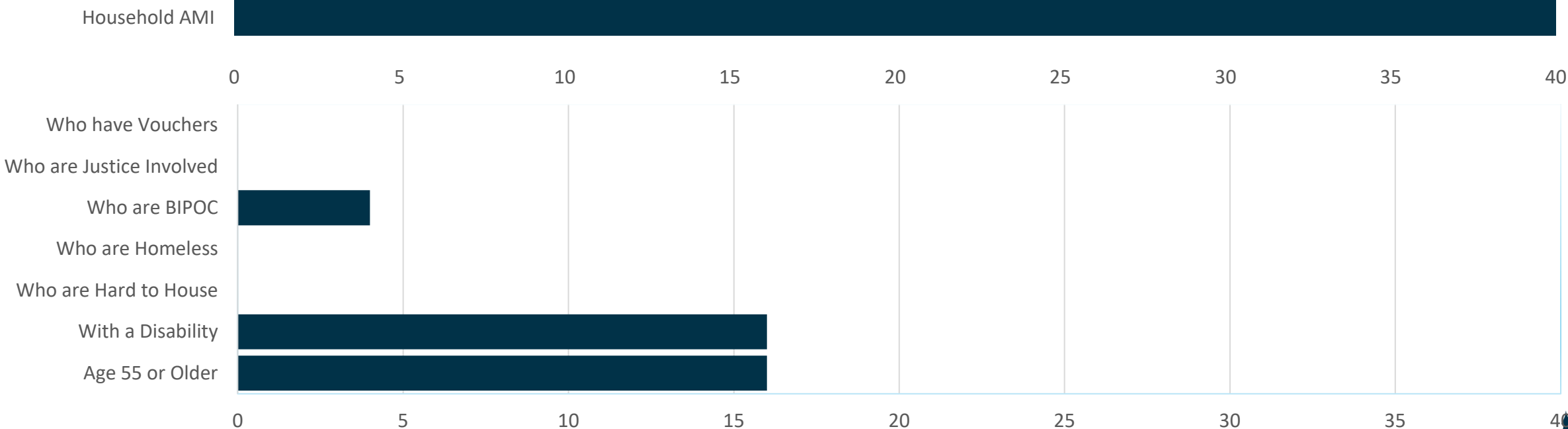


# MOUNTAIN HOUSING OPPORTUNITIES

## EMERGENCY REPAIR

APPLICANT ESTIMATED POPULATION IMPACT: 40 HOUSEHOLDS

<50%



# COLABORATIVA LA MILPA PODER EMMA EMERGENCY REPAIR

REQUEST: \$182,700

## SUMMARY HIGHLIGHTS

- Repair health and safety issues in 12 homes
- Overall project budget: \$722,284 (to assist 73 households)
- Existing County Funds: \$200,000 ARPA (Committed), \$182,700 CD ARPA-FRF Application (Pending), \$41,885 AHSP Admin (Requested)
- Waitlist/Needs 42 Existing Waitlist at Application Submittal
  - 0 FY23 AHSP Supported Repairs
  - +72 Estimated New Requests for Assistance by FY24 End

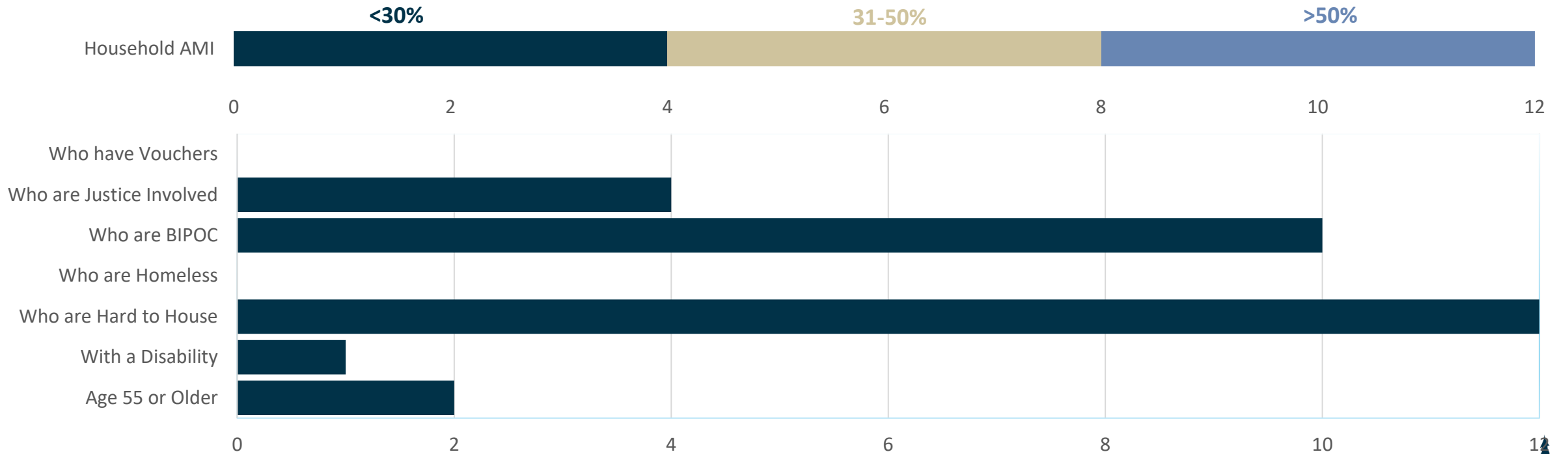
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- 114 Projected Need through FY24 End



# COLABORATIVA LA MILPA PODER EMMA EMERGENCY REPAIR

## APPLICANT ESTIMATED POPULATION IMPACT: 12 HOUSEHOLDS





# EMERGENCY REPAIR FUNDING CONSIDERATIONS

## COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- All three (3) projects adhere to the AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2023

## RECOMMENDATION

- Consider full or partial award for all three (3) projects

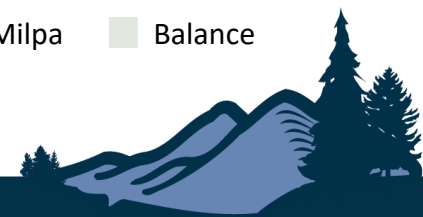
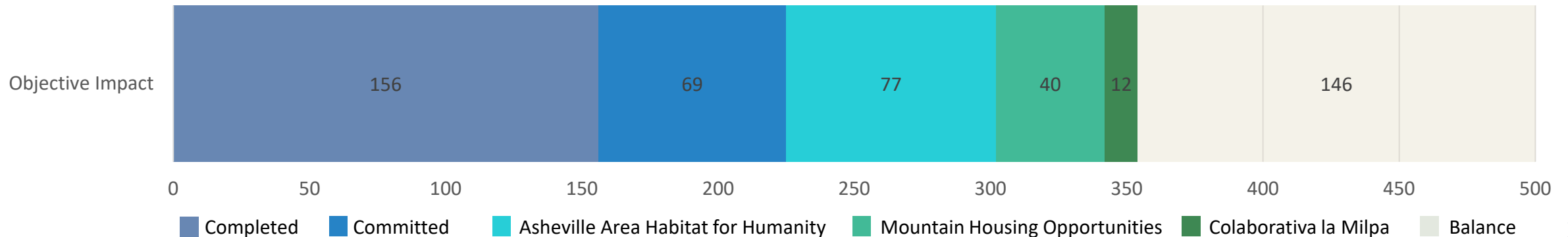


# IMPACT ON HOUSING GOALS

## EMERGENCY REPAIR

### POTENTIAL IMPACT AFFORDABLE HOUSING GOALS AND OBJECTIVES

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 129 additional units toward the target of repairing 500 units for households at <80% AMI by 2030.



# EMERGENCY REPAIR REQUESTS

## ASHEVILLE AREA HABITAT FOR HUMANITY: EMERGENCY REPAIR

REQUEST: \$539,000

<b>77</b> Households Served	<b>\$7,000</b> AHSP Request Per Household	<b>\$1.00 : \$1.03</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤70%</b> AMI Target	<b>0%</b> % Admin Cost
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## MOUNTAIN HOUSING OPPORTUNITIES: EMERGENCY REPAIR

REQUEST: \$400,000

<b>40</b> Households Served	<b>\$10,000</b> AHSP Request Per Household	<b>\$1.00 : \$1.48</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤50%</b> AMI Target	<b>4.8%</b> % Admin Cost
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## COLABORATIVA LA MILPA: PODER EMMA EMERGENCY REPAIR

REQUEST: \$182,700

<b>12</b> Households Served	<b>\$15,225</b> AHSP Request Per Household	<b>\$1.00 : \$0.63</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤80%</b> AMI Target	<b>4.76%</b> % Admin Cost
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# ADMINISTRATIVE SUPPORT PROGRAM REQUESTS

Matt Card



# COUNCIL ON AGING IN BUNCOMBE COUNTY

## AGING IN PLACE SOCIAL HEALTH HOUSING ADMINISTRATION

REQUEST: \$23,946

### SUMMARY HIGHLIGHTS

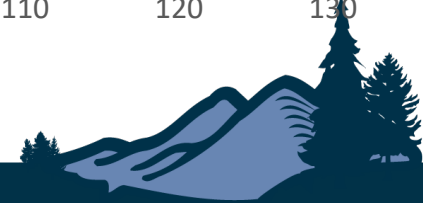
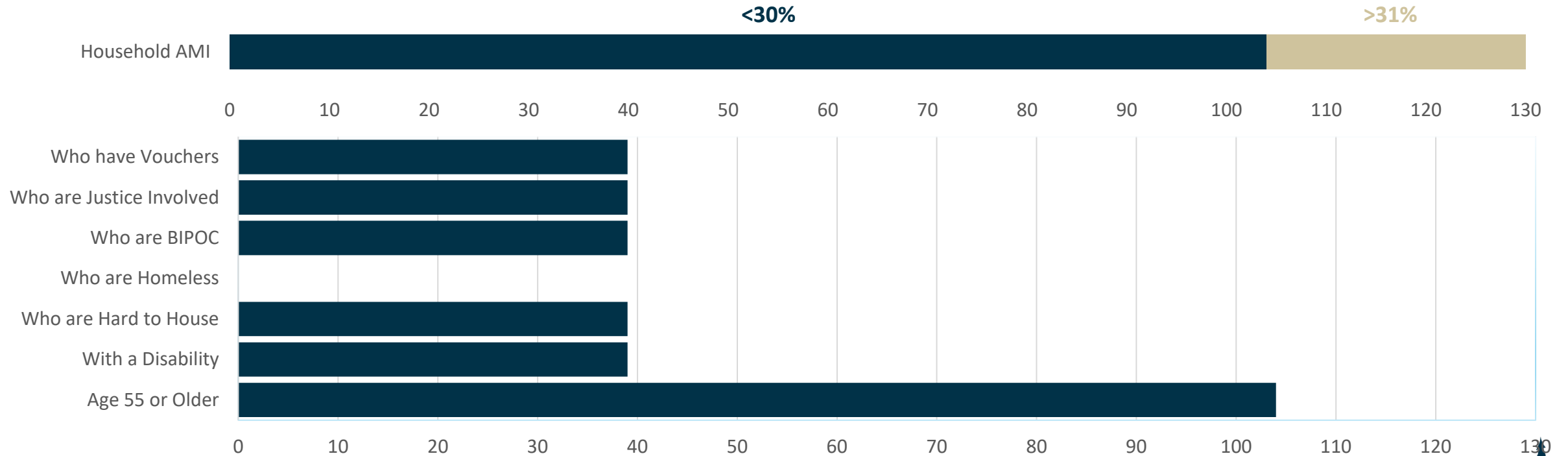
- Engage (eligibility screening, application assistance and referrals) 130 households
- Support Aging in Place salary support, IT/technology, mileage, printing/duplication, postage, and overhead costs are proposed to be supported with AHSP funds.
- Existing County Funds: \$0
- Overall project budget: \$49,446



