



# AFFORDABLE HOUSING SUBCOMMITTEE

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*Presented by*

Matthew Cable

Matt Card

Jake Ekberg

Nancy Williams



# AGENDA

- **Call to Order & Welcome**
- **Public Comment**
- **Meeting Minutes**
  - December 6, 2022
- **Old Business**
  - Affordable Housing Committee Bylaws – Matthew Cable
- **New Business**
  - FY 2022 and FY 2023 Affordable Housing Services Program Contract Status Update – Jake Ekberg
  - Contract Monitoring Activities – Matt Card
  - 2030 Affordable Housing Goals Performance – Matt Card
  - Affordable Housing Feasibility Study Update – Matt Card
  - ARPA FRF Home Repair Update – Nancy Williams
  - Buncombe County Ejection Data – Jake Ekberg
  - LIHTC Pre-Application Submittals in Buncombe County – Nancy Williams
  - Reschedule March 7 Meeting – Matthew Cable
- **Next Steps**
- **Announcements**
- **Adjourn**



# PUBLIC COMMENT



# AFFORDABLE HOUSING COMMITTEE BYLAWS

Matthew Cable



# AFFORDABLE HOUSING COMMITTEE BYLAWS

- I. Purpose
- II. Procedure Statement
  - A. Name and Office
  - B. Membership
  - C. Terms
  - D. Officers
  - E. Committee Meetings
  - F. Amendments to Operating Procedures
  - G. Other Procedural Matters
  - H. Compliance with North Carolina Laws
- III. Procedure Responsibility and Management



# 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	Impact to Date (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	207	\$0	0%
Eliada Homes Tenant Based Rental Assistance	7	\$9,142	8	\$4,367	32%
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	\$25,000	100%
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%
<b>Total</b>	<b>549</b>	<b>\$736,883</b>	<b>622</b>	<b>\$531,085</b>	<b>42%</b>

Funds to be reallocated in FY24 AHSP awards



# 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
CDCA Construction Loan to Fairhaven Summit	77	\$0	0	\$1,000,000	100%
LDG Construction Loan to Monticello Family	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	\$0	0	\$275,000	100%
Mountain Housing Opportunities Emergency Repair	24	\$0	0	\$225,000	100%
Total	418	\$0	0	\$3,800,000	100%

Contracts executed and project in progress





# CONTRACT MONITORING ACTIVITIES

Matt Card



# CONTRACT MONITORING ACTIVITIES

- Establish framework for Community Development project monitoring program
- Oversight
  - Program Rules
  - Financial and Administrative
  - Project Monitoring
    - Construction
    - Emergency Repairs
    - New Starts, Program Administration, etc.
    - Community Oriented Development
    - Contracts and deliverables
  - Long-term Monitoring of Constructed Housing
- Monitoring Calendar/Schedule



