



# AFFORDABLE HOUSING SUBCOMMITTEE

*Presented by*

Community Development Division Staff

August 1, 2023



# AGENDA

- ✓ Call to Order & Welcome
- ✓ Public Comment
- ✓ Approval of Meeting Minutes
  - April 25, 2023
- ✓ New Business
  - County Homelessness Efforts and Funding Across Multiple Departments
  - CDBG-NR Update
  - ARPA-FRF Update
  - Meribel Unit Mix Adjustment
  - AHSP Contracts and Goals Quarterly Update
  - Future Projects
  - Redwood Commons
- ✓ Next Steps
- ✓ Announcements
- ✓ Adjourn



# PUBLIC COMMENT



# COUNTY HOMELESSNESS EFFORTS & FUNDING ACROSS MULTIPLE DEPARTMENTS

Matthew Cable, Jonathon Jones,

Samantha Bowers, Victoria Reichard, Jason Hyatt



# COUNTY AFFORDABLE HOUSING EFFORTS & FUNDING UPDATE

- **Community Development Division – Jonathon Jones**
  - Homelessness Program Manager staff position serving as liaison to the Continuum of Care and Code Purple emergency shelter funding .
- **Strategic Partnerships – Samantha Bowers**
  - ARPA "COVID Recovery Funding" & Strategic Partnership Grants supporting community programs to address homelessness.
- **Behavioral Health – Victoria Reichard**
  - Community Paramedicine and Maintenance of Effort (MOE) funding administered by VAYA Health and Homeward Bound.
- **Buncombe County Libraries – Jason Hyatt**
  - Contract with Homeward Bound outreach team and Pack Library safety associate position.



# COMMUNITY DEVELOPMENT

Jonathon Jones



# HOMELESSNESS PROGRAM MANAGER

- **Position Purpose:**

- Advance County's efforts to address homelessness

- **Responsibilities:**

- Collaborate with entities and individuals seeking to address homelessness including:
  - Public, private, non-profit, philanthropic, and social service agencies;
  - Faith based, healthcare, and veterans' service organizations;
  - Law enforcement, jail and criminal support staff; and
  - Community volunteers.
- Coordinate and connect resources and services that address homelessness and are intended to achieve functional zero homelessness.
- Implement strategies outlined in the National Alliance to End Homelessness' Within Reach study, and subsequent homelessness studies, using resources the County controls and allocates.
- Provide quarterly Continuum of Care updates to Board of Commissioners
- Serve as liaison to the Continuum of Care



# CODE PURPLE

- **Purpose:**

- Provide a coordinated effort among shelters and other organizations within Buncombe County to provide emergency shelter to those experiencing homelessness when temperatures are  $\leq 32^{\circ}$  (including windchill).
- Participating shelters provide more beds with fewer requirements than typical programming during Code Purple.

- **Partners:**

- Homeless Coalition
- Asheville Buncombe Community Christian Ministries (ABCCM)
- City of Asheville Transit

- **FY23 Impact:** 68 Code Purple events resulted in 3,519 bed nights

- **FY 24 Annual Budget:** \$120,000 (\$60,000 Buncombe County and \$60,000 City of Asheville)

- **FY 24 Next Steps:** Preliminary planning for FY24 (Winter 23-24)





# BEHAVIORAL HEALTH

Victoria Reichard



# VAYA HEALTH MAINTENANCE OF EFFORT (MOE) FUNDS

According to N.C.G.S. § 122C-115(d) counties shall appropriate funds for the support of programs that provide MH/IDD/SU services to people who do not have insurance or who are not eligible for Medicaid.

- **Program:** Homeward Bound – Coordinated Entry & Permanent Supportive Housing (PSH)
- **Target Population and Eligibility:**
  - **Coordinated Entry** for individuals and families currently unhoused or are at risk of being unhoused with a formal written notice to vacate, history of homelessness or instability in the past seven (7) years and that are below certain income levels.
  - **Permanent Supportive Housing** for individuals who have been homeless for a year or more and living with at least one disabling condition, physical, severe and persistent mental illness, or substance use disorder.
- **FY23 Impact (as of March 2023):**
  - **Coordinated Entry**
    - Pre-screen Intakes = 1,010
    - Diversion Assessments = 786
    - Vulnerability Assessments = 655
      - 66% had a vulnerability score recommending PSH
      - 33% had a vulnerability score recommending Rapid Re-Housing
    - Moved into housing = 24
  - **Permanent Supportive Housing**
    - Serving >240 households
    - Overall housing retention rate = 93%
- **FY24 Budget:** \$430,000
- **FY 24 Next Steps:** Process for allocating Vaya Health MOE funds will be re-evaluated to align with County Strategic Plans



