# AFFORDABLE HOUSING SUBCOMMITTEE

June 3, 2025

# AGENDA

- Call to Order & Welcome
- Public Comment
- Meeting Minutes
- Presentations
  - County Affordable Housing Efforts and Funding Across Multiple Departments
- Updates
  - FY25 AHSP Extensions
- Subcommittee Next Steps
- Announcements
- Adjourn

# PUBLIC COMMENT



# APPROVAL OF MEETING MINUTES



## MAY 6, 2025

# PRESENTATIONS

# COUNTY AFFORDABLE HOUSING EFFORTS & FUNDING ACROSS MULTIPLE DEPARTMENTS

Alison Banzhoff, Phillip Hardin, Tyler Henry, Jason Hyatt and Victoria Reichard



# COUNTY AFFORDABLE HOUSING EFFORTS & FUNDING UPDATE

- **Aging & Adult Services – Alison Banzhoff**
  Home and Community Care Block Grant supporting repair services for low- and moderate-income older adult households
- **Economic Services – Phillip Hardin**
  Crisis Intervention, Energy Assistance, and Rental Assistance for Low- and Moderate-Income Households
- **Strategic Partnerships – Tyler Henry**
  ARPA "COVID Recovery Funding" supporting community programs to address housing and homelessness

# COUNTY AFFORDABLE HOUSING EFFORTS & FUNDING UPDATE

- **Buncombe County Libraries – Jason Hyatt**
  - Contract with Homeward Bound outreach team and Pack Library Safety Associate

- **Behavioral Health – Victoria Reichard**
  - Maintenance of Effort (MOE) funding administered by Vaya Health via contract with Homeward Bound and All Souls Counseling & Opioid Settlement funding for Emergency Services Community Paramedicine and addressing Social Determinants of Health

# AGING & ADULT SERVICES

Alison Banzhoff, Adult and Aging Services Program Manager

# HCCBG HOUSING & HOME IMPROVEMENTS

**Program:** Federal and state funding providing minor repairs to owner and renter occupied homes to individuals age 60+

**Categories of Home Improvement Services:**

- Security enhancements
- Minor home repairs
- Mobility and accessibility improvements
- Basic household furnishings and home appliance repair, replacement or purchase

**Restrictions on Project Amounts:**

- Cap: $7,000

**Allocation Process:**

- Applications for funding received each spring
- Reviewed by the HCCBG Advisory Committee
- Recommended funding levels provided to Budget Office
- Approved by Buncombe County Board of Commissioners

# HCCBG HOUSING & HOME IMPROVEMENTS

**Provider:** Mountain Housing Opportunities

**Funding:** $278,705 (FY23, $88,318; FY24, $75,448; FY25, $64,939; Recommendation FY26, $50,000)

**Impact:** 116 households (FY23, 65 households; FY24, 26 households; FY25, 25 households )

**Projects:** Repairing floors, installing safety grab bars, installing low rise stairs and/or ramps (fall risk reduction), appliance/water heater replacement, etc.

**Average Investment Per Home:** $2,403 (FY23, $1,358; FY24 $2,902; FY25, $2,598)

**Program Eligibility:** Aged 60+

**Apply via:** web www.mtnhousing.org; email info@mtnhousing.org; phone:(828) 254-4030; onsite at Mountain Housing Opportunities at 64 Clingman Avenue, Suite 101, Asheville NC 28801

**Note:** Funds cannot be used to pay for rent, utility bills, food, medicine, security deposits, utility deposits, taxes, home improvements negatively affecting the structural integrity of the home, home improvements that are the obligation of the landlord, or duplication of any home improvement service to the same housing unit for three (3) consecutive years following receipt of the initial service

# HCCBG HOUSING & HOME IMPROVEMENTS

**Provider**: United Community Development of NC, Urgent Home Repair Program (new for FY25)

**Funding:** $15,278 (Only used 2% of funding; repaired one home; relinquished funding in April 2025 due to challenges related to Helene and using NCDHHS Aging Resource Management System (ARMS))

**Proposed Impact:** Max of $4,000 per family unit

**Target Population**: Individuals 60 plus, low income, and primarily African Americans who live in the legacy neighborhoods of Asheville and Buncombe County. Provide maintenance to homes/trailers with deferred maintenance issues due to systemic poverty and system of exclusion.

**Projects:** Repair damaged or rotten steps/drywall/floors, install grab bars, wheelchair ramps, install handicap accessible toilets, hot water heaters, etc.

**Apply Via:** Eagles' Wings Community Development Corporation; www.info@eagleswings.org; 25 Forsythe Street, Asheville, NC 28801; ph. (828) 275-6217

# BUNCOMBE COUNTY SUPPLEMENTAL AGING FUNDS

BCSAF funds are also allocated by the HCCBG Advisory Committee/ approved by County Commissioners. The application process is the same as HCCBG.