# 2030 AFFORDABLE HOUSING GOALS PERFORMANCE

Matt Card



# 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

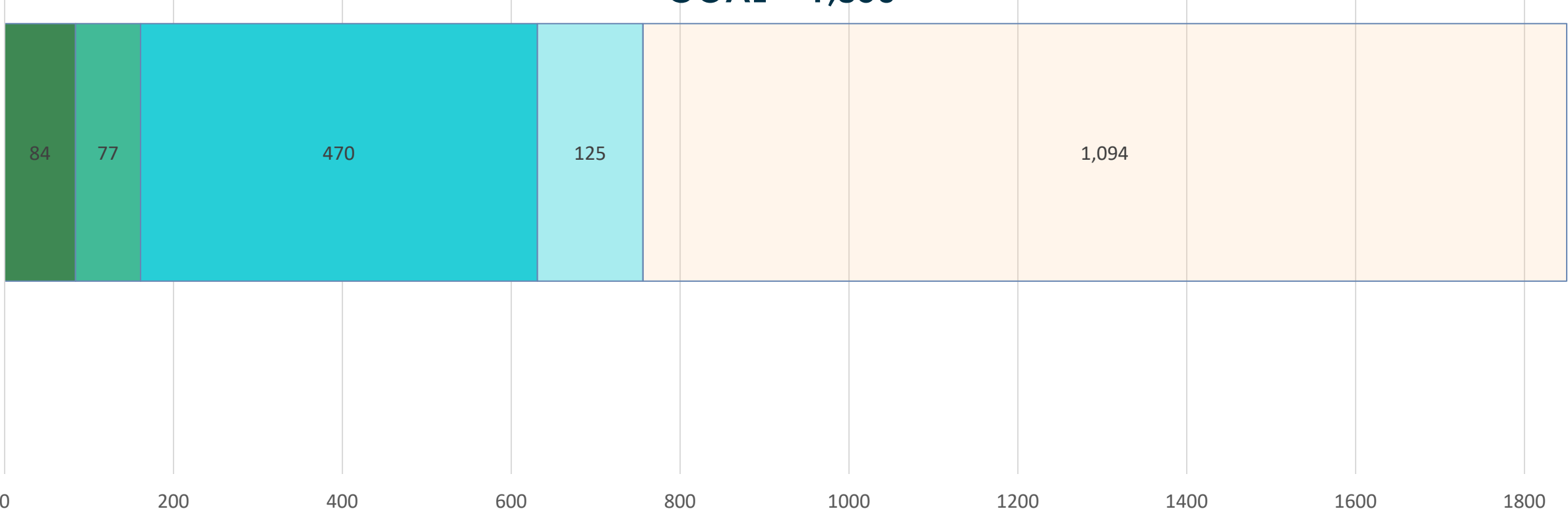
**Buncombe County will impact 2,800-3,150 affordable housing units by 2030.**

- 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

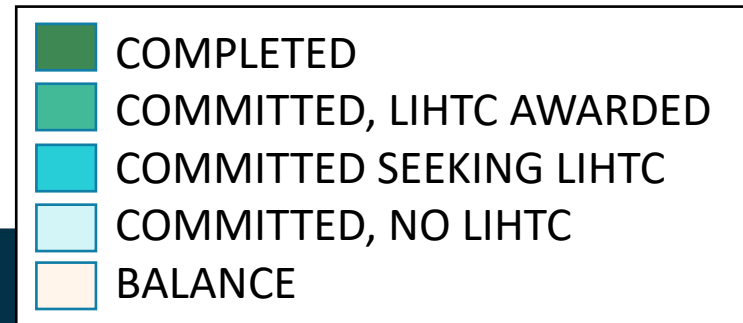
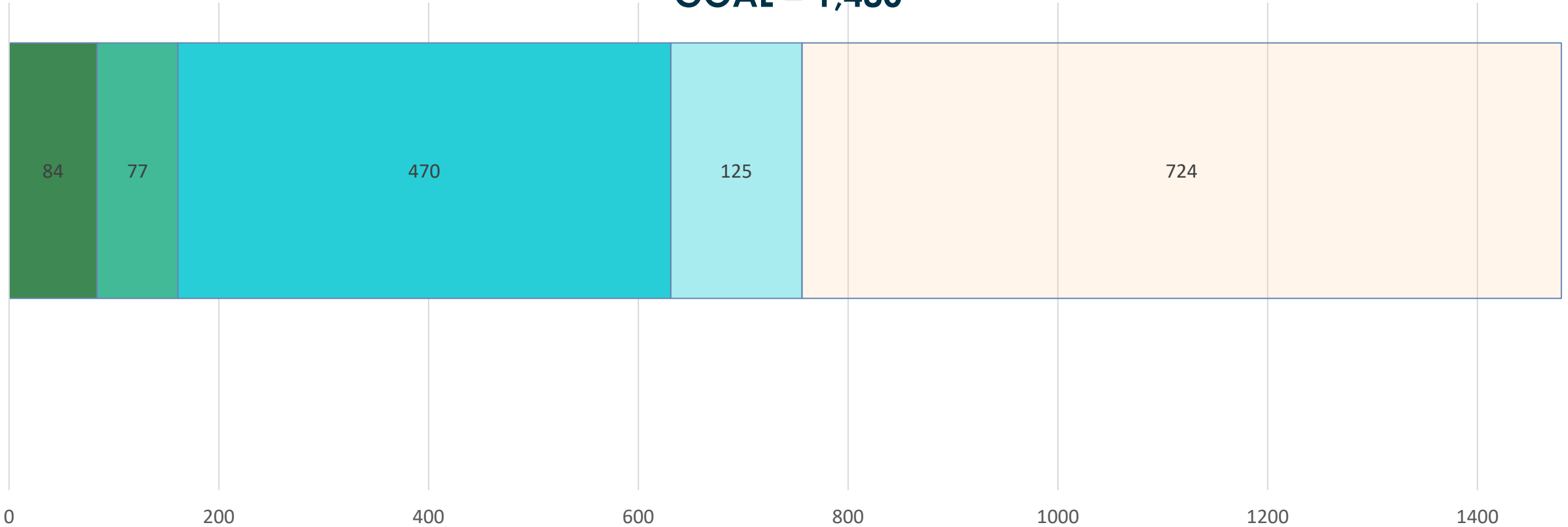


