AFFORDABLE HOUSING SUBCOMMITTEE

October 07, 2025

AGENDA

- Call to Order & Welcome
- Public Comment
- Meeting Minutes
- New Business
  - Qualified Allocation Plan (QAP) Comments
- Presentations
  - Just Home Update
  - Evictions: Annual State Data Of Buncombe County Ejections
  - Low-Income Housing Tax Credits (LIHTC) Project Overview
  - 2026 Qualified Census Tracts, Difficult Development Areas, & LIHTC
- Announcements
- Adjourn

PUBLIC COMMENT



APPROVAL OF MEETING MINUTES



SEPTEMBER 2, 2025

NEW BUSINESS

2026 QAP COMMENTS

Jonathon Jones

Community Development Analyst

AGENCY-DESIGNATED BASIS BOOST

SECTION II.E.3 AGENCY-DESIGNATED BASIS BOOST

The Agency can boost the eligible basis of new construction projects committing to the targeting in Section IV(B)(2) or that are located in an Opportunity Zone by up to ten percent (10%). Counties located in Tropical Storm Helene disaster areas are eligible to request up to thirty percent (30%). Projects using the DDA or QCT basis increase are not eligible under this section.

Buncombe County requests the 4% tax credit projects also be permitted to request the 30% basis boost for projects located in a county within the Tropical Storm Helene disaster area. As a HUD-Identified Most Impacted and Distressed (MID) county, incentivizing both 9% and 4% projects will be vital to recovering the large number of homes lost in Buncombe County to the disaster. The request for this change would also be of great benefit to other disaster impacted and distressed counties.

BONUS POINTS

SECTION II.E.3(c) DISASTER RECOVERY: Bonus Points (Non-DHHS Priority Counties)

Bonus Points (Non-DHHS Priority Counties) New construction applications in counties designated as a HUD-Identified or State Identified Most Impacted and Distressed (MID) area under Tropical Storm Helene will receive 1 bonus point. Additional point does not apply to counties listed under section IV(F)(5)(b).

BONUS POINTS

Buncombe County recommends that the additional point should apply to counties regardless of their listing under section IV(F)(5)(b). Buncombe County remains a DHHS Priority County and should benefit from this status in addition to its designation as a HUD-identified MID area under Tropical Storm Helene. The priority of the DHHS to support integrated and affordable housing for people with disabilities under the Olmstead Settlement has not been eliminated by the disaster and the limited housing options for people with disabilities will only be compounded by the number of units damaged by the storm. While it may appear fair to balance bonus point opportunities across counties, the impact of Tropical Storm Helene was not balanced. Projects in Buncombe, Burke, Gaston, and Henderson Counties as well as the 28214 zip code of Mecklenburg should be eligible for the MID and DHHS priority bonus points.

PAIRING CDBG-DR AND LITHC

SECTION II.E.3(d) Disaster Recovery Funds.

In the event funds are available for the 2026 cycle, any new construction application in the counties (or partial county) designated below agrees to accept CDBG-DR funds as part of a tax credit award. Eligibility for the funds will require, at a minimum, not undertaking any choice-limiting activity prior to successful completion of the U.S. Department of Housing and Urban Development (HUD) environmental clearance review as well as complying with Davis-Bacon wage requirements, Section 3 and other required federal documentation. Terms will be determined by the Agency upon fund availability.

PAIRING CDBG-DR AND LITHC

Buncombe County supports the strategy of pairing CDBG-DR and tax credit awards. As a source dedicated to assisting communities with disaster recovery, CDBG-DR funds should be made available to projects in MID counties in addition to and separate from tax credit awards. CDBG-DR funds should not be used to reduce or substitute tax credit awards. Any use of CDBG-DR to spread credits to more projects outside of the MID areas undermines the intended benefits of CDBG-DR to the communities that need them. Projects should be allowed to maximize the use of both funding opportunities to increase the total number of affordable units in disaster impacted and distressed areas.

SITE SCORE EVALUATION

SECTION IV.A.1(b) Criteria for Site Score Evaluation.

Site scores will be based on the following factors. Each will also serve as a threshold requirement; the Agency may remove an application from consideration if the site is sufficiently inadequate in one of the categories. An application must have a minimum total score of 50 points.

Buncombe County requests that projects located in MID area be afforded flexible scoring where neighborhood characteristics and proximity to amenities have been affected by Tropical Storm Helene. Documentation of pre-storm conditions, plans for recovery of required community resources or allowances for increased driving distances to existing amenities should be considered to obtain equivalent scoring of projects in non-impacted areas.