These funds are to supplement and fund services outside of the allowable HCCBG categories and may include the following: services that identify unmet need or gap in service; services that approach old problems in new ways; new, innovative or non-traditional collaborations; and existing collaborations to operate in new ways.

**Provider:** Eblen Charities: Stability for Older Adults (new for FY25)

**Funding**: $18,444 for FY25

**Target Population**: 60+ living at or below 60% of area median income

**Proposed Impact**: Max $1,500 per household

**Projects**: Prevent evictions and maintain working utilities by assisting with bills paid directly to the vendor; refer individuals to other services/resources they may qualify for to meet unmet needs

**Apply via**: www.eblencharities.org; 23 Hamilton St., Asheville, NC 28801; ph. 828-255-3066

# ADULT SERVICES SUPPLEMENTAL AGING FUNDS

- These funds were given to counties from the state (based on population size) due to Hurricane Helene, with the goal of supporting individuals impacted by the storm who are involved with Adult Protective Services or under our contracted guardianship services
- From January to mid-May, Buncombe County has spent $31,147 on housing supports. This includes paying for the first month of nursing home/assisted living care for those who could not go otherwise; has paid for home repairs and home modifications such as bed bug remediation, bio one clean, wheelchair ramps, plumbing repairs, rent (so that individuals avoid evictions) and utilities.
- These funds have a limited timeline for use but demonstrate the need for ongoing support in the future.

# ECONOMIC SERVICES

Phillip Hardin, Community Resources Division Director

# HOUSING ASSISTANCE

| Funding | Assistance Types | Criteria | Allocation (excludes Admin $) | Funds Remaining | Impact (Households) |
|---|---|---|---|---|---|
| ARPA | Mortgage<br>Rent<br>Utilities | 3 Month Cap (rent/mortgage) | ES: $1,200,000.00<br>Grace: $300,000.00 | $0<br>$0 | ES: 429<br>Grace: 122 |
| CDBG | Rent<br>Utilities | City of Asheville Resident<br>3 Month Cap (rent) | 1: $561,600.00<br>2: $135,000.00 | $0<br>$135,000.00 | 1: 160<br>2: In process |
| State | Rent | Max $3,360 (2 months Area Median Rent) | $180,362.75 | $12,213.25 | 72 |
| | | **Direct Assistance Total** | **$2,376,962.75** | **$147,213.25** | |

*Program admin funding includes $97,053 from ARPA and $62,400 from CDBG

# HOMEOWNERS GRANT PROGRAM

**FY 25:**
- $300,000 Buncombe County
- $150,000 City of Asheville
- 1,292 applications received; 787 applications approved
- $ 290,861.77 total disbursed

**FY 26:**
- $155,000 Buncombe County
- $75,000 City of Asheville (anticipated)

**Application Window:** July 1 - September 30

**Apply via (starting July 1):**
- web: www.buncombecounty.org
- phone: (828) 250-5500

# STRATEGIC PARTNERSHIPS

Tyler Henry, Grants Manager

# STRATEGIC PARTNERSHIPS

- American Rescue Plan Act (ARPA) Federal aid to state & local governments
- Coronavirus State & Local Fiscal Recovery Funds (CSLFRF)
  - Direct, flexible funding from U.S. Treasury
  - Funds to invest toward recovery from COVID-19 and its negative economic impacts
- **Buncombe County allocation: $50.7 Million**








# ARPA COMMUNITY INPUT

## Affordable Housing Highest Ranked Priority












# HOUSING-RELATED ARPA INVESTMENTS

## $24.9 million of ARPA funds

| Category | Funded Partners | $ Investment |
|---|---|---|
| Affordable Housing | Habitat for Humanity, Mountain Housing Opportunities, Haywood Street Community Development, Buncombe County Intergovernmental Relations, Buncombe County Planning & Development | **$10,877,563** |
| Homelessness Response | Helpmate, Homeward Bound of WNC, City of Asheville | **$9,675,000** |
| Household Assistance | Eblen Charities, Green Built Alliance, Land of Sky Regional Council, The Arc of Buncombe County, Thrive Asheville, A.A. Chamber of Commerce, Buncombe County Economic Services | **$3,768,533** (+$1,579,462) |
| Home Repair | Buncombe County Planning & Development, Colaborativa la Milpa | **$600,000** |