- COMPLETED
- COMMITTED, LIHTC AWARDED
- COMMITTED SEEKING LIHTC
- COMMITTED, NO LIHTC
- BALANCE



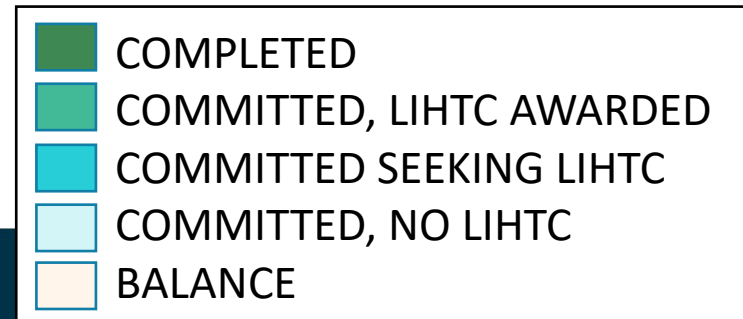
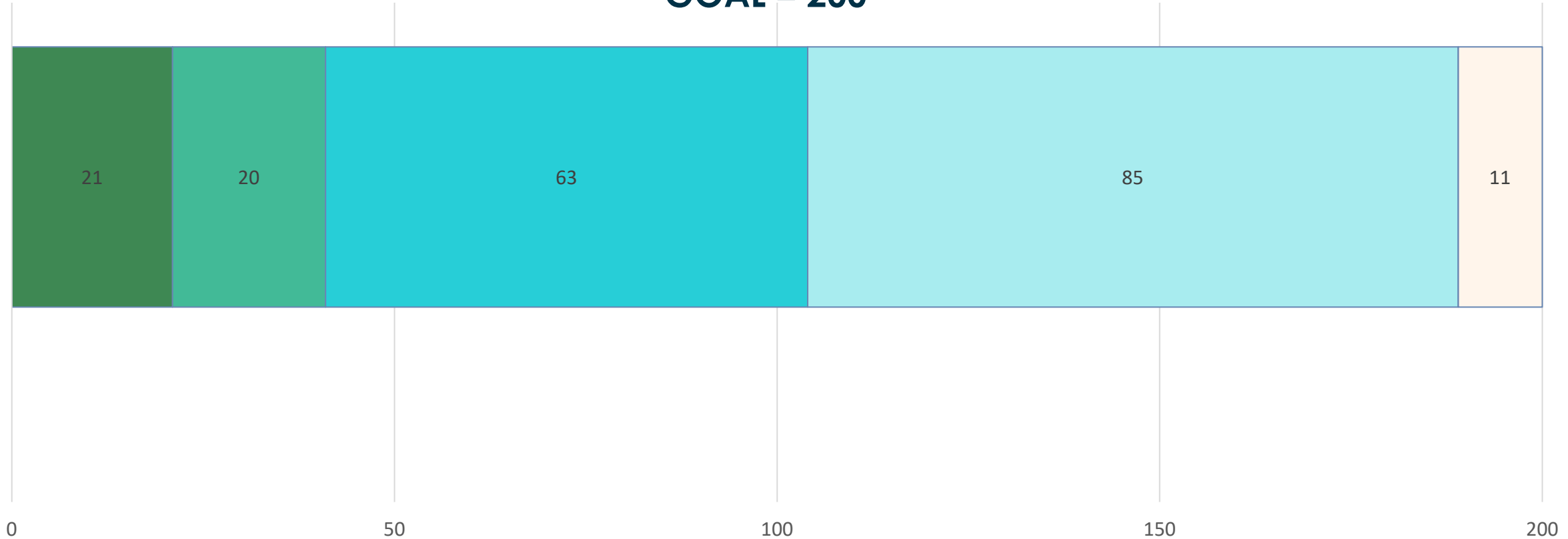
# RENTAL UNITS LEVERAGING LIHTC