# COMMUNITY PARAMEDICNE

**Program:** Buncombe County provides a community centered approach to facing issues around homelessness, the opioid epidemic, and mental health crisis head on. Through meaningful agency collaborations, person centered wrap around care, and harm reduction principles we continue to redefine public safety in a way that prioritizes life-saving care through trust in our community.

- Post Overdose Response
- Buncombe Bridge to Care (Medications for Opioid Use Disorder)
- Mobile Community Outreach Team
- Wound Care
- Crisis Response

## **FY23 Impact:**

- CY22: Paramedics responded to 3,702 calls with 983 overdoses with 60% of calls after 5pm and with 38% of overdoses completing an intake for ongoing support.
- 03/22 – 01/23: 185 individuals inducted onto Bup; 145 were successfully handed off to MAHEC for continued MAT

**FY24 Budget:** \$3,102,453 (supported by a combination of general and opioid settlement funds as well as an ARPA Grant)



# STRATEGIC PARTNERSHIPS

Samantha Bowers



# ANNUAL STRATEGIC PARTNERSHIP GRANTS

FY2024 General Fund Homelessness-Related Community Investments: \$211,000 Total Awarded

Organization	Project	Investment
Asheville Buncombe Community Christian Ministry	Educational services and supplies for qualified women living at Transformation Village enrolled in post-secondary education and job training programs	\$40,000
Buncombe County Schools Foundation	Supplemental food bags to students and families of Buncombe County Schools	\$24,000
Eliada Homes, Inc	Case management, housing support services, and tenant-based rental assistance to youth aging out of foster care	\$48,000
Haywood Street Congregation	Restore dignity to individuals with hot, nutritious meals	\$35,000
Pisgah Legal Services	Free, high-quality civil legal services on an on-going basis to low-income individuals and their families facing housing challenges	\$64,000



# ARPA HOMELESSNESS-RELATED PROJECT

\$50.7 million American Rescue Plan Act (ARPA) “COVID Recovery Funding” allocation to County

Organization	Project	\$ Investment
Helpmate	Emergency shelter for survivors of domestic violence	\$2,000,000



# BUNCOMBE COUNTY LIBRARIES

Jason Hyatt



# LIBRARY OUTREACH

**Program:** Library Safety Associate and Homeward Bound Library-based Part-time Social Worker Positions. Pack Library has many regular patrons who are dealing with housing insecurity and related concerns. Both positions are available to help any library visitor, we expect that a large percentage of their time will be spent assisting these patrons.

- **Part-time Social Worker:**

- Placed through an ongoing partnership with Homeward Bound
- Works to connect library visitors with affordable housing options, medical care, referrals to other area agencies, and additional needs.

- **Library Safety Associate:**

- Supports the community at large by assisting with immediate intervention needs, safety and security concerns, relationship building, and resource referrals.

**Target Population:** Supporting and providing services to the many visitors to Pack Memorial Library in downtown Asheville.

**FY23 Impact:** Social worker at Pack Library assisted multiple individuals in obtaining safe and reliable housing in FY23. Over 80 clients were also directly served through on-site services.

**FY24 Budget:** \$34,739 for Library Safety Associate; \$70,525 for Homeward Bound Partnership

**Next Steps:** The Library Safety Association position will begin in January 2024.





# CDBG-NR UPDATE

Nancy Williams



# CDBG – NR

## COMMUNITY DEVELOPMENT BLOCK GRANT – NEIGHBORHOOD REVITALIZATION

COMMUNITY DEVELOPMENT DIVISION | NANCY WILLIAMS

### Fast Facts

- *Funder:* NC Department of Commerce
- *Award:* \$400,000
- *Grant Dates:* December 2022 to June 2025
- *Grant fiscal year:* FY 23-25
- *Staffing:* 2
- *County match:* No
- *Reporting cycle:* Quarterly
- *Up to date on reporting:* Yes

### Monitoring

- Eligibility and funding were monitored on many levels
- NC Department of Commerce Rural Economic Development Division staff monitor Buncombe County and its subrecipients
- County staff monitor subrecipients