# ARPA AFFORDABLE HOUSING DEVELOPMENT

| Organization | Project | Investment |
|---|---|---|
| Asheville Area Habitat for Humanity | Glenn Bridge and New Heights Phase II<br>89 units, affordable mortgages to households at ≤80% Area Median Income (AMI) | $2,600,000 |
| Mountain Housing Opportunities | Lakeshore Villas<br>120 units, household average affordability ≤60% AMI | $2,545,231 |
| Haywood Street Community Development | West Haywood Street Apartments<br>41 units, households at ≤80% AMI with at least half leased to HACA housing choice voucher holders | $749,000 |
| Homeward Bound | Compass Point<br>85 units, households at ≤30% AMI | $3,195,000 |
| Buncombe County Planning & Development | Coxe Avenue Affordable Housing Development<br>206 units, households at ≤80% AMI | $3,732,743 |

# ARPA HOUSEHOLD ASSISTANCE PROJECTS

| Organization | Project | $ Investment |
|---|---|---|
| Thrive Asheville | Buncombe Rental Assistance Collaborative (BRAC) | $356,571 |
| Eblen Charities | Household assistance for people with low-income | $287,500 |
| Green Built Alliance | Clean energy upgrades for people with low-income | $232,409 |
| The Arc of Buncombe County | Household assistance for people with intellectual and developmental disabilities | $100,000 |
| Land of Sky Regional Council | Internet access digital literacy for residents in public housing | $445,000 |
| Colaborativa La Milpa | Repair Naturally Occurring Affordable Housing (NOAH) | $200,000 |
| Buncombe County Planning & Development | Home repair and support services | $400,000 |
| Asheville Area Chamber of Commerce | Assistance for unemployed and underemployed workers | $750,000 |
| Buncombe County Economic Services | Helene Household Assistance Program | $1,597,053 |

# ARPA HOMELESSNESS-RELATED PROJECTS

| Organization | Project | $ Investment |
|---|---|---|
| Helpmate | Emergency shelter for survivors of domestic violence | $2,000,000 |
| City of Asheville | CoC/HIAC Shelter Support | $4,480,000 |








# BUNCOMBE COUNTY LIBRARIES

Jason Hyatt, Library Director

# BUNCOMBE COUNTY LIBRARIES

**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, however a large percentage of their time is spent assisting these patrons.

- **Part-time Social Worker:**
  - Placed through an ongoing partnership with Homeward Bound; average of 20 hours per week on-site
  - Works to connect library visitors with affordable housing options, medical care, referrals to other area agencies, and additional needs.
- **Library Safety Associate:**
  - FT Position hired in February 2024; vacated in September 2024; currently recruiting
  - 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, with additional support to other BCPL branches as needed

**FY25 Impact:** Social worker at Pack Library assisted multiple individuals in obtaining safe and reliable housing in FY25. Over 140 clients were also directly served through on-site services.

**FY26 Budget:** $84,000 for Library Safety Associate salary & benefits ; $71,000 for Homeward Bound Partnership

# BEHAVIORAL HEALTH

Victoria Reichard, Behavioral Health Manager

# 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 at risk of being unhoused with a formal written notice to vacate, history of homelessness or instability in the past 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.

**FY25 Impact**

- **Coordinated Entry (as of Jan 2025)**
  - Pre-screen Intakes = 724
  - Diversion Assessments = 339
  - Vulnerability Assessments = 168
  - 92% had a vulnerability score recommending PSH
  - 7% had a vulnerability score recommending Rapid Re-Housing
  - Moved into housing = 10
- **Permanent Supportive Housing (as of Jan 2025)**
  - Serving >148 households
  - Overall housing retention rate = 95%

**FY26 Budget:** $430,000

**FY27 Next Steps:** New process developed for allocating county safety net funds, to include MOE

# 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:** All Souls Counseling – Mental Health Counseling for Adults

**Target Population and Eligibility:** Uninsured or underinsured adults with a focus on meeting the critical needs of fragile communities and reducing additional barriers to accessing mental health care in under-resourced areas.

**FY25 Impact (as of January 2025):**

- Close to 400 individuals served with 83.7% of those discharging reporting an improvement in functioning.
- Provided 657 hours of clinical coordination equating to over $140k of donated services by clinicians.

