# AFFORDABLE HOUSING SUBCOMMITTEE

May 6, 2025

# AGENDA

- Call to Order & Welcome
- Public Comment
- Meeting Minutes
- Presentations
  - ARPA FRF Home Repair & Support Services Update
  - CDBG-NR Update
  - Affordable Housing Services Program Quarterly Progress Report
- New Business
  - Subcommittee Bylaws Revisions
  - Subcommittee Authority Revisions to AHSP Guidelines
- Subcommittee Next Steps
- Announcements
- Adjourn

# PUBLIC COMMENT



# APPROVAL OF MEETING MINUTES



## APRIL 1, 2025

# PRESENTATIONS

# ARPA-FRF HOME REPAIR & SUPPORT SERVICES UPDATE

Nancy Williams

Community Development Program Manager

# ARPA-FRF HOME REPAIR & SUPPORT SERVICES UPDATE

**Program Highlights**

- Funder:  Buncombe County Strategic Partnerships
- Award Amount: $400,000
- Grant Dates: November 2022 to June 2025
- Grant Fiscal Year: FY 2023 to FY 2025
- County Match: None required
- Reporting Cycle: Quarterly
- Subrecipients: Asheville Area Habitat for Humanity & Mountain Housing Opportunities, Inc.
- Activities: Supports home repair for low-and moderate-income homeowners
- Monitoring: Eligibility and funding are monitored on many levels
    - Strategic Partnerships staff monitor Community Development Division
    - Community Development Division staff monitor subrecipients

# ARPA-FRF HOME REPAIR & SUPPORT SERVICES: ADMINISTRATION ACTIVITIES

- RFP Opened January 2023
- Select Subrecipients
- Contract with Subrecipients September 2023
- Start Construction September 2023
- Monitor Activities Based on Contract and ARPA Guidelines
- Review ARPA Reports and Draws Monthly
- Process Grant Compliant Draw Requests
- Close Out Project June 2025

# ARPA-FRF HOME REPAIR & SUPPORT SERVICES PROGRESS

**Asheville Area Habitat for Humanity:**

- Award: $280,000
- Goal: 22 Homes Repaired

Status

- Expended to Date: $ 280,000
- Repairs Completed: 22
- Contract is Complete

**Mountain Housing Opportunities:**

- Awarded: $120,000
- Goal: 4 Homes Repaired

Status

- Expended to Date: $107,293
- Repairs Completed: 7
- Repairs Underway: 1
- Contract is open with anticipated completion June 2025

# CDBG-NR UPDATE

Nancy Williams

Community Development Program Manager

# CDBG – NR UPDATE

## Program Highlights

- CDBG-NR: Community Development Block Grant – Neighborhood Revitalization
- Funder: North Carolina Department of Commerce Rural Economic Development Division (NCDOC REDD)
- Award Amount: $400,000
- Grant Dates: December 2022 to June 2026
- Grant Fiscal Year: FY 2023 to FY 2026
- County Match: None required
- Reporting Cycle: Quarterly

# CDBG – NR UPDATE

- NCDOC REDD awarded the initial grant to support home repairs for low- to moderate-income homeowners
- Buncombe County identified Asheville Area Habitat for Humanity as a subrecipient to receive a portion of the funds to perform home repairs
- Asheville Area Habitat for Humanity is focusing on Helene recovery repairs and noticed exit from the contract
- County staff continues conversations with NCDOC REDD on other fund options
- NCDOC REDD continues to express ongoing support and willingness to assist in Buncombe County's Helene recovery
- Additional updates and information are anticipated in summer

# AHSP QUARTERLY PROGRESS AND GOALS REPORT

Jake Ekberg

Community Development Grants Manager



# FY 2024 AHSP CONTRACT STATUS

| FY 2024 AHSP Projects Completed | Anticipated Impact (Units/HHs) | Actual Expenditures to Date | Impact to Date (Units/HH) | Balance of Obligation | Percent Remaining |
|---|---|---|---|---|---|
| Eblen Charities Tenant Based Rental Assistance | 103 | $ 110,000 | 122 | $ - | 0% |
| ARC of Buncombe County Tenant Based Rental Assistance | 15 | $ 25,000 | 28 | $ - | 0% |
| Asheville Area for Humanity Emergency Repair | 36 | $ 250,000 | 44 | $ - | 0% |
| Mountain Housing Opportunities Emergency Repair | 23 | $ 225,000 | 29 | $ - | 0% |
| PODER Emma Emergency Repair | 7 | $ 99,999 | 9 | $ - | 0% |
| OnTrack Homebuyer Education Expansion New Start | 96 | $ 40,000 | 171 | $ - | 0% |
| **Total** | **280** | **$ 749,999** | **403** | **$ -** | **0%** |