# COUNCIL ON AGING IN BUNCOMBE COUNTY

## AGING IN PLACE SOCIAL HEALTH HOUSING ADMINISTRATION

APPLICANT ESTIMATED POPULATION IMPACT: 130 HOUSEHOLDS



# HOMeward BOUND OF WNC AHOPE COORDINATED ENTRY

REQUEST: \$80,000\*

## SUMMARY HIGHLIGHTS

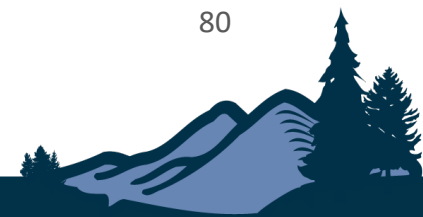
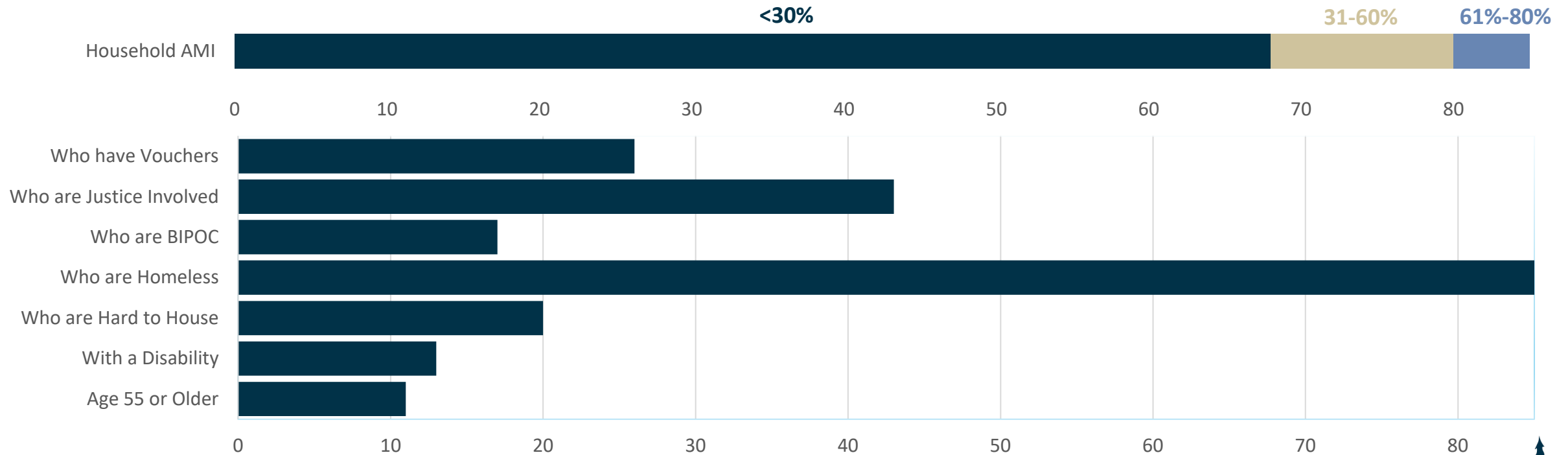
- Support one (1) new AHOPE Program Case Manager position to provide housing eligibility, placement, and quality of services for 85 houseless individuals
- Existing County Funds: \$150,000 Annual Commitment
- Overall project budget: \$300,000

\*Maximum allowed is \$50,000



# HOMeward BOUND OF WNC AHOPE COORDINATED ENTRY

APPLICANT ESTIMATED POPULATION IMPACT: 85 HOUSEHOLDS





# COLABORATIVA LA MILPA

## PODER EMMA ADMINISTRATIVE SUPPORT PROGRAM

REQUEST: \$41,885

### SUMMARY HIGHLIGHTS

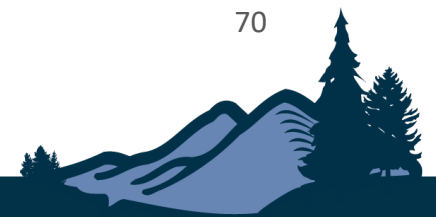
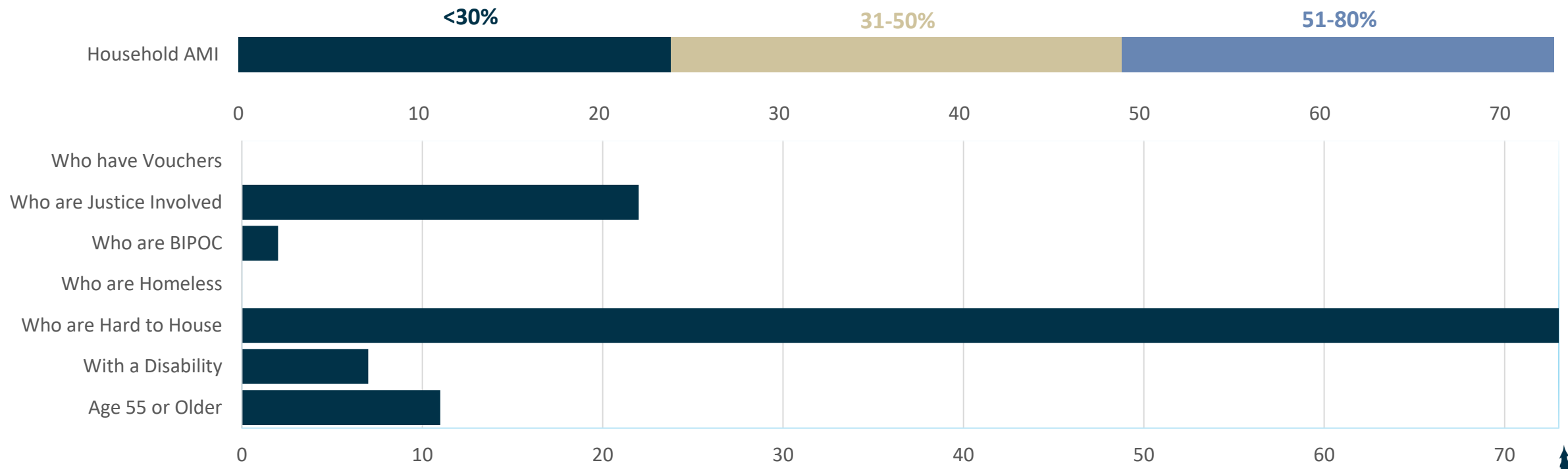
- Support one (1) new bilingual NOAH Repair Program Manager providing repairs and project management in the Emma Community for 73 households
- Existing County Funds: \$200,000 ARPA Committed, \$182,700 CD ARPA-FRF Application (Pending), \$182,700 AHSP ER (Pending)
- Overall project budget: \$722,284



# COLABORATIVA LA MILPA

## PODER EMMA ADMINISTRATIVE SUPPORT PROGRAM

APPLICANT ESTIMATED POPULATION IMPACT: 73 HOUSEHOLDS



# 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**



# ADMINISTRATIVE FUNDING CONSIDERATIONS

## COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- All three (3) projects adhere to the AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2023

## RECOMMENDATION

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



# ADMINISTRATIVE SUPPORT REQUESTS

## COUNCIL ON AGING: AGING IN PLACE SOCIAL HEALTH HOUSING ADMINISTRATION

REQUEST: \$23,946

<b>130</b> Households Served	<b>\$184</b> AHSP Request Per Household	<b>\$1.00 : \$1.06</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤80%</b> AMI Target	<b>100%</b> % Admin Cost
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## HOMeward BOUND OF WNC: AHOPE COORDINATED ENTRY

REQUEST: \$80,000

<b>85</b> Households Served	<b>\$941</b> AHSP Request Per Household	<b>\$1.00 : \$0.86</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>&lt;80%</b> AMI Target	<b>100%</b> % Admin Cost
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## COLABORATIVA LA MILPA: PODER EMMA ADMINISTRATION SUPPORT

REQUEST: \$41,885

<b>73</b> Households Served	<b>\$574</b> AHSP Request Per Household	<b>\$1.00 : \$2.75</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>&lt;80%</b> AMI Target	<b>100%</b> % Admin Cost
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# DOWNPAYMENT ASSISTANCE LOAN REQUESTS

Matthew Cable



# MOUNTAIN HOUSING OPPORTUNITIES DOWNPAYMENT ASSISTANCE LOAN PROGRAM

## REQUEST: \$315,000

<b>10</b> Households Served	<b>\$31,500</b> AHSP Request Per Household	<b>\$1.00 : \$0.00</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>&lt;80%</b> AMI Target	<b>4.8%</b> % Admin Cost
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# MOUNTAIN HOUSING OPPORTUNITIES DOWNPAYMENT ASSISTANCE LOAN PROGRAM

## SUMMARY HIGHLIGHTS

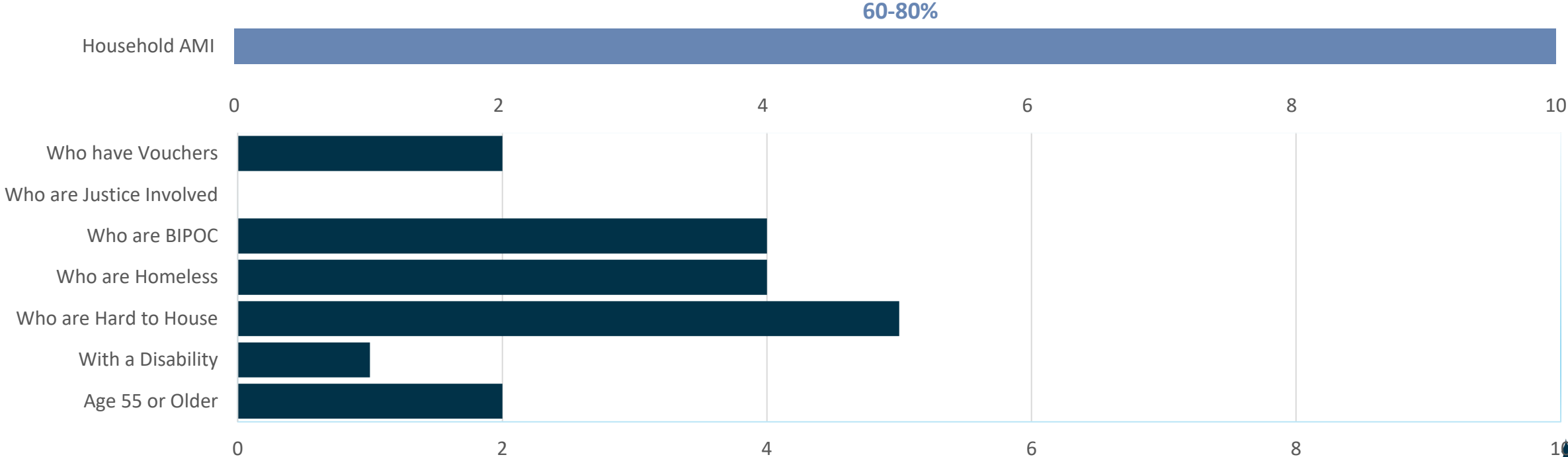
- Provide downpayment assistance for 10 households
- Overall project budget: \$315,000 (to assist 10 households)
- Existing County Funds: \$0





# MOUNTAIN HOUSING OPPORTUNITIES DOWNPAYMENT ASSISTANCE LOAN PROGRAM

## APPLICANT ESTIMATED POPULATION IMPACT: HOUSEHOLDS



# MOUNTAIN HOUSING OPPORTUNITIES DOWNPAYMENT ASSISTANCE LOAN PROGRAM

## COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- The project's design does not directly adhere to program requirements, though if this can be addressed, the project appears ready for implementation on July 1, 2023.

## RECOMMENDATION

Consideration of full or partial award may be reasonable. Community Development Division staff are considering possible alternative avenues to provide the program with support that may better align with the project design and may not require AHSP funding support.

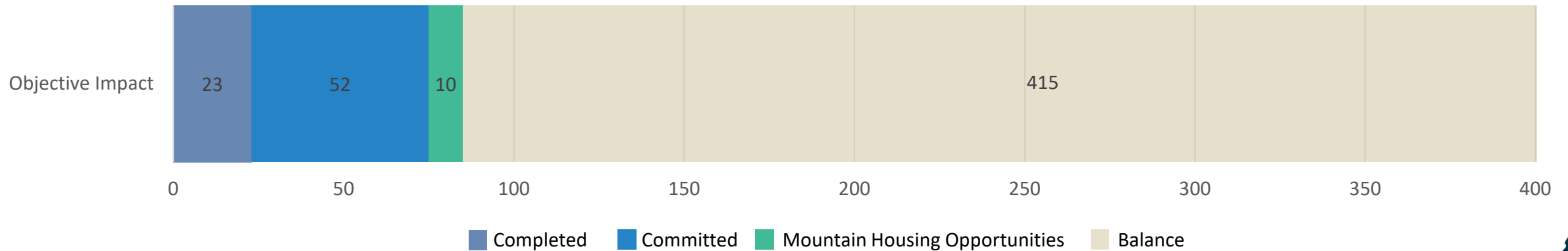


# IMPACT ON HOUSING GOALS

## DOWNPAYMENT ASSISTANCE LOAN PROGRAM

### POTENTIAL IMPACT AFFORDABLE HOUSING GOALS AND OBJECTIVES

Mountain Housing Opportunities' request is intended to increase the supply of Affordable Housing for homeownership, especially for BIPOC households and would have an impact of 10 units (2.5%) toward the 400 ownership units targeted for households at <80% AMI.



# TENANT BASED RENTAL ASSISTANCE REQUESTS

Jonathon Jones



# THE ARC OF BUNCOMBE COUNTY

## TENANT BASED RENTAL ASSISTANCE

REQUEST: \$25,000

### SUMMARY HIGHLIGHTS

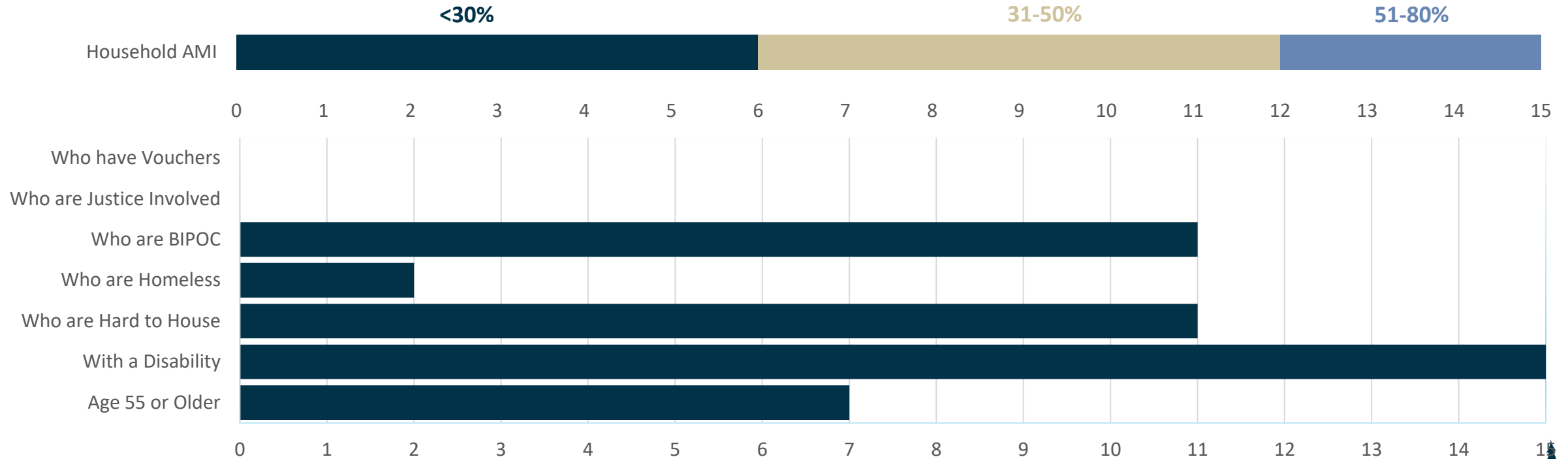
- Support rental assistance for 15 residents with intellectual and developmental disabilities
- Provide person-centered case management and connections to community resources
- The ARC currently has nine (9) households on its TBRA waiting list and anticipates five (5) to (7) people will be on its waiting list by June 30, 2024
- Overall project budget: \$63,000 (to assist 37 households)
- Existing County Funds: \$33,000 from the Buncombe County Coronavirus Fiscal Recovery Fund