**Helene Response**

- Provided 427 hours of community-based critical mental healthcare
- Over 1,646 mental health check-ins provided to individuals in need
- Therapists placed at 5 community care stations for accessible services
- 8 trainings held to build resilience across our region

**FY26 Budget:** $90,000

**FY27 Next Steps:** New process developed for allocating county safety net funds, to include MOE

# COMMUNITY PARAMEDICINE

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

**FY25 Impact (as of April 2025):**

- Community Paramedics responded to 3,874 calls (1,703 being after 5pm), had 1,630 interactions with an unhoused person and provided 164 code purple transports.
- MCOT had 11,530 interactions and over 10k of those interactions were with an unhoused person (494 calls for service after 5pm) and provided 88 code purple transports. *(2024 Calendar Year)*

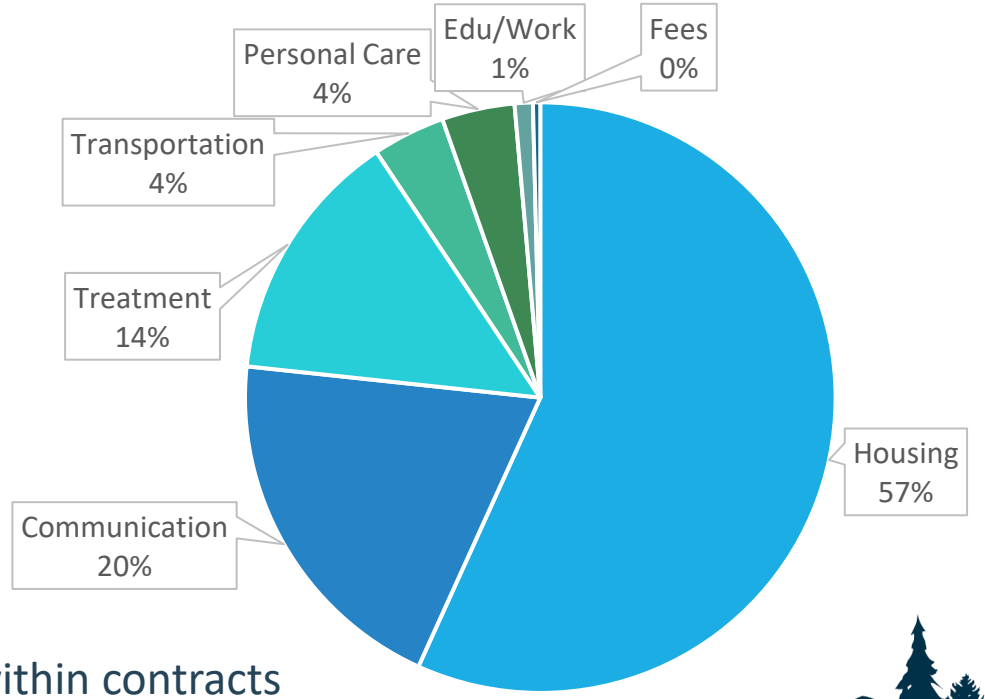
**FY26 Budget:** $1,850,496 of Opioid Settlement Funds & $1,246,836 of General Funds Totaling $3,097,332

# OPIOID SETTLEMENT'S SOCIAL DETERMINATS OF HEALTH FUNDS

**Program:** Assist County employees and partnering agencies to provide bridge and gap funding to address social determinants of health needs for people with Opioid Use Disorder (OUD) or any co-occurring substance use disorder (SUD) or mental health condition that are engaged in a Buncombe County program. These funds would help people with OUD or any co-occurring SUD or mental health condition in accessing addiction treatment, recovery support, harm reduction services, primary healthcare, or other services or supports they need to improve their health or well-being.

**FY25 Impact (as of April 2025):**

- Impact data will be processed after the fiscal year ends.
- $208,504.04 has been directed towards addressing Social Determinants of Health (SDoH).
  - 57% Housing/Recovery Housing
  - 20% Communication Resources
  - 14% Treatment/Medications
  - 4% Transportation
  - 4% Personal Care
  - 1% Education/Work
  - .4% Court/Document Fees




**FY26 Budget:** $299,900 of Opioid Settlement Funds including amounts within contracts

# FY25 AHSP EXTENSIONS

Jonathon Jones

Lead Community Development Analyst

# FY25 AHSP CONTRACT & COMMITMENT EXTENSIONS

| Project | Loan Amount | Units | Status |
|---|---|---|---|
| Laurel Wood | $800,000 | 104 | 4% LIHTC awarded, pending closing |
| Redwood Commons | $1,826,000 | 70 | 9% tax credits awarded, completing capital stack |
| Rocky River | $8,702,452 | 120 | 4% LIHTC award in progress, target closing fall 2025 |
| Pine Lane | $8,619,031 | 126 | 4% LIHTC award in progress, target closing fall 2025 |
| AAHH Down Payment Assistance | $146,000 | 4 | Contracted, first homebuyer closing in progress |

# SUBCOMMITTEE NEXT STEPS

| Date | Update, Discussion, & Actionable Items |
|---|---|
| **July 1** | **Canceled** |
| **August 5** | **Updates:** Quarterly Reports<br>**Action:** Chair and Vice-Chair Appointment |
| **September 2** | **Updates:** Anticipated Tax Credit Awards |

# ANNOUNCEMENTS



# ADJORN