| FY 2024 AHSP Projects in Progress | Anticipated Impact (Units/HHs) | Actual Expenditures to Date | Impact to Date (Units/HH) | Balance of Obligation | Percent Remaining |
|---|---|---|---|---|---|
| Eliada Homes Tenant Based Rental Assistance | 15 | $ 10,794 | 9 | $ 4,206 | 28% |
| CDCA Construction Loan to Fairhaven Summit | 77 | $ 1,111,500 | 0 | $ 123,500 | 10% |
| **Total** | **92** | **$ 1,122,294** | **9** | **$ 127,706** | **10%** |

| FY24 Affordable Housing Bond Projects in Progress | Anticipated Impact (Units/HHs) | Actual Expenditures to Date | Impact to Date (Units/HH) | Balance of Obligation | Percent Remaining |
|---|---|---|---|---|---|
| MHO Construction Loan to Lakeshore Villas | 120 | $ 1,273,679 | 0 | $ 2,344,639 | 65% |

# FY 2025 AHSP CONTRACT STATUS

| FY 2025 AHSP Projects In Progress | Anticipated Impact (Units/HHs) | Actual Expenditures to Date | Impact to Date (Units/HH) | Balance of Obligation | Percent Remaining |
|---|---|---|---|---|---|
| Asheville Area Habitat for Humanity Emergency Repair | 12 | $ 83,615 | 10 | $ 490,385 | 85% |
| PODER Emma Emergency Repair | 5 | $ 102,974 | 10 | $ 149,026 | 59% |
| Mountain Housing Opportunities Emergency Repair | 40 | $ 297,873 | 33 | $ 102,127 | 26% |
| United Community Development of NC Emergency Repair | 15 | $ 10,389 | 0 | $ 49,611 | 83% |
| Eblen Charities Tenant Based Rental Assistance | 150 | $ 75,781 | 116 | $ 50,219 | 40% |
| The Arc of Buncombe County Tenant Based Rental Assistance | 12 | $ 12,938 | 14 | $ 12,062 | 48% |
| Asheville Area Habitat for Humanity Down Payment Assistance Loan | 4 | $ - | 0 | $ 146,000 | 100% |
| Asheville Area Habitat for Humanity Glen Bridge Phase II Construction Loan | 5 | $ - | 0 | $ 136,954 | 100% |
| Mountain Housing Opportunities Star Point Construction Loan | 60 | $ 399,293 | 0 | $ 703,546 | 64% |
| Helpmate Construction Grant | 25 | $ - | 0 | $ 300,000 | 100% |
| **Total** | **328** | **$ 982,863** | **183** | **$ 2,139,930** | **70%** |

| FY25 Affordable Housing Bond Projects in Progress | Anticipated Impact (Units/HHs) | Actual Expenditures to Date | Impact to Date (Units/HH) | Balance of Obligation | Percent Remaining |
|---|---|---|---|---|---|
| Construction Loan LDG Multifamily, LLC - Meribel | 156 | $ 830,527 | 0 | $ 7,637,668 | 90% |
| **Total** | **156** | **$ 830,527** | | **$ 7,637,668** | |

| FY25 Affordable Housing Bond Projects Not Yet Contracted | Anticipated Impact (Units/HHs) | Actual Expenditures to Date | Impact to Date (Units/HH) | Balance of Obligation | Percent Remaining |
|---|---|---|---|---|---|
| Construction Loan Buckeye Community Hope Foundation - Redwood Commons | 70 | $ - | 0 | $ 1,826,000 | 100% |
| Construction Loan Volunteers of America - Laurel Wood | 104 | $ - | 0 | $ 800,000 | 100% |
| Construction Loan Fitch Irick Development - Rocky River Apartments | 120 | $ - | 0 | $ 7,889,950 | 100% |
| Construction Loan Roers Companies - Asheville Affordable Pine Lane | 126 | $ - | 0 | $ 6,517,699 | 100% |
| **Total** | **420** | **$ -** | **0** | **$ 17,033,649** | **0%** |