### Department/Cost Center Issues/Roadblocks

- Can only serve individuals outside the City of Asheville
- Project design does not directly align to grant start up

### Overview

- Supports home repair for low-and moderate-income homeowners
- Nonprofit subrecipient(s) will manage the home repair program

### Highlights

- Prioritizes home repairs up to \$30,000 per residence
- Will serve 12+ homeowners at <80% Area Median Income
- Available to homeowners outside the City of Asheville
- Subrecipient organization(s) will form a selection committee

### Department /Cost Center Solutions

- Request for extension in grant start up deliverables to complete subrecipient selection process



# CDBG-NR GRANT ADMINISTRATION ACTIVITIES

- Submit CDBG-NR Required Award Documents
- Issue Request for Project Proposals: #1 April and #2 June 2023
- ➔ Select Subrecipient(s)
- Contract with Subrecipient(s)
- Recipient Selection Committee Convenes
- Home Repair Sites Selected
- Monitor Activities Based on Contract and CDBG-NR Guidelines
- Process Grant Compliant Draw Requests
- Project Close Out with NCDOC REDD



# CDBG-NR CONTRACTING PROCESS

<b>RFP #1</b>	<b>Program</b>	<b>Funding level per residence: \$15,000 - \$30,000</b>
	April 24	Request for Project Proposals Opened
	May 4	Pre-Application Meeting
	May 23	Proposal Applications Due
<b>RFP #2</b>	<b>Revised Program</b>	<b>Funding level per residence: \$1 - \$30,000</b>
	June 26	Request for Project Proposals Opened
	July 11	Pre-Application Meeting
	July 21	Proposal Applications Due
<b>August</b>	<b>Review of Proposal Applications &amp; Subrecipient Selection</b>	
<b>September</b>	<b>Contract(s) Issued</b>	



# ARPA-FRF UPDATE

Nancy Williams



# ARPA-FRF

## HOME REPAIR AND SUPPORT SERVICES

COMMUNITY DEVELOPMENT DIVISION | NANCY WILLIAMS

### Fast Facts

- *Funder:* Buncombe County Strategic Partnerships
- *Award:* \$400,000
- *Grant Dates:* November 2022 to June 2025
- *Grant fiscal year:* FY 23-25
- *Staffing:* 2
- *County match:* No
- *Reporting cycle:* Quarterly
- *Up to date on reporting:* Yes

### Monitoring

- Eligibility and funding were monitored on many levels
- Buncombe County Strategic Partnerships staff monitor Buncombe County
- County Community Development staff monitor subrecipients

### Department/Cost Center Issues/Roadblocks

- Can only serve individuals outside the City of Asheville

### Overview

- Supports home repair for low-and moderate-income homeowners
- Nonprofit subrecipient(s) will manage the home repair program

### Highlights

- Prioritizes home repairs up to \$30,000 per residence
- Will serve 26 homeowners at <80% Area Median Income
- Available to homeowners outside the City of Asheville

### Department /Cost Center Solutions

- Request for extension in grant start up deliverables to complete subrecipient selection process



# ARPA-FRF AWARDS

## **MOUNTAIN HOUSING OPPORTUNITIES: EMERGENCY REPAIR PROGRAM**

Minimum of 4 Homes Repaired

**\$ 120,000**

## **ASHEVILLE AREA HABITAT FOR HUMANITY: HOME REPAIR PROGRAM**

Minimum of 22 Homes Repaired

**\$ 280,000**

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**TOTAL**

**\$ 400,000**



# ARPA-FRF CONTRACTING PROCESS

**RFP** Program Funding level per residence: **\$15,000 - \$30,000**

January 13 Request for Project Proposals Opened

January 23 Pre-Application Meeting

February 24 Proposal Applications Due

**July** Contract(s) Issued

**August** Start Construction





# MERIBEL UNIT MIX

Chloe Donohoe



# Proposed Change to Meribel's Unit Mix

Original Unit Mix

		Income Avg: 57.69%	
1 BR	1 BA	30% AMI	10
2 BR	2 BA	30% AMI	24
3 BR	2 BA	30% AMI	24
<b>30% AMI Total:</b>			<b>58</b>
1 BR	1 BA	60% AMI	2
2 BR	2 BA	60% AMI	23
3 BR	2 BA	60% AMI	4
<b>60% AMI Total:</b>			<b>29</b>
1 BR	1 BA	80% AMI	12
2 BR	2 BA	80% AMI	25
3 BR	2 BA	80% AMI	32
<b>80% AMI Total:</b>			<b>69</b>