GOAL = 1,480



# RENTAL UNITS FOR HOUSEHOLDS AT <30%

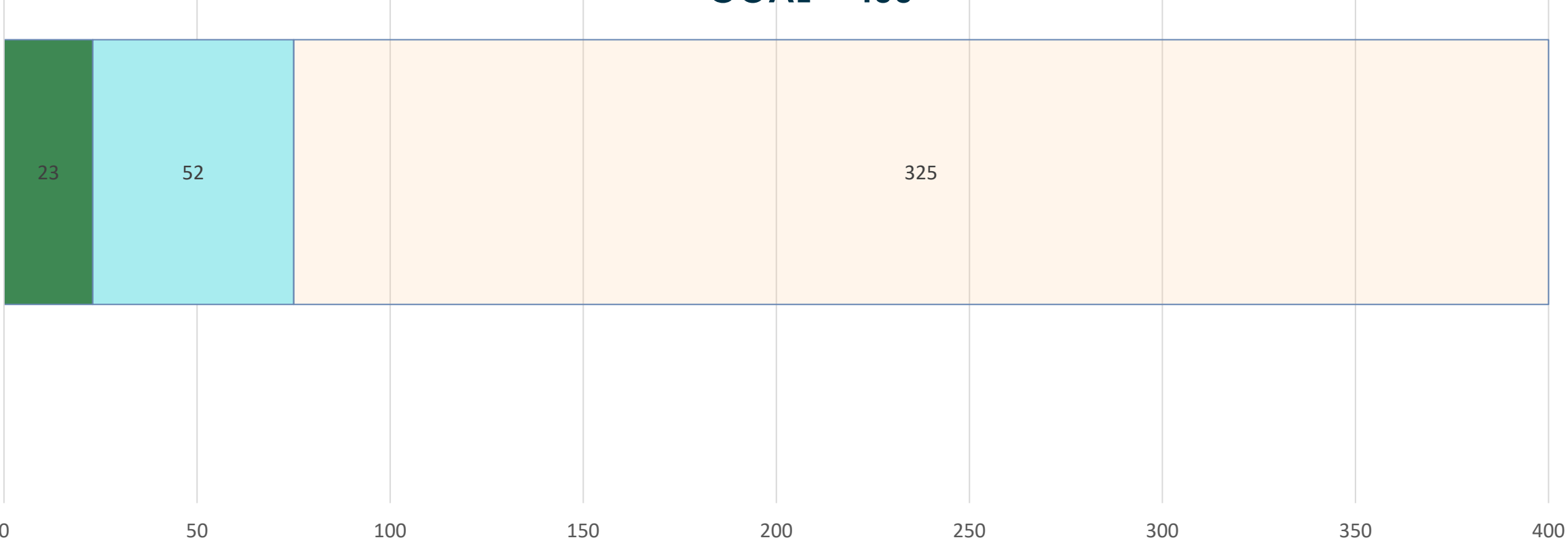
GOAL = 200





# OWNERHSIP UNITS FOR <80% AMI

GOAL = 400

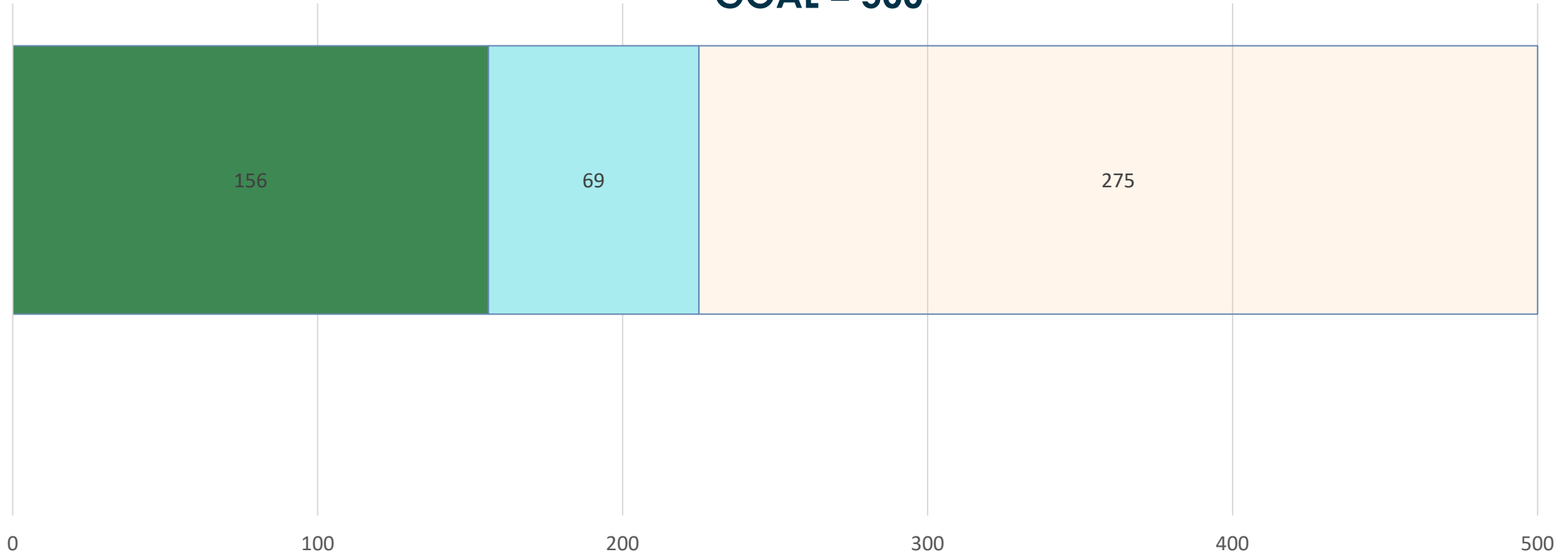


- COMPLETED
- COMMITTED
- BALANCE



# EMERGENCY REPAIR

GOAL = 500



# AFFORDABLE HOUSING FEASIBILITY STUDY UPDATE

Matt Card



# AFFORDABLE HOUSING FEASIBILITY STUDY UPDATE

## Phase I: High Level Analysis

- Currently underway
- Housing needs assessment
- Site analysis including all County owned land
- Financial feasibility and tax credit analysis

## Upcoming Dates

- February 21 Board of Commissioners Briefing: DFI Presentation

Phase II: Move to Development Agreement Anticipated July 2023



# ARPA FRF HOME REPAIR UPDATE

Nancy Williams



# ARPA-FRF HOME REPAIR RFP

January 13	Request for Project Proposals Opened
January 23	Pre-application Meeting
February 24	Applications Due (5:00 pm)
March – April	Staff Review of Applications
April	Report Awards to AHC



# EJECTION DATA UPDATE

Jake Ekberg



# EJECTION DATA UPDATE

- Ejections have the potential to result in:
  - Rental Assistance Needs
  - Homelessness
- Ejection Data
  - Total Ejectments Filed and Granted in Buncombe County FY18 – FY22 \*
  - Ejectments Filed in Buncombe County Per Month FY18 – FY22\*
  - Ejectments Filed and Granted\* as a Rate of Rental Households\*\*