| FY25 AHSP Unallocated | Amount | Notes |
|---|---|---|
| Affordable Housing Bond monies returned to the Affordable Housing Services Program | $ 379,787 | WDT's Lofts at Swannanoa LIHTC project did not receive a 9% tax credit award. As a result, they chose to relinquish their AHSP funds. |

# AFFORABLE 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 Support activities that achieve functional zero Homelessness
4. Support activities that encourage the use of all vouchers

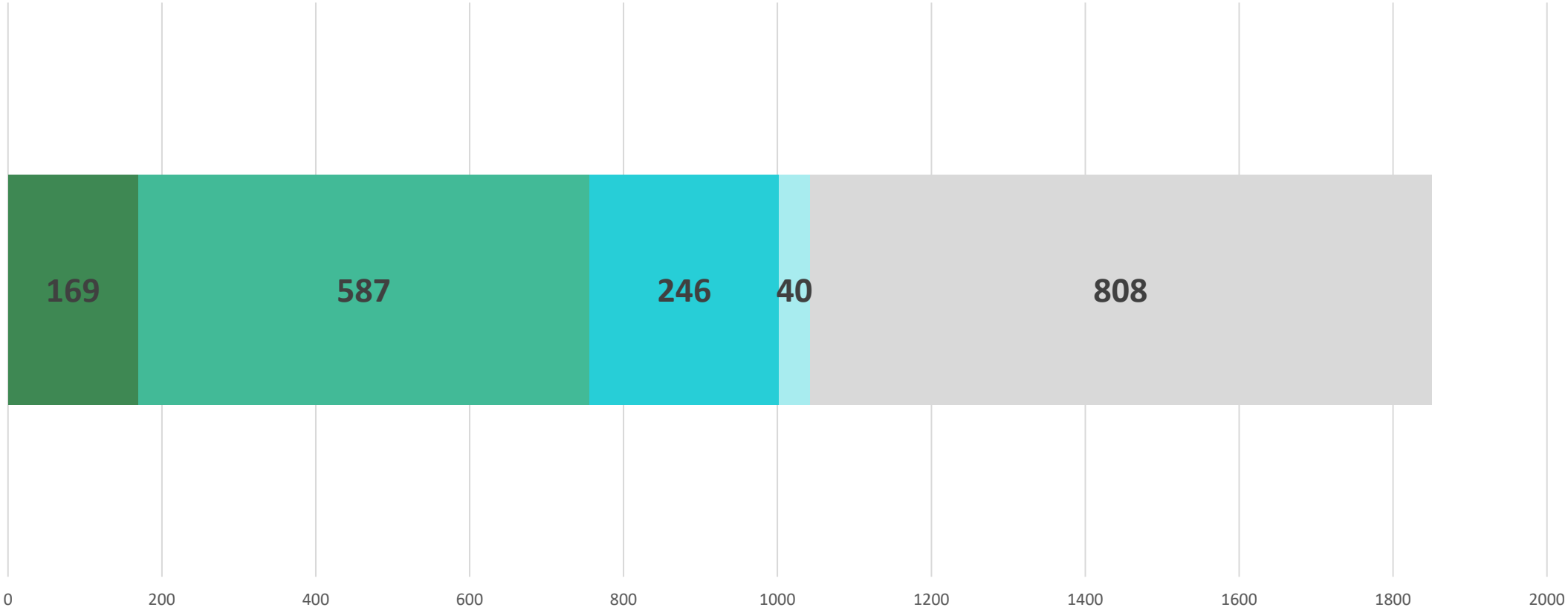
# AFFORDABLE HOUSING OBJECTIVES

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

- 1,500-1,850 rental units for households at ≤ 80% AMI
  - average at ≤ 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 ≤30% AMI
- 400 ownership units for households at ≤ 80% AMI
- 500 repair units for households at ≤ 80% AMI
- 400 ownership or rental units for households at > 80% to ≤ 120% AMI

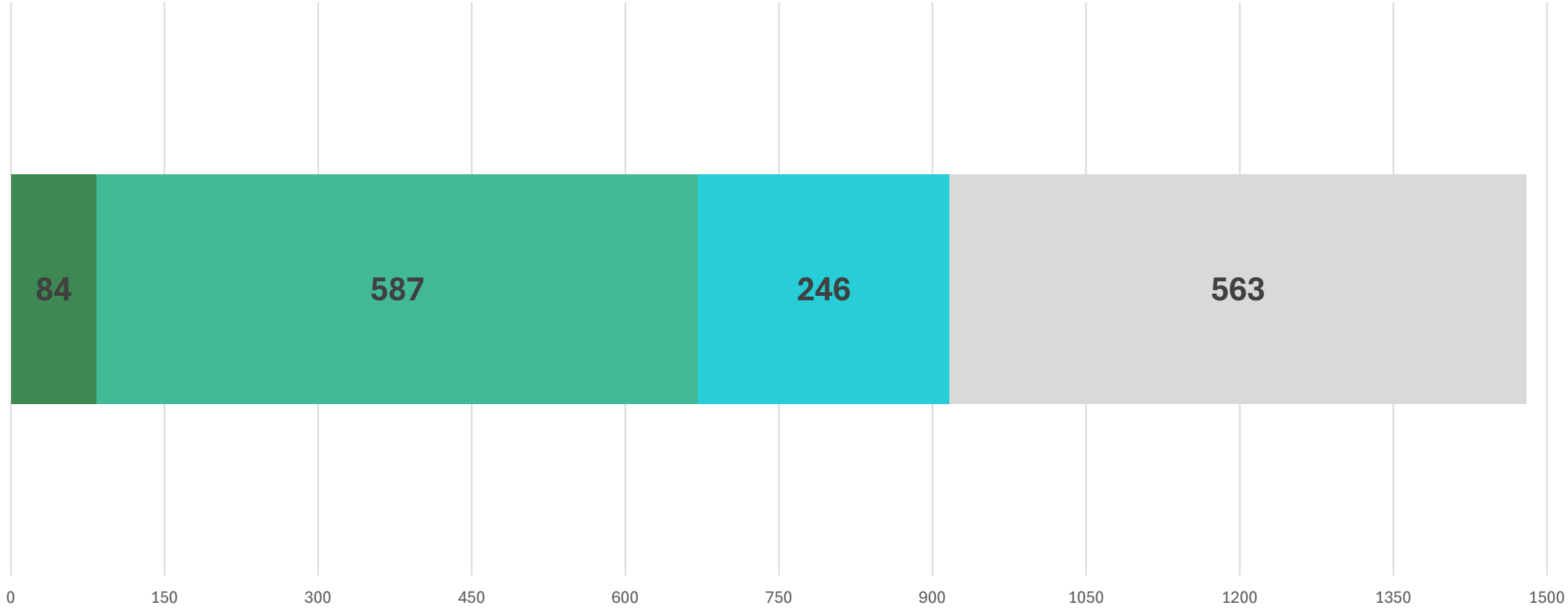
# RENTAL UNITS FOR HOUSEHOLDS AT <80% AMI