Revised Unit Mix

		Income Avg: 58.33%	
1 BR	1 BA	30% AMI	12
2 BR	2 BA	30% AMI	28
3 BR	2 BA	30% AMI	18
<b>30% AMI Total:</b>			<b>58</b>
1 BR	1 BA	60% AMI	0
2 BR	2 BA	60% AMI	8
3 BR	2 BA	60% AMI	16
<b>60% AMI Total:</b>			<b>24</b>
1 BR	1 BA	80% AMI	12
2 BR	2 BA	80% AMI	36
3 BR	2 BA	80% AMI	26
<b>80% AMI Total:</b>			<b>74</b>



# QUARTERLY AHSP CONTRACTS 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	\$137,400	0	\$0	0%
Affordable Housing Feasibility Study (DFI)	0	\$83,500	0	\$0	0%
<b>Total</b>	<b>549</b>	<b>\$1,238,610</b>	<b>744</b>	<b>\$0</b>	<b>0%</b>



# FY 2023 AHSP CONTRACT STATUS

FY 2023 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
Affordable Housing Studies	0	\$0	0	\$249,200	100%
VOA Construction Loan to Laurel Wood	104	\$0	0	\$800,000	100%
Habitat for Humanity Emergency Repair	45	\$275,000	45	\$0	0%
Mountain Housing Opportunities Emergency Repair	24	\$156,449	23	\$68,551	30%
<b>Total</b>	<b>418</b>	<b>\$431,449</b>	<b>38</b>	<b>\$1,117,751</b>	<b>61%</b>

Contracts executed and project in progress

FY 2023 also includes \$751,498 in unallocated funds.



# FY 2024 AHSP CONTRACT STATUS

FY 2024 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
Eblen Charities Tenant Based Rental Assistance	103	\$0	0	\$110,000	100%
Eliada Homes Tenant Based Rental Assistance	15	\$0	0	\$15,000	100%
ARC of Buncombe County Tenant Based Rental Assistance	15	\$0	0	\$25,000	100%
CDCA Construction Loan to Fairhaven Summit	77	\$0	0	\$1,235,000	100%
Housing Authority Construction Loan to Deaverview Redevelopment	82	\$0	0	\$1,564,714	100%
Mountain Housing Opportunities Construction Loan to Star Point	60	\$0	0	\$500,000	100%
Habitat for Humanity Emergency Repair	36	\$0	0	\$250,000	100%
Mountain Housing Opportunities Emergency Repair	23	\$0	0	\$225,000	100%
PODER Emma Emergency Repair	7	\$0	0	\$100,000	100%
OnTrack Homebuyer Education Expansion New Start	96	\$0	0	\$40,000	100%
<b>Total</b>	<b>514</b>	<b>\$0</b>	<b>0</b>	<b>\$4,064,714</b>	<b>100%</b>

Contracts drafted and in progress



# FY 2024 AHSP BOND CONTRACT STATUS

FY 2024 AHSP Projects	Anticipated Impact (Units/HH)	Actual Expenditures to Date	Impact to Date (Units/HH)	Balance of Obligation	Percent Open
Buckeye Community Hope Construction Loan to Redwood Commons	70	\$0	0	\$1,826,000	100%
MHO Construction Loan to Lakeshore Villas	120	\$0	0	\$2,600,000	100%
LDG Development Construction Loan to Meribel	156	\$0	0	\$8,468,195	100%
<b>Total</b>	<b>346</b>	<b>\$0</b>	<b>0</b>	<b>\$12,894,195</b>	<b>100%</b>



# AFFORDABLE HOUSING GOALS

1. Increase the supply of Affordable Housing for rent
2. Increase the supply of Affordable Housing for homeownership, especially for BIPOC households
3. Preserve the supply of Naturally Occurring Affordable Housing (NOAH)
4. Support activities that achieve functional zero Homelessness
5. Support activities that encourage the use of all vouchers