# THE ARC OF BUNCOMBE COUNTY

## TENANT BASED RENTAL ASSISTANCE

### APPLICANT ESTIMATED POPULATION IMPACT: 15 HOUSEHOLDS



# EBLEN CHARITIES

## TENANT BASED RENTAL ASSISTANCE

REQUEST: \$200,000

### SUMMARY HIGHLIGHTS

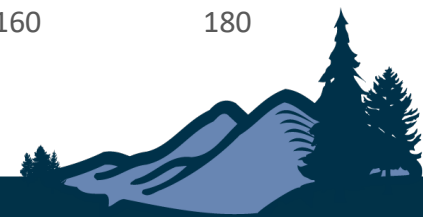
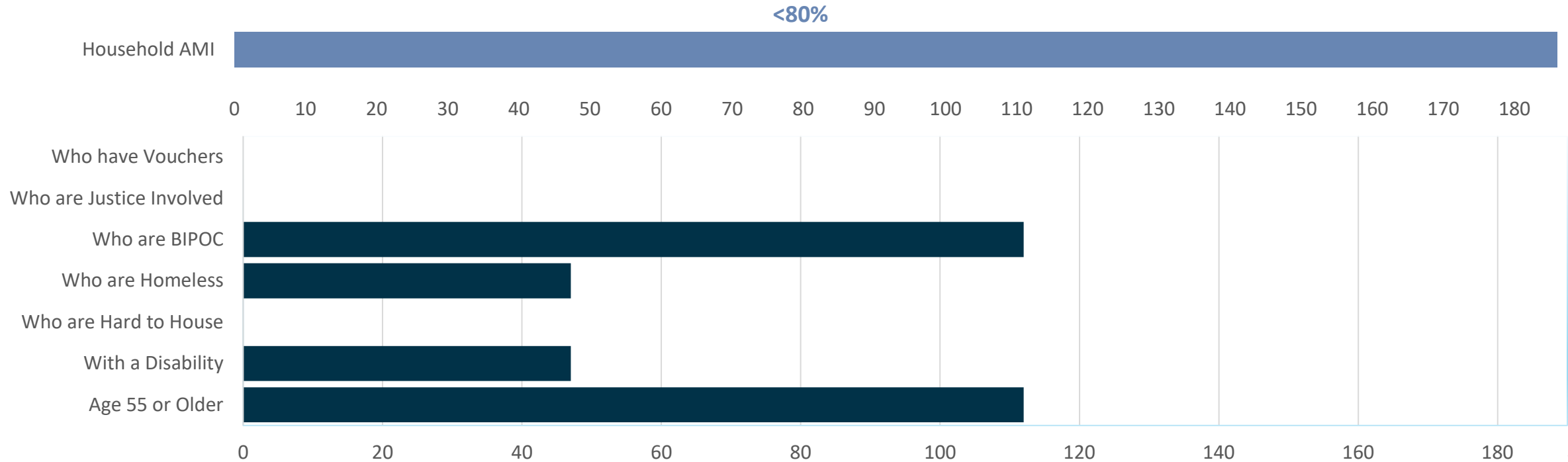
- Support rental assistance for 186 households with special consideration given to older adults (65+) and families facing homelessness
- Overall project budget: \$883,000
- Existing County Funds: \$395,500 in Emergency Assistance (Buncombe County HHS); \$287,500 in Coronavirus Local Fiscal Recovery Funds (Buncombe County Strategic Partnerships)



# EBLEN CHARITIES

## TENANT BASED RENTAL ASSISTANCE

APPLICANT ESTIMATED POPULATION IMPACT: 186 HOUSEHOLDS





# ELIADA HOMES

## TENANT BASED RENTAL ASSISTANCE

REQUEST: \$15,000

### SUMMARY HIGHLIGHTS

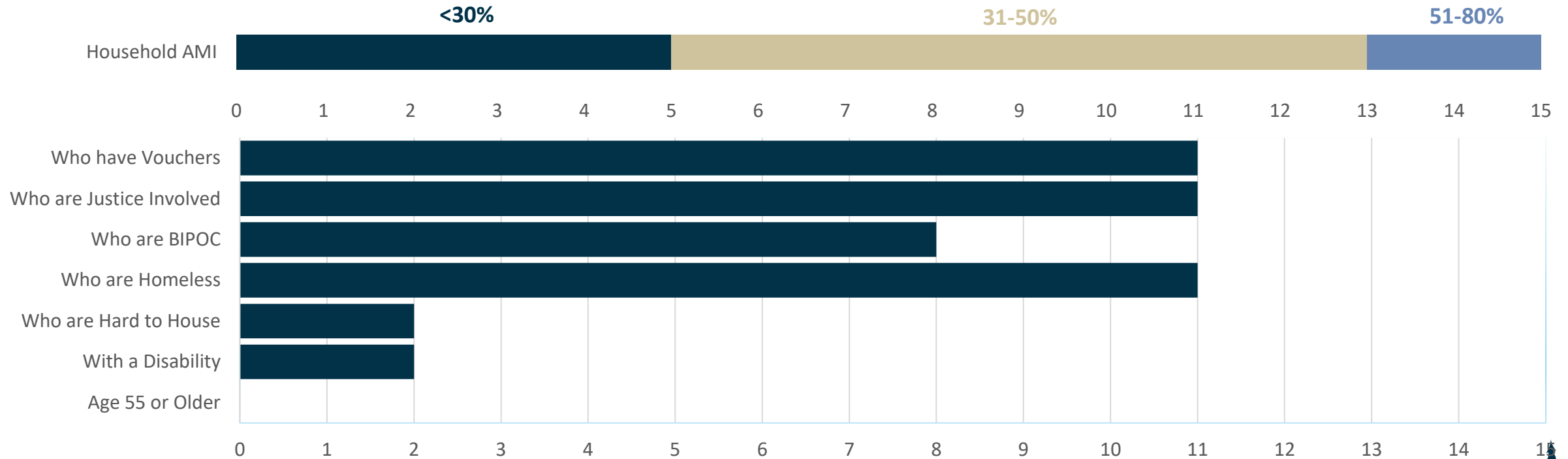
- Support rental assistance for 15 vulnerable youths (ages 18-25) currently enrolled in Eliada's Homeless Services Program (HSP) and Foster Youth Independence Program (FYIP).
- Overall project budget: \$342,688 (to assist 107 households)
- Existing County Funds: \$60,000 (Buncombe County Strategic Partnerships Grant PENDING)