## GOAL = 1,850



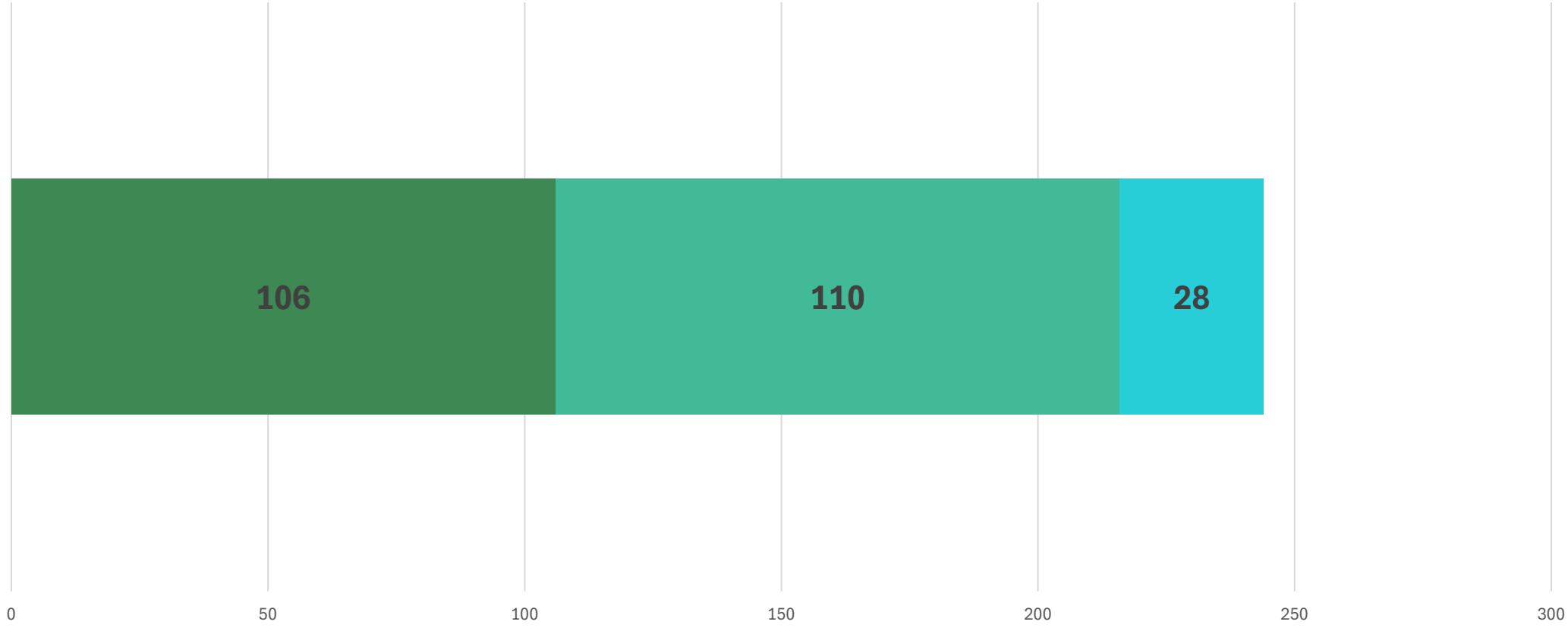
# RENTAL UNITS LEVERAGING LIHTC

## GOAL = 1,480



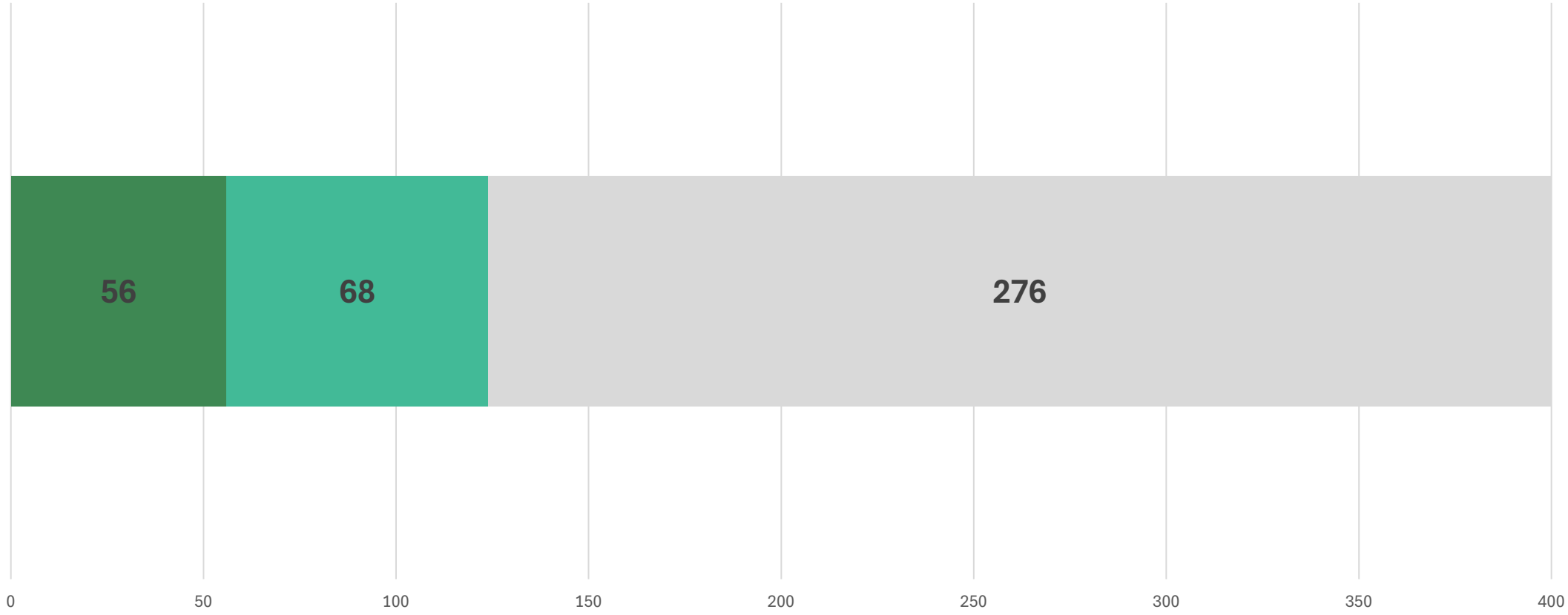
# RENTAL UNITS FOR HOUSEHOLDS AT <30%

## GOAL = 200



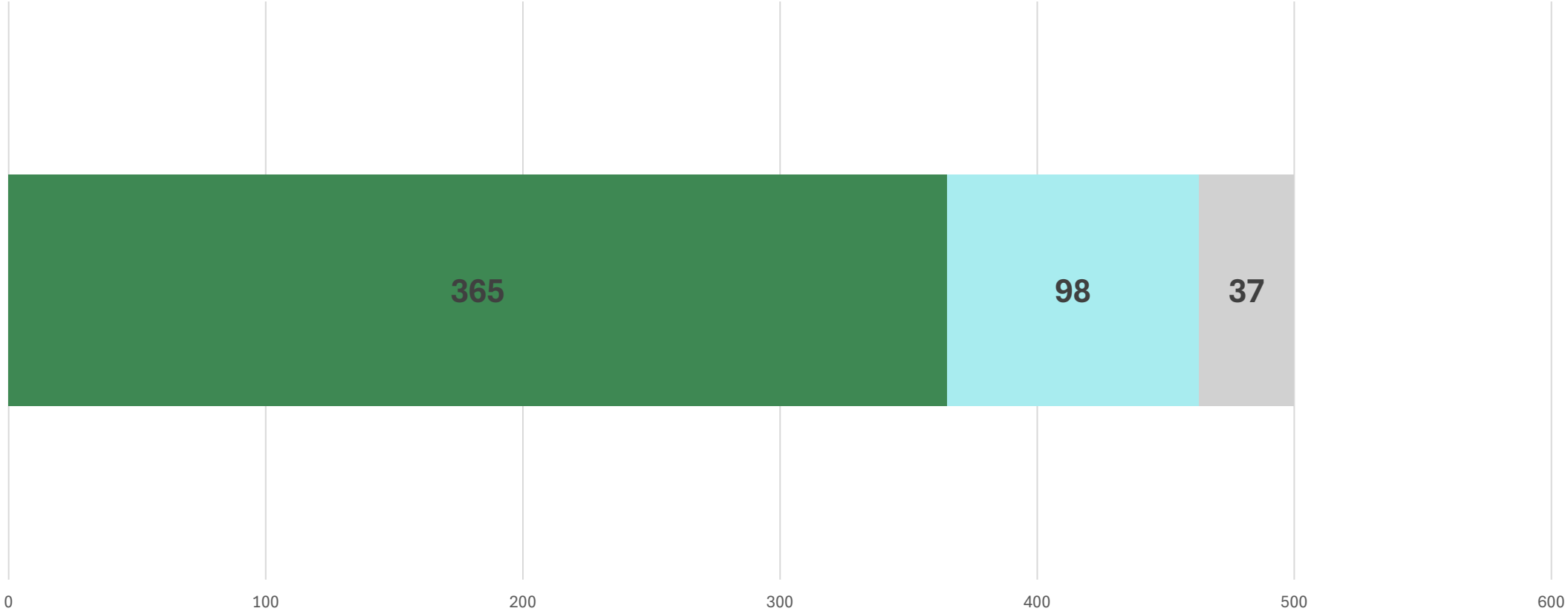
# OWNERSHIP UNITS FOR <80% AMI

## GOAL = 400



# EMERGENCY REPAIR

## GOAL = 500



# SUBCOMMITTEE BYLAWS REVISIONS

Jonathon Jones

Lead Community Development Analyst

# SUBCOMMITTEE BYLAWS REVISIONS

**Reasons for Revisions**

1. Reflect official name of the body as “Affordable Housing Subcommittee” per the original February 2019 Board action to establish the body
2. Reflect anticipated change in the composition of the body to include two (2) resident members in addition to the three (3) Commissioner members
3. Address administrative updates

# SUMMARY OF BYLAWS REVISIONS

| Bylaws Section | Summary |
|---|---|
| **II.A. NAME AND OFFICE** | Board approved expansion of the Subcommittee |
| **II.B. MEMBERSHIP** | Addition of two Resident Members with relevant experience |
| **II.C.1 TERMS** | Terms for Commissioner Members defined |
| **II.C.2-6 TERMS** | Terms for Resident Members defined |
| **II.D.1 OFFICERS** | Appointment of Chairperson and Vice-Chairperson |
| **II.E.2 SPECIAL MEETINGS** | Special meetings may be called by Chair or majority of members |
| **II.E.3 AGENDA** | Agenda items may be added by a majority of members |
| **II.E.3b PUBLIC COMMENT** | Majority of members may request public comment on a new business item |
| **II.E.3c PUBLIC COMMENT** | Majority of members may request public comment on an old business item |
| **II.E.5 CONFLICT OF INTEREST** | Conflicts of interest reported to the Chairperson (or Vice Chairperson) and Clerk |
| **II.E.7 QUORUM** | Quorum defined as a majority of the Subcommittee |
| **II.G.1.r ACTION BY THE SUBCOMMITTEE** | Member duty to vote |

# RECOMMENDATION

**Motion to adopt the revised bylaws reflecting the new composition of the Subcommittee as approved by the Board of Commissioners.**



# SUBCOMMITTEE AUTHORITY REVISIONS TO AFFORDABLE HOUSING SERVICES PROGRAM GUIDELINES

Jonathon Jones

Lead Community Development Analyst

# AHSP GUIDELINES REVISIONS

**Reasons for Revisions**

1. Reflect official name of the body as “Affordable Housing Subcommittee” per the original February 2019 Board action to establish the body
2. Reflect the change in authority based on the change in the composition of the body to include two (2) resident members in addition to the three (3) Commissioner members

# CURRENT AHSP GUIDELINES

## Committee Authority:

III. ADMINISTRATION