# AFFORDABLE HOUSING OBJECTIVES

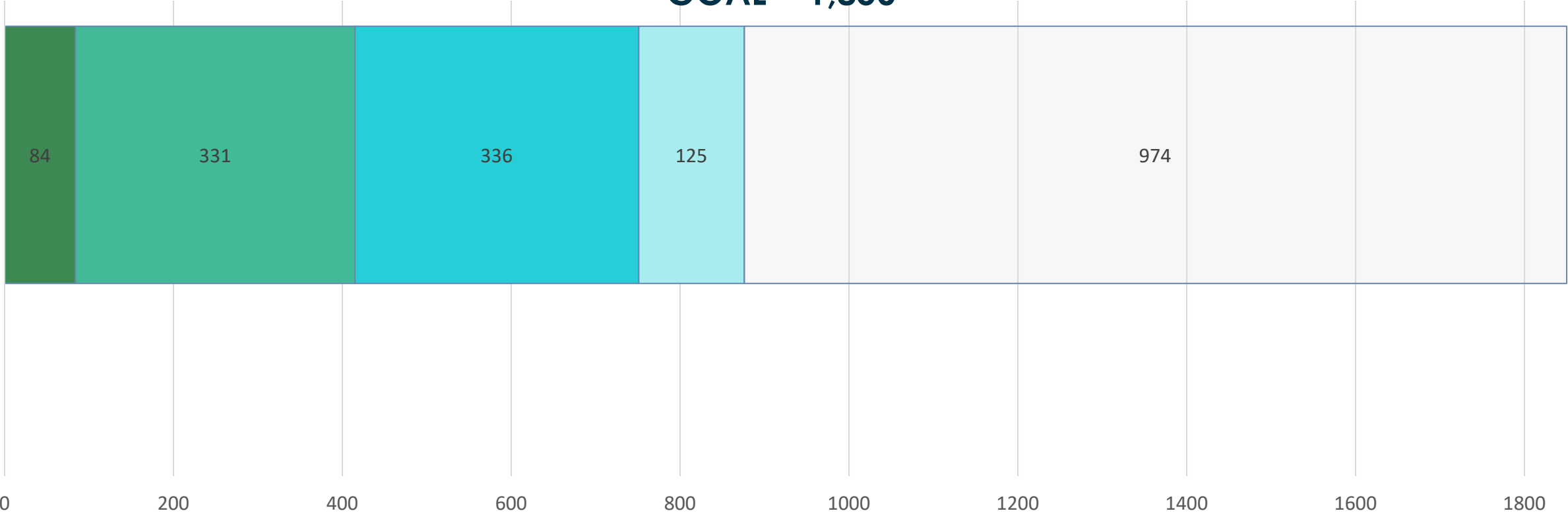
**Buncombe County will impact 2,800-3,150 affordable housing units by 2030.**

- 1,500-1,850 rental units for households at  $\leq 80\%$  AMI
  - average at  $\leq 60\%$  AMI across all households
  - 1,200-1,480 units should leverage the LIHTC program (will leverage an estimated \$100 - \$120 million in tax credit equity to Buncombe Co.)
  - 200 units for  $\leq 30\%$  AMI
- 400 ownership units for households at  $\leq 80\%$  AMI
- 500 repair units for households at  $\leq 80\%$  AMI
- 400 ownership or rental units for households at  $> 80\%$  to  $\leq 120\%$  AMI



