THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: July 25, 2023

Subject: Affordable Housing Plan Contract - Enterprise Community Partners, Inc.

Staff Resource(s): Sasha Vrtunski, Affordable Housing Officer
Nikki Reid, Community & Economic Development Director

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract with Enterprise Community Partners, Inc. for consulting services to create an Affordable Housing Plan for the City of Asheville.

Background:

- The City's most recent Affordable Housing Plan was created in 2008.
- The contract amount for the plan will be $146,517.
    - The City budgeted $97,000 for this effort, and will fund the contract at $96,517.
    - Dogwood Health Trust has granted the City an additional $50,000 to make the planning effort more robust.
- The Affordable Housing Plan will be informed by the work of the Housing and Community Development Committee, Affordable Housing Advisory Committee, Thrive Asheville, the Community Reparations Commission, and the Missing Middle Housing Study.
- City staff have been working with Thrive Asheville to assess affordable housing program outcomes. Thrive is examining data from the Housing Trust Fund, Land Use Incentive Grant projects and housing permit data citywide. This data will help inform recommendations in the Affordable Housing Plan because it highlights the efficacy of the City's existing affordable housing tools including an assessment of the number of units produced and populations served.
- The Affordable Housing Plan will assess current needs and set a direction for the next 5-10 years.
- The planning process will involve the residents affected by the housing crisis and address community priorities.
- The plan will review the effectiveness of existing City policies and programs and identify gaps in the City's current affordable housing toolbox. Specific policies assessed will include:
    - Land Use Incentive Grant
    - Housing Trust Fund
    - Policies for Implementing Affordable Housing on City-Owned Land
- A new comprehensive Affordable Housing Plan will also provide a foundation and guidance on how best to allocate funds from a potential future affordable housing bond referendum.
- The Request for Proposals (RFP) review team consisted of representatives from the following departments: Community & Economic Development, Planning & Urban Design, Equity & Inclusion, Community & Public Engagement (CAPE) and a representative of the Affordable Housing Advisory Committee (AHAC).
- The selection criteria included: Experience and qualifications of the team, relevant past projects, project understanding and approach, community engagement plan, cost proposal and completeness and responsiveness of proposal.
- After a thorough review of the submitted proposals, Enterprise Community Partners, Inc. was the top ranked firm of the selection team.

Vendor Outreach Efforts:

- The City utilized standard outreach methods, including posting on the State's Interactive Purchasing System.
- Staff reached out to local MWBEs that are registered for this type of consulting work to inform them about the solicitation.
- The City received six proposals, five were deemed responsive and moved forward in the selection process.

- The selected firm is a national, non-profit organization.

Council Goal(s):
- Quality Affordable Housing
- An Equitable and Diverse Community
- A Well-Planned and Livable Community

Committee(s):
- Housing and Community Development Committee - May 22, 2023, information only, no vote was taken.

Pro(s):
- An updated Affordable Housing Plan will give the staff, community and Council guidance for housing investments for the future and can help with bond planning if the City Council elects to float an affordable housing bond.
- The plan will assist the City in leveraging its affordable housing tools to achieve the maximum benefit for our community.
- With the current affordable housing crisis, it is important for the City to have clear priorities for affordable housing programs and funding.
- The planning process will provide an opportunity to engage the community in a comprehensive and coordinated way to help determine the future of Asheville's affordable housing programming.

Con(s):
- None identified

Fiscal Impact:
- The total cost of the plan is $146,517.
- The Community and Economic Development Department has allocated $97,000 of its contracted services budget for the plan.
- The City has received a grant from Dogwood Health Trust in the amount of $50,000 to supplement the $96,517 in the Community & Economic Development Department budget.

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to execute a contract with Enterprise Community Partners, Inc. for consulting services to complete the City of Asheville's Affordable Housing Plan in the amount of $146,517.

Attachment(s)
- Resolution

RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ENTERPRISE COMMUNITY PARTNERS, INCORPORATED FOR THE COMPLETION OF THE AFFORDABLE HOUSING PLAN

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, Asheville's most recent Affordable Housing Plan was completed in 2008; and

WHEREAS, the Affordable Housing Plan will provide an opportunity to engage the community in a comprehensive and coordinated way to help determine the future of Asheville's affordable housing programming; and

WHEREAS, the plan will assist the City in leveraging its affordable housing tools to achieve the maximum benefit for our community and be used to inform a potential future affordable housing bond; and

WHEREAS, the City issued a Request for Proposals (RFP # 298-AFFHOUSINGPLAN-23) on May 15, 2023 for qualified vendors to complete an affordable housing plan which will provide recommendations for the City's goals, strategies and funding priorities for affordable housing; and

WHEREAS, the City received six responses to the RFP and Enterprise Community Partners, Inc. was selected as the most qualified applicant to develop the Affordable Housing Plan for the City of Asheville; and

WHEREAS, the total negotiated fee for this contract is $146,517 and funding for the project is allocated within the General Fund;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute a contract with Enterprise Community Partners, Inc. for consulting services to complete an Affordable Housing Plan for the City of Asheville in the amount of $146,517.00.

Read, approved and adopted this the 25th day of July, 2023.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney