



# AFFORDABLE HOUSING COMMITTEE

*Presented by*

Community Development Division Staff

October 3, 2023



# AGENDA

- ✓ Call to Order & Welcome
- ✓ Public Comment
- ✓ Approval of Meeting Minutes: September 5, 2023
- ✓ New Business
  - Affordable Housing Services Program Revisions
  - Continuum of Care Funding Cycles
  - Point-in-Time Count Update
  - HACA Waiting List Closure
  - Public Review and Comment on HACA Plans and Policies
- ✓ Next Steps
- ✓ Announcements
- ✓ Adjourn



# PUBLIC COMMENT



# AFFORDABLE HOUSING SERVICES PROGRAM REVISIONS

Jonathon Jones



# AFFORDABLE OWNERSHIP INCOME LIMITS ALIGN WITH ANNUAL HUD UPDATES

## Current AHSP

Sold to an eligible homebuyer (a household income at or below 80% of Area Median Income (AMI) adjusted for household size as described in HUD's Income Limits Summary Table *available at the time of the opening of the RFP process*;

## Proposed AHSP

Sold to an eligible homebuyer (a household income at or below 80% of Area Median Income (AMI) adjusted for household size as described in HUD's Income Limits Summary Table *in effect at the time of sale*).



# AFFORDABLE OWNERSHIP SALES PRICE LIMITS ALIGN WITH ANNUAL HUD UPDATES

## Current AHSP

Have a maximum sales price as described in HUD's 2021 HOME and Housing Trust Fund Homeownership Sales Price Limits Table *available at the time of the opening of the RFP process*

## Proposed AHSP

Have a maximum sales price as described in HUD's 2021 HOME and Housing Trust Fund Homeownership Sales Price Limits Table *in effect at the time of sale*



# AFFORDABLE RENTAL INCOME LIMITS ALIGN WITH ANNUAL HUD UPDATES

## Current AHSP

Rented to eligible tenants (a household income at or below 80% of Area Median Income (AMI) adjusted for household size as described in HUD's Income Limits Summary Table *available at the time of the opening of the RFP process*).

## Proposed AHSP

Rented to eligible tenants (a household income at or below 80% of Area Median Income (AMI) adjusted for household size as described in HUD's Income Limits Summary Table *in effect at the time the lease is signed*).



# AFFORDABLE RENTAL RATE LIMITS ALIGN WITH ANNUAL HUD UPDATES

## Current AHSP

Rented at a rate not to exceed HUD's Fair Market Rent as described in HUD's Fair Market Rent Documentation System *available at the time of the opening of the RFP process.*

## Proposed AHSP

Rented at a rate not to exceed HUD's Fair Market Rent as described in HUD's Fair Market Rent Documentation System *in effect at the time the lease is signed.*





# INCOME VERIFICATION SET INCOME DOCUMENTATION TIMEFRAME

## Current AHSP

Not included.

## Proposed AHSP

Once an initial income verification is completed, a reexamination is not required unless six months has elapsed before assistance is provided.



# CONSTRUCTION LOAN MAXIMUM INCREASE LOAN AMOUNT PER AFFORDABLE UNIT

## Current AHSP

Maximum Loan Amount:

- *10%* of the cost per affordable unit;
- *20%* of the cost per unit for 4% low-income housing tax credit projects;

## Proposed AHSP

Maximum Loan Amount:

- *15%* of the cost per affordable unit;
- *25%* of the cost per unit for 4% low-income housing tax credit projects;



# CONSTRUCTION LOAN AGREEMENTS REQUIRE ACCEPTANCE OF RENTAL SUBSIDIES

## Current AHSP

Not included.

## Proposed AHSP

Acceptance of rental subsidies, including housing vouchers directly or indirectly funded by the federal government, and other provable and lawful sources of income (where constructed for rent).

Prohibition from disqualifying residents and prospective tenants from renting a housing unit based on sources of income (where constructed for rent);



# CONSTRUCTION LOAN AGREEMENTS REQUIRE PROPERTY TAX EXEMPTION

## Current AHSP

Prohibition against obtaining a property tax exemption with Buncombe County or the State of North Carolina regarding property associated with the project;

## Proposed AHSP

*Must apply for property tax exemption with Buncombe County regarding property associated with the project prior to completion (where the applicant is eligible to seek property tax exemption);*



# DOWNPAYMENT ASSISTANCE PROGRAM LOAN MAXIMUM INCREASE LOAN AMOUNT PER AFFORDABLE UNIT

## Current AHSP

Maximum Loan Amount:

- *10%* of the cost per affordable unit;

## Proposed AHSP

Maximum Loan Amount:

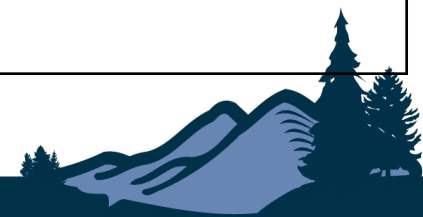
- *15%* of the cost per affordable unit;



# PROPOSED APPLICATION SCHEDULE

## EARLIER APPLICATION DUE DATE

Milestone	Prior Cycle	Future Cycle
AHSP Application Open	December 12	December 11
Applicant Conference	January 12	January 10
Preliminary LIHTC Applications Due	January 20	January 19
<b>AHSP Application Due</b>	<b>February 10</b>	<b>January 26</b>
AHSP Review of Applications	March/April	February/March/April
Funding Recommendations	April 30	April 30
Budget Adoption	May/June	May/June



# CONTINUUM OF CARE FUNDING CYCLES

Lacy Hoyle



# COC & FUNDING

**Homeless Initiative Advisory Committee (HIAC):** Continuum of Care (CoC) Board

**City of Asheville:** CoC Collaborative Applicant

**HIAC Funding Allocations Work Group:** Workgroup that reviews and scores project applications and makes recommendations to HIAC





# COC FUNDING CYCLE PROCESS

- Collaborative Applicant issues notice of funding opportunity
- HIAC Funding Allocation Workgroup reviews responses, ranks projects (if necessary), and makes recommendations
- HIAC Board approves applications
- Collaborative Applicant submits HIAC approved applications
- HUD/NC DHHS make final awards

## Two Grant Funding Cycles:

- Emergency Solutions Grant (ESG): HUD via NC DHHS
- HUD Continuum of Care Grants (HUD CoC): HUD



# ESG 2023 APPLICATION

## Eligible Activities:

- Street Outreach
- Emergency Shelter
- Rapid Rehousing
- Homelessness Prevention
- Homeless Management Information System (HMIS) or comparable database for Victim Service Providers

Allocation Potentially Available to CoC: \$127,904

Application Submitted to NC DHHS: August 21, 2023

Award Notification Anticipated: Winter 2023

Funds Anticipated to be Contracted : January 1, 2024\*

\*Note: NC DHHS contracts directly with funded projects



# ESG 2023 APPLICATION

Applicant	Project	Request	Recommendation
Helpmate	Emergency Shelter	\$50,000	\$26,452
	Homelessness Prevention	\$25,000	\$20,000
Homeward Bound	Rapid Rehousing	\$50,000	\$50,000
	Homelessness Prevention	\$20,000	\$15,000
	Street Outreach	\$30,000	\$0
Salvation Army	Emergency Shelter	\$76,742	\$16,452
	<b>Total</b>	<b>\$251,742</b>	<b>\$127,904</b>



# HUD COC GRANTS 2023 APPLICATION

Eligible Activities: Supports homelessness and housing programs

Estimated Funding Available: \$2,166,409

CoC Consolidated Application Submitted: September 28, 2023

Award Notification Anticipated: Spring 2024

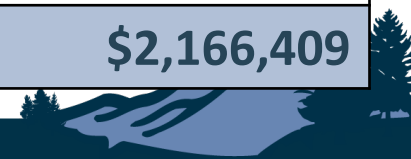
Funds Anticipated to be Contracted : January 1, 2025\*

\*Note: HUD contracts directly with funded projects



# HUD COC GRANTS 2023 APPLICATION

Rank	Applicant	Recommended Project	Funding
1	Helpmate	Housing Support for DV Survivors (RRH)	\$198,626
2	Helpmate	Housing Supports for DV Survivors 2 (RRH) ( <i>DV Bonus</i> )	\$86,883
3	Homeward Bound	Bridge to Recovery (PSH)	\$433,473
4	Homeward Bound	Shelter Plus Care (PSH)	\$447,472
5	Homeward Bound	Permanent Supportive Housing 1	\$297,458
6	City of Asheville	HMIS	\$63,744
7	Homeward Bound	Permanent Supportive Housing 5	\$217,381
8	Homeward Bound	Permanent Supportive Housing 2	\$87,892
9	Homeward Bound	Permanent Supportive Housing 2	\$110,674
10	Homeward Bound	Rapid Rehousing 1 ( <i>CoC Bonus</i> )	\$129,970
N/A	City of Asheville	CoC Planning Grant	\$92,836
		<b>Total</b>	<b>\$2,166,409</b>



# POINT-IN-TIME COUNT UPDATE

Lacy Hoyle



# POINT-IN-TIME COUNT UPDATE

- Census of those who meet Federal definition of “literal homelessness”
- Should covers full CoC (Buncombe County including City of Asheville)
- Must occur annually within last 10 days of January
- Conducted by Lead Agency/Collaborative Applicant with support from City staff, County staff, service providers and volunteers
- Asheville-Buncombe 2023 PIT Count Conducted: January 31, 2023