# RENTAL UNITS FOR HOUSEHOLDS AT <80% AMI

GOAL = 1,850

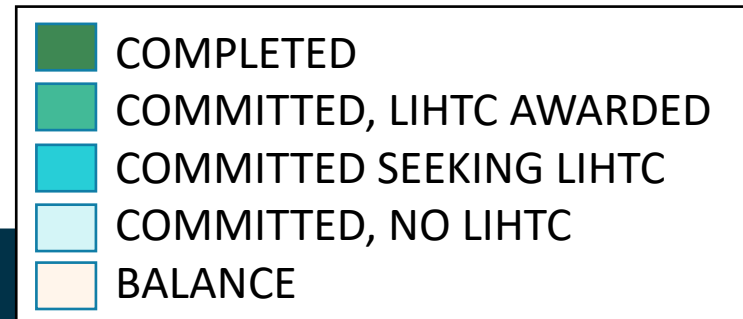
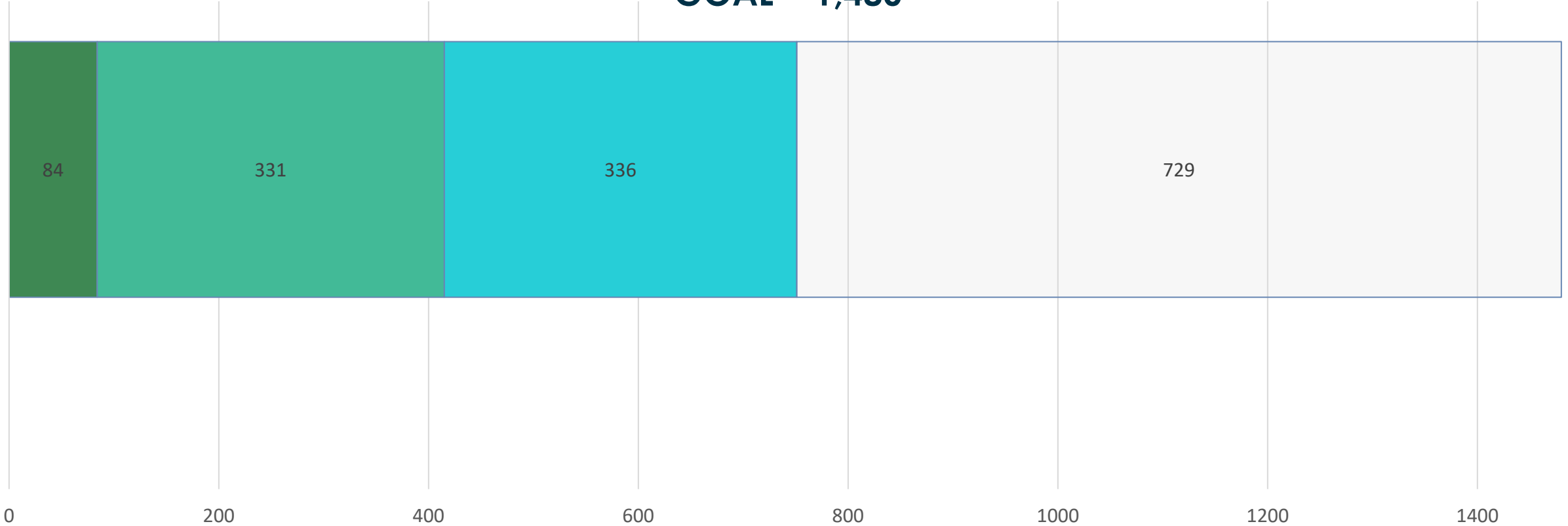