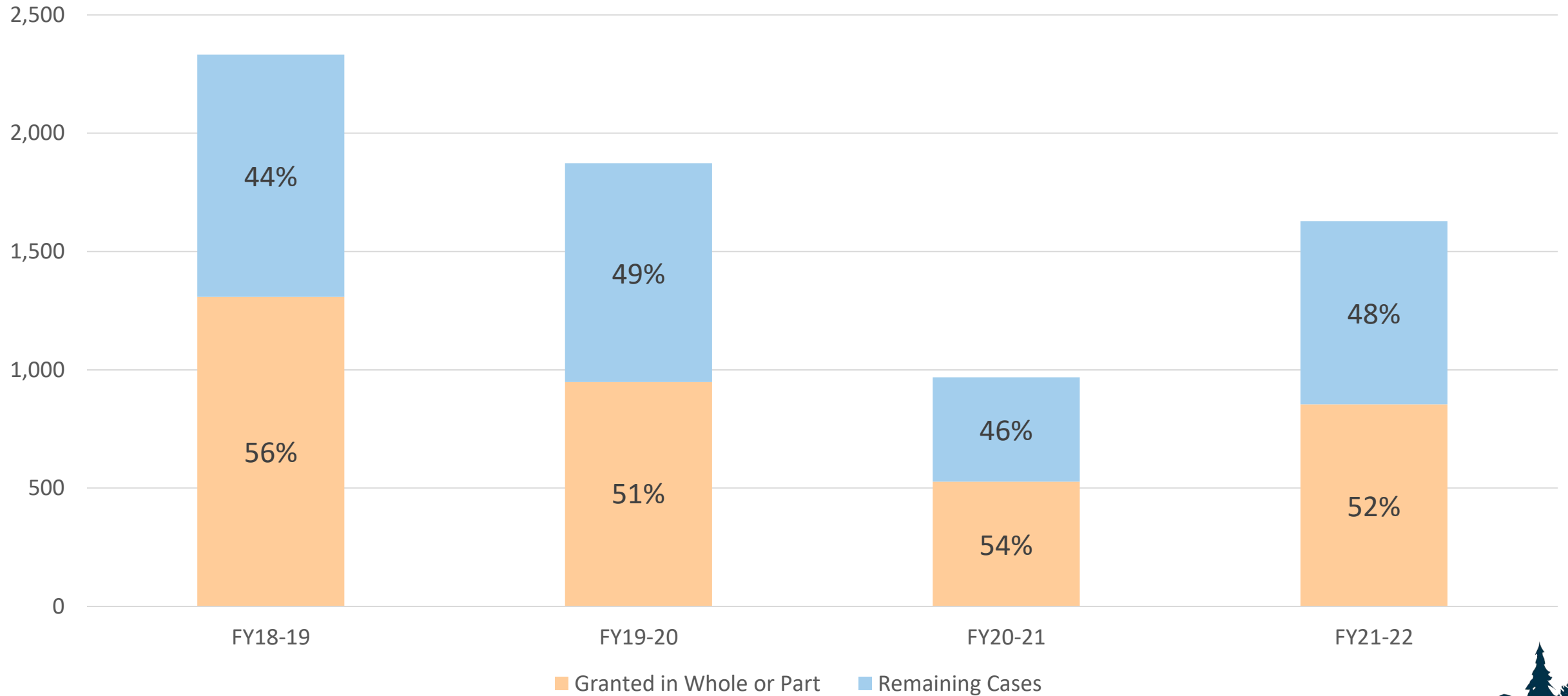
\*Source: NC Civil Issue Filings

\*\* Source: US Census American Community Survey





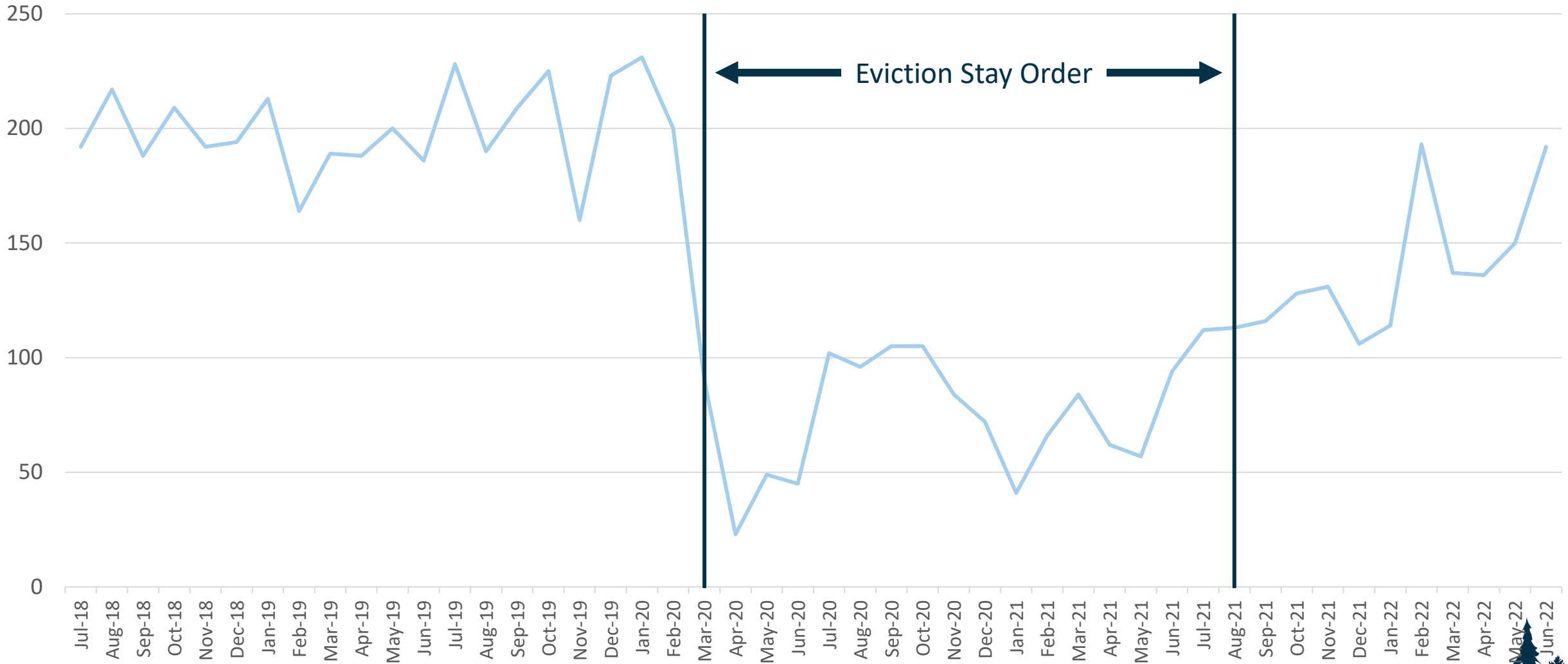
# BUNCOMBE COUNTY FY18 – FY 22: TOTAL EJECTMENT CASES