The Affordable Housing Committee (the Committee) may review AHSP applications and make recommendations regarding funding allocations to the Board of Commissioners. The Committee may recommend AHSP contract terms, including loan interest rates and loan deferral, to the Community Development (CD) Division.

The Committee is authorized to:

- Finalize loan interest rates and deferral of loan terms.

# REVISED AHSP GUIDELINES

## Subcommittee Authority:

III. ADMINISTRATION

**The Affordable Housing Subcommittee (the Subcommittee) may review AHSP applications and make recommendations regarding funding allocations including contract terms, loan interest rates and loan deferral to the Board of Commissioners.**

# RECOMMENDATION

**Recommend the revision to Affordable Housing Services Program Guidelines deferring final approval of funding allocations including contract terms, loan interest rates and loan deferral to the full Board of Commissioners.**



# SUBCOMMITTEE NEXT STEPS

| Date | Update, Discussion, & Actionable Items |
|---|---|
| **June 3** | **Presentation:** County Affordable Housing Efforts and Funding Across Multiple Departments<br>**Discussion:** FY25 Award Extensions |
| **July 1** | **Cancellation TBD** |
| **August 5** | **Updates:** Quarterly Reports<br>**Action:** Chair and Vice-Chair Appointment |

# ANNOUNCEMENTS



# ADJORN