- COMPLETED
- COMMITTED, LIHTC AWARDED
- COMMITTED SEEKING LIHTC
- COMMITTED, NO LIHTC
- BALANCE



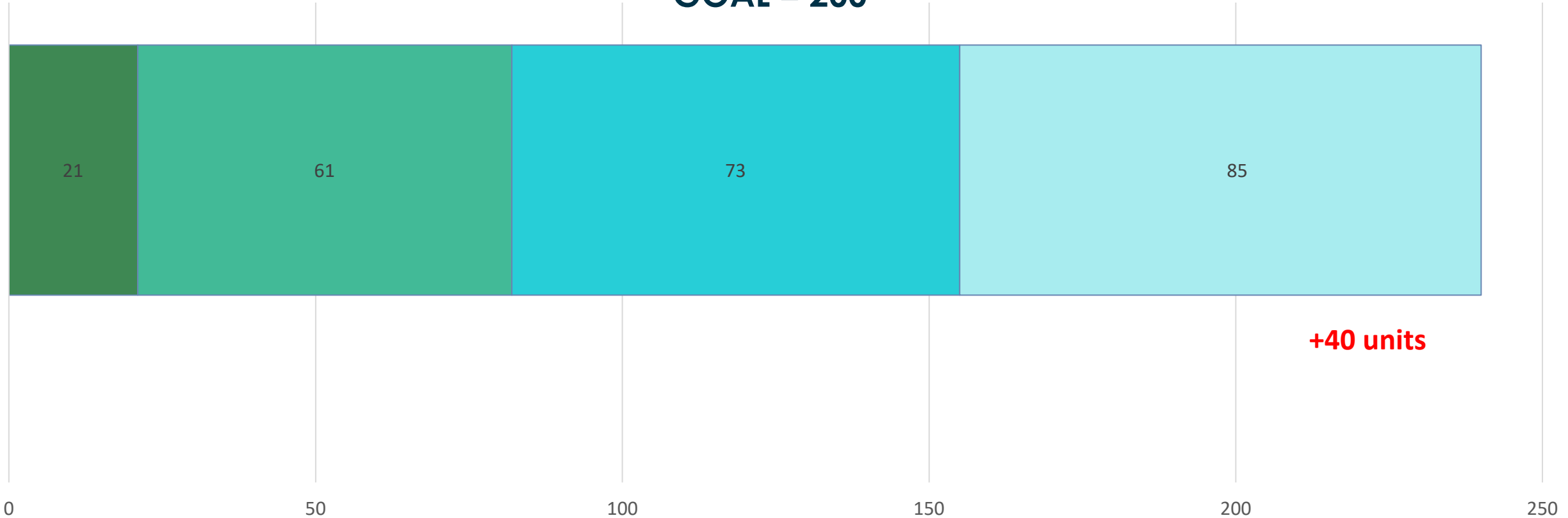
# RENTAL UNITS LEVERAGING LIHTC

GOAL = 1,480

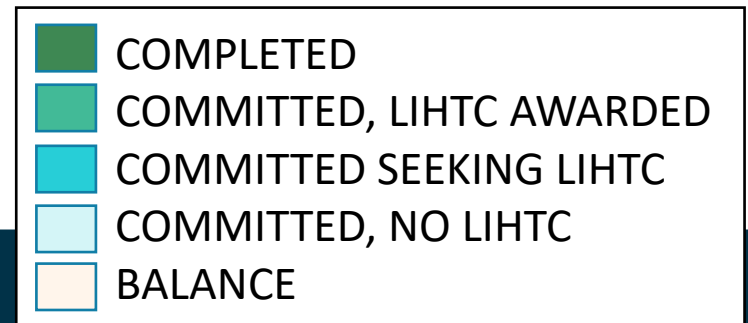


# RENTAL UNITS FOR HOUSEHOLDS AT <30%

GOAL = 200

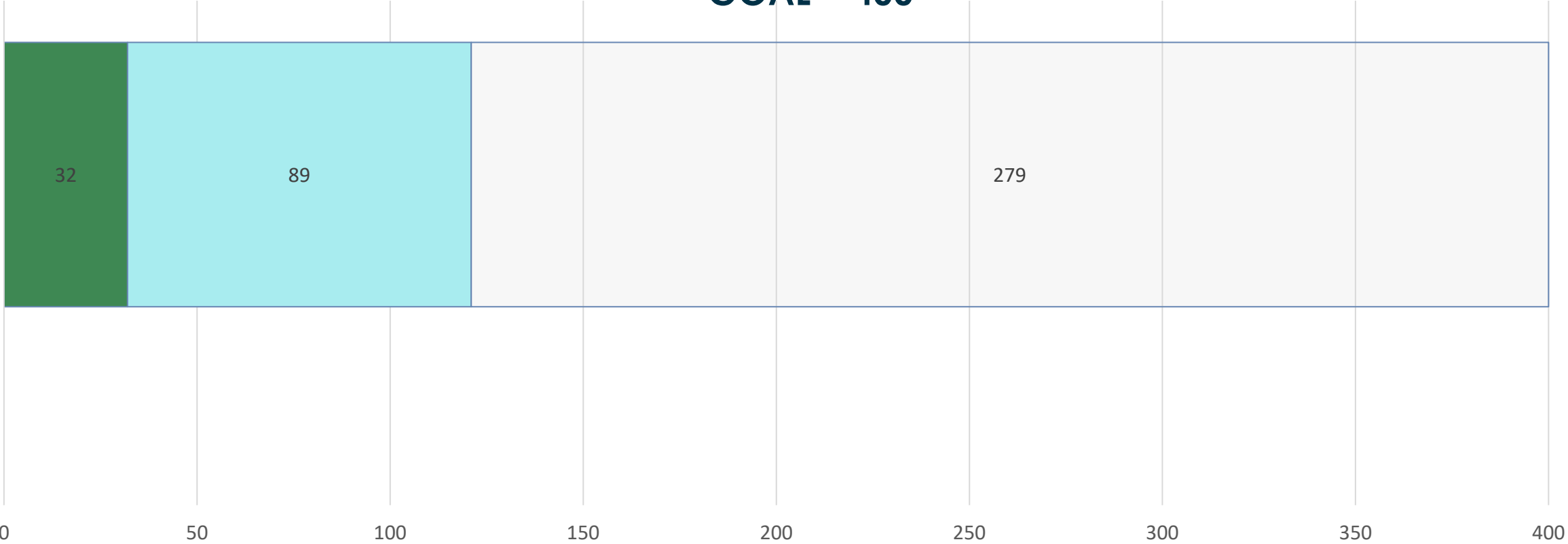


+40 units



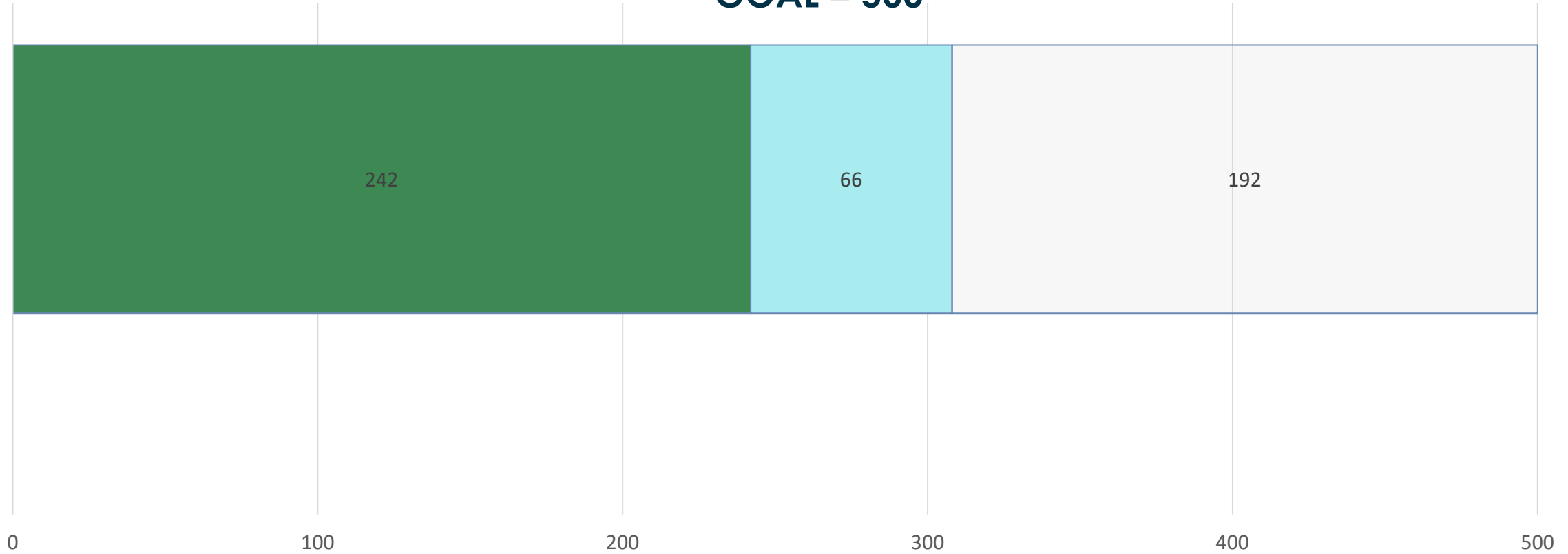
# OWNERSHIP UNITS FOR <80% AMI

GOAL = 400



# EMERGENCY REPAIR

GOAL = 500



# FUTURE PROJECTS

Matthew Cable



# REDWOOD COMMONS

Chairman Newman





# COMMITTEE NEXT STEPS

Meeting Date	Update, Discussion, & Actionable Items
September 5	<b>Updates:</b> HOME Consortium, LIHTC Award Notification, Ferry Road <b>Discussion:</b> AHSP Revisions, LIHTC QAP Comment Window
October 3	<b>Updates:</b> Quarterly AHSP Update & Goals, HOME Consortium <b>Discussion:</b> AHSP Revisions
November 7	<b>Updates:</b> CDBG-NR, ARPA, Bond Strategy <b>Action:</b> AHSP Revisions and Recommendation to the Board of Commissioners
December 5	<b>Discussion:</b> LIHTC Program Overview



# ANNOUNCEMENTS



# ADJOURN