FILED & GRANTED



Source: North Carolina Judicial Branch (2018-2022) *Civil Issue Filings/Order Results* (FY2018-22)



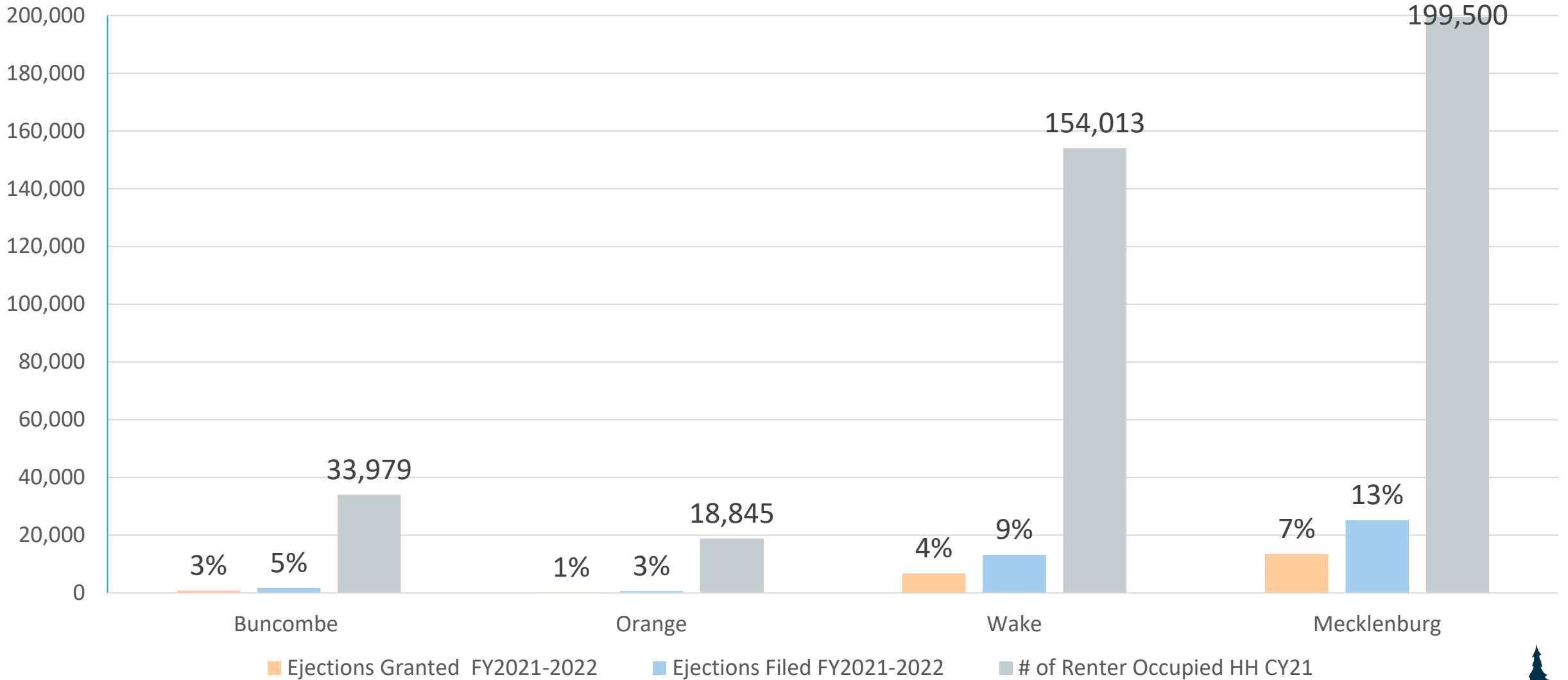
# BUNCOMBE COUNTY FY18-22: TOTAL EJECTMENT CASES FILED BY MONTH