# POINT-IN-TIME COUNT RESULTS

Year	2020	2021	2022	2023
Sheltered	482	411	405	402
Unsheltered	65	116	232	171
<b>Total</b>	<b>547</b>	<b>527</b>	<b>637</b>	<b>573*</b>

\*Note: 88% Single Adults, 12% Families, 21% Chronically Homeless (12 months homeless + Disabling Condition), and 34% Veterans

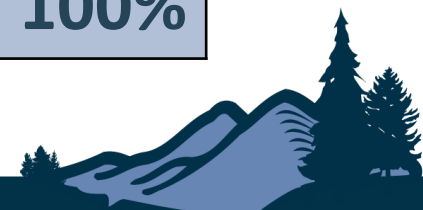




# 2023 POINT-IN-TIME COUNT RESULTS

Race	Count	Percent
American Indian, Alaska Native or Indigenous	15	2.6%
Asian or Asian American	4	0.7%
Black, African American or African	113	19.7%
Native Hawaiian or Pacific Islander	1	0.2%
White	421	73.0%
Multiple Races	19	3.3%
<b>Total</b>	<b>564*</b>	<b>100%</b>

\*Note: Self-reported data with not all reporting.



# 2023 POINT-IN-TIME COUNT RESULTS

Gender	Count	Percent
Male	383	66.8%
Female	186	32.5%
Transgender	4	0.1%
<b>Total</b>	<b>573</b>	<b>100%</b>



# 2023 POINT-IN-TIME COUNT RESULTS

Ethnicity	Count	Percent
Non-Hispanic/Latinx	546	95.3%
Hispanic/Latinx	27	4.7%
<b>Total</b>	<b>573</b>	<b>100%</b>



# HACA WAITING LIST CLOSURE

Lacy Hoyle



# HACA WAITING LIST CLOSURE

- The Housing Authority of the City of Asheville (HACA) closed the Housing Choice Voucher (HCV) waiting list August 28
- Closure anticipated through first quarter 2024
- HUD permits closure of the Public Housing Agency (PHA) waiting lists when PHA does not have sufficient units to assist all applicants within a reasonable period (generally 12-24 months)
- Closures must comply with fair housing and civil rights requirements



# HACA WAITING LIST CLOSURE IMPACT

- No resident/potential resident can make application
- Service providers will likely experience increased difficulty with housing placement (heavy reliance on HACA HCV program)
- Inability to use HACA waiting list as an indicator of housing demand
- Difficulty gauging housing need among specific populations (ex; elderly families, families with individuals with disabilities, families considered low income, etc.)



# PUBLIC REVIEW & COMMENT ON HACA PLANS & POLICIES

Lacy Hoyle



# PUBLIC REVIEW & COMMENT ON HACCA PLANS & POLICIES

## Administrative Plans:

- HUD requires PHAs establish a 5-year Administrative Plan
- Communicate policy choices the PHA where federal government does not explicitly direct PHA action/decision
- Can be reviewed and updated by the PHA, as needed, to reflect changes in regulations, operations, or to ensure consistency in operations

## Potential Amendments to Current Administrative Plan:

- Admissions Policy, Inspections, Lease and Waitlist Preferences





# PUBLIC REVIEW & COMMENT ON HACCA PLANS & POLICIES

**Public Comment:** HACCA must conform with HUD regulations including public hearings with opportunity for residents and community members to provide public comment\*

**Requested Committee Action:** Authorize staff to work with a member of the Affordable Housing Committee to submit formal written comments on proposed changes to the Housing Authority's Plans and Policies.

\*Note: CD Staff regularly attend HACCA Board meetings and are available to provide comment.



# COMMITTEE NEXT STEPS

Meeting Date	Update, Discussion, & Actionable Items
October 17	<b>Updates:</b> Ferry Road Update <b>Discussion:</b> AHSP Revisions
November 7	<b>Updates:</b> Quarterly AHSP Update & Goals, HOME Consortium, CDBG-NR, ARPA-FRF <b>Action:</b> AHSP Revisions and Recommendation to the Board of Commissioners
December 5	<b>Updates:</b> Fair Housing Plan <b>Discussion:</b> LIHTC Program Overview
January 2	<b>Discussion:</b> Project Pipeline
February 6	<b>Updates:</b> Quarterly AHSP Update & Goals, CDBG-NR, ARPA-FRF, <b>Discussion:</b> AHSP Applications Received



# ANNOUNCEMENTS



# ADJOURN