# ELIADA HOMES

## TENANT BASED RENTAL ASSISTANCE

### APPLICANT ESTIMATED POPULATION IMPACT: 15 HOUSEHOLDS



# TENANT BASED RENTAL ASSISTANCE REQUESTS

## THE ARC OF BUNCOMBE COUNTY : TENANT BASED RENTAL ASSISTANCE

REQUEST: \$25,000

<b>15</b> Households Served	<b>\$1,667</b> AHSP Request Per Household	<b>\$1.00 : \$0.20</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤80%</b> AMI Target	<b>12%</b> % Admin Cost
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## EBLEN CHARITIES : TENANT BASED RENTAL ASSISTANCE

REQUEST: \$200,000

<b>186</b> Households Served	<b>\$1,075</b> AHSP Request Per Household	<b>\$1.00 : \$0.00</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>&lt;80%</b> AMI Target	<b>5%</b> % Admin Cost
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## ELIADA HOMES : TENANT BASED RENTAL ASSISTANCE

REQUEST: \$15,000

<b>15</b> Households Served	<b>\$1,000</b> AHSP Request Per Household	<b>\$1.00 : \$17.85</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>&lt;80%</b> AMI Target	<b>0%</b> % Admin Cost
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# TENANT BASED RENTAL ASSISTANCE FUNDING CONSIDERATIONS

## COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- All three (3) projects adhere to the AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2023

## RECOMMENDATION

- Consideration of full or partial award is recommended



# NEW START GRANT REQUESTS

Matt Card



# ASHEVILLE BUNCOMBE COMMUNITY LAND TRUST

## EXPANSION TO TOWN OF WOODFIN

REQUEST: \$50,000

### SUMMARY HIGHLIGHTS

- Establish one (1) permanently affordable single-family home in the Town of Woodfin
- ABCLT's retains ownership of the land, selling the home to a qualified buyer, and leasing the land to that buyer via a renewable 99-year ground lease to preserve affordability
- Existing County Funds: \$0
- Overall project budget: \$300,000 (the balance of funds (\$250,000) is comprised of \$50,000 (Town of Woodfin) and \$200,000 (homebuyer mortgage))



# ASHEVILLE BUNCOMBE COMMUNITY LAND TRUST

## EXPANSION TO TOWN OF WOODFIN

### APPLICANT ESTIMATED POPULATION IMPACT: 1 HOUSEHOLD

<80%

Household AMI



0 0.25 0.5 0.75 1

- Who have Vouchers
- Who are Justice Involved
- Who are BIPOC
- Who are Homeless
- Who are Hard to House
- With a Disability
- Age 55 or Older

The Asheville Buncombe Land Trust has not identified specific populations served for a single home, except that the household income will be at or below 80% AMI.



# MOUNTAIN HOUSING OPPORTUNITIES RESIDENT SERVICES PILOT

REQUEST: \$50,000

## SUMMARY HIGHLIGHTS

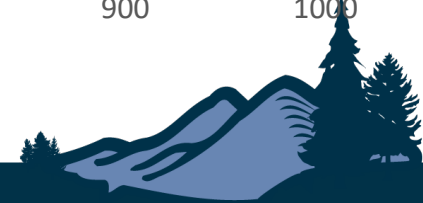
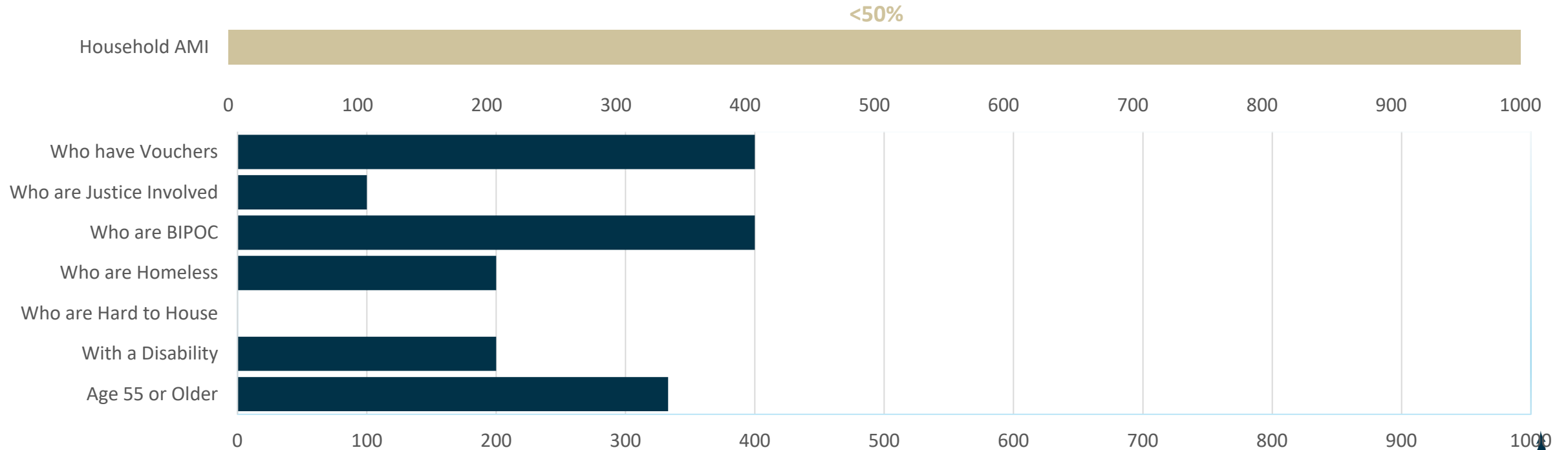
- Provide on-site supportive resident services at their properties that will help prevent evictions, improve economic stability, foster overall health, support education opportunities, and strengthen community networks
- Existing County Funds: \$0
- Overall five (5) year project budget: \$982,267 (the balance of funds (\$932,267) is comprised of \$100,000 (Dogwood), \$150,000 (TD Bank Foundation), \$45,000 (Enterprise Community Partners), \$250,000 (Other private foundations & individuals), other public funding sources (\$175,000) and MHO Rental Portfolio Contribution (\$231,000))





# MOUNTAIN HOUSING OPPORTUNITIES RESIDENT SERVICES PILOT

APPLICANT ESTIMATED POPULATION IMPACT: 1,000 HOUSEHOLDS



# OnTrack Financial Education and Counseling

## HOMEBUYER WATCH PARTIES

REQUEST: \$50,000

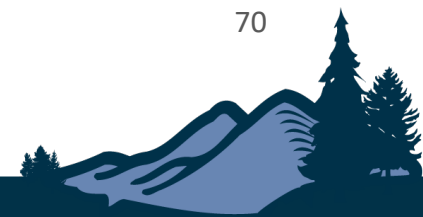
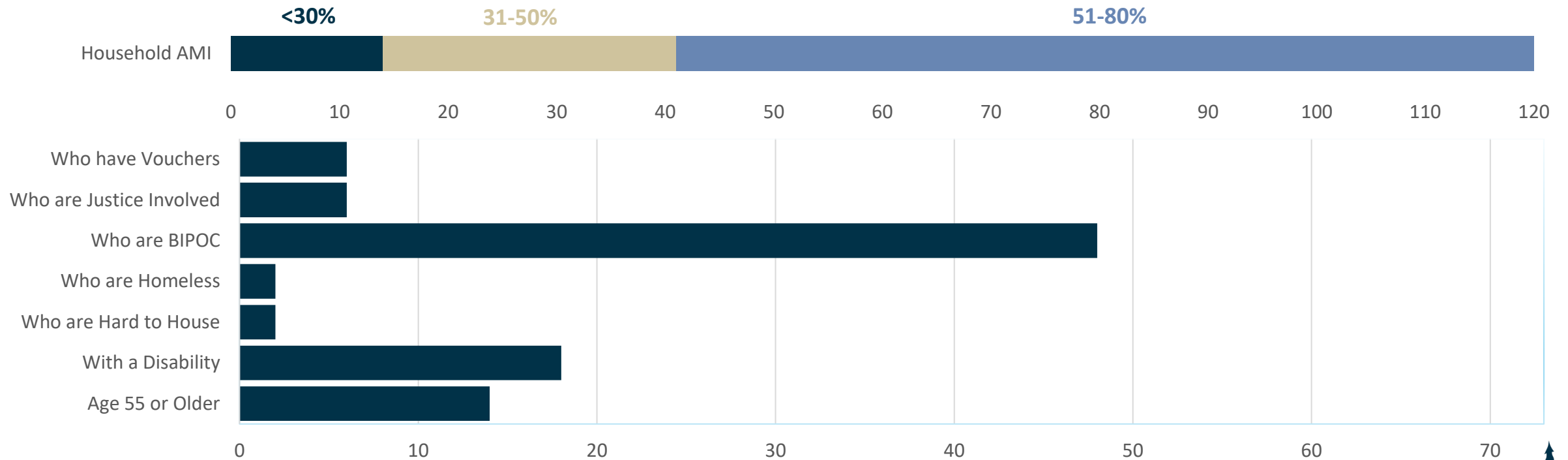
### SUMMARY HIGHLIGHTS

- Host at least four (4) Homebuyer Watch Parties focused on BIPOC communities to help realize the dream of homeownership through outreach and education
- Discuss credit (Coffee & Credit) through Q&A forums
- Provide free credit report events with reviews from a trained credit counselor
- Introducing the path to homebuying
- Program success is measured by number of households engaged in conversation, counseling and training outside of the traditional classroom setting
- Existing County Funds: \$0
- Overall project budget: \$303,089 (to connect with 120 households)



# OnTrack Financial Education and Counseling HOMEBUYER WATCH PARTIES

APPLICANT ESTIMATED POPULATION IMPACT: 120 HOUSEHOLDS



# 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**



# NEW START GRANT FUNDING CONSIDERATIONS

## COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- All three (3) projects adhere to the AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2023

## RECOMMENDATION

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



# NEW START GRANT REQUESTS

## ASHEVILLE BUNCOMBE COMMUNITY LAND TRUST: EXPANSION TO WOODFIN

REQUEST: \$50,000

<b>1</b> Households Served	<b>\$50,000</b> AHSP Request Per Household	<b>\$1.00 : \$5.00</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤80%</b> AMI Target	<b>0%</b> % Admin Cost
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## MOUNTAIN HOUSING OPPORTUNITIES : RESIDENT SERVICES PILOT

REQUEST: \$50,000

<b>1,000</b> Households Served	<b>\$50</b> AHSP Request Per Household	<b>\$1.00 : \$18.60</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤80%</b> AMI Target	<b>80%</b> % Admin Cost
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## ONTRACK FINANCIAL EDUCATION AND COUNCILING : HOMEBUYER WATCH PARTIES

REQUEST: \$50,000

<b>120</b> Households Served	<b>\$417</b> AHSP Request Per Household	<b>\$1.00 : \$5.06</b> Leverage Ratio AHSP \$ : Other Non-County \$	<b>≤80%</b> AMI Target	<b>0%</b> % Admin Cost
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# NEXT STEPS

Meeting Date	Update, Discussion, & Actionable Items
April 11	<b>Updates:</b> ARPA FRF Home Repair Program <b>Discussion:</b> Affordable Housing Services Program Applications
April 25	<b>Discussion:</b> Affordable Housing Services Program Applications <b>Actionable Item:</b> Affordable Housing Service Program Applications
May 2	<b>Updates:</b> Bond Project Manager Position; Notice of Consortium Project Recommendations
June 6	<b>Updates:</b> Cross Departmental Housing Programs (DHHS, Sustainability, etc. Annual Update) <b>Discussion:</b> Affordable Housing Goal Strategy Discussion



# ANNOUNCEMENTS



# PUBLIC COMMENT



# ADJOURN