Source: North Carolina Judicial Branch (2018-2022) *Civil Issue Filings/Order Results* (FY2018-22)



# EJECTIONS FILED AND GRANTED RELATIVE TO RENTAL UNITS 2021



Sources: North Carolina Judicial Branch (2018-2022) *Civil Issue Filings/Order Results* (FY2018-22); United States Census Bureau (2021) *Renter/Homeowner Occupied Households* (ACS2021)



# LIHTC PRE-APPLICATION SUBMITTALS FOR BUNCOMBE COUNTY

Nancy Williams



# 2023 LIHTC PRE-APPLICATION REQUESTS

Geographic Area	Projects	Family / Senior	Units
Statewide	107	79 / 28	6,834
Metro Region	30	18 / 12	2,012
<b>Buncombe County</b>	<b>2</b>	<b>1 / 1</b>	<b>112</b>
West Region	21	16 / 5	1,346
Henderson County	4	1 / 3	256
Asheville Regional Housing Consortium	6	2 / 4	368
<b>Buncombe County</b>	<b>2</b>	<b>1 / 1</b>	<b>112</b>
Henderson County	4	1 / 3	256

No Rehab 9% Applications in Buncombe or Consortium Counties





# NCHFA 9% LIHTC PRE-APPLICATION SUBMITTALS

## The Villas at Haywood

Applicant: WDT Development, LLC

Address: 1923 – 1925 Old Haywood Road

Units: 52 Senior Apartments

Design: 4-story Building with Elevator



# RESCHEDULE MARCH 7 MEETING: PROPOSE FEBRUARY 28

Matthew Cable





# NEXT STEPS

Meeting Date	Update, Discussion, & Actionable Items
Next Meeting	<b>Updates:</b> Bond Project Manager Position <b>Discussion:</b> Affordable Housing Services Program Applications Preview
April 4	<b>Updates:</b> FY 2022 & FY 2023 Contract Status; 2030 Affordable Housing Goals Advancement; ARPA FRF Home Repair Program <b>Discussion:</b> Affordable Housing Services Program Applications
April TBD	<b>Actionable Item:</b> Affordable Housing Service Program Applications
May 2	<b>Updates:</b> Notice of Consortium Project Recommendations <b>Discussion:</b> Affordable Housing Goal Strategy Discussion
June 6	<b>Updates:</b> Cross Departmental Housing Programs (DHHS, Sustainability, etc. Annual Update)



# ANNOUNCEMENTS



# ADJOURN