DEFERRED DEVELOPER FEES

SECTION VI.B.5 DEFERRED DEVELOPER FEES

~~**Deferment of more than twenty-five (25%) of the total developer fee will result in a deduction of 2 points.**~~

Buncombe County supports the removal of negative points for deferment of more that twenty-five percent (25%) of developer fees. The change is consistent with the overall deferral cap of fifty percent (50%) and should signal applicants to leverage developer fees rather than discouraging them to cover funding gaps to avoid point reductions.

COUNTY AWARD LIMITS

SECTION II.E.3(b) DISASTER RECOVERY: County Award Limits

If necessary, the Agency will adjust the awards under the Plan to ensure the overall allocation results in no less than one award for Buncombe County in the Metro region. The initial maximum under II(F)(1)(b) will not apply to Buncombe County should that county be eligible for a second new construction award.

Buncombe County supports the provision of no less than one award for Buncombe County in the Metro region and removal of the initial maximum. With the highest number of damaged and destroyed homes in the affected area, and as the only full MID county in the Metro category, additional consideration provides an opportunity to deliver units where they are needed most in the wake of the disaster.

RECOMMENDED ACTION

Motion to authorize the Subcommittee Chair to submit comments on behalf of Buncombe County to the North Carolina Housing Finance Agency's 2026 Qualified Allocation Plan.

PRESENTATIONS

Just Home

Presented by

Buncombe County

What is *Just Home*

- A national initiative to address the intersection of housing instability and justice involvement
- Buncombe County was selected as one of a small number of counties nationwide
- Phase 1: Planning Phase - Aug- Dec 2025, Deliverable = Needs assessment and recommendations for physical structures to meet the needs identified
- Phase 2: Capital - Up to $5M for one project - due to Helene timeline was adjusted and it is uncertain whether we will meet the new spending deadline

Why is this important?

As of September 2025

- 39% (149) of the 381 unique individuals were identified as being homeless based on their reported address at the time of intake. Demographic characteristics include:
  - 82% Caucasian / 15% Black / 1% multi-racial / 1% Native American
  - 73% male
  - Average age 39 years old
  - 18% (24) reported they had children, but none reported they had custody of those children

- 232 people provided an address that does not indicate “unhoused;” however, 56% (129) did report being homeless or in halfway/temporary housing when asked about their housing status. Demographic characteristics include:
  - 80% Caucasian / 15% Black / 2% multi-racial / 1% Native American/ 2% blank
  - 66% male
  - Average age 39 years old
  - 53% (69) reported they had children, but none reported they had custody of those children

Just Home Timeline

September:

- Engagement Planning
- Community Advisory Committee (CAC) Creation
- First CAC Meeting

October:

- Surveys
- Community Discussions
- Focused Conversations
- Data Gathering
- 2nd CAC Meeting

November:

- Finish Surveys
- Finish Community Discussions
- Finish Focused Discussions
- Consolidate Data
- 3rd CAC Meeting

December:

- Create Housing Investment Action Plan (HIAP)
- Present Report to Board of Commissioners
- Final CAC Meeting
- Submit to MacArthur/Urban Institute

Community Advisory Committee

- Community members with lived experience.
- Buncombe County Government
- VAYA Health
- Mountain Housing Opportunities
- Counterflow Media
- Dogwood Health Trust
- Operation Gateway
- Sunrise Community
- Asheville-Buncombe Christian Community Ministry
- Mount Zion Community Development Center
- Stephens-Lee Alumni Association
- Buncombe County Sheriff's Office
- Asheville Police Department
- District Judge
- Asheville-Buncombe Continuum of Care



Engagement Goals

- **Listen to those most impacted**. Justice-involved individuals, people experiencing housing instability, families, and partner organizations.
- **Identify community housing needs**:
  - How many units are needed?
  - What type of housing (supportive, transitional, affordable)?
  - What services and supports should be paired with housing?
- **Build a community-driven plan.** Document needs, gaps, and priorities in a final report submitted to the MacArthur Foundation.
- **Pursue funding**. Report completion ***may unlock*** up to $5M in capital funding support for housing projects through MacArthur.
- **Long-term value**. Even without MacArthur funds, engagement findings could guide future County affordable housing investments and ensure decisions are informed by lived experience.

Community Engagement Plan

- **Collect 400 unique voices and perspectives on this issue from Buncombe County residents in these four groups:**
  - Currently/formerly incarcerated individuals
  - Loved ones of formerly incarcerated individuals
  - Service providers
  - Community members in general

Surveys - Surveys are available and designed to specifically engage the four target groups

Discussion groups - Creating "focus" groups and working through existing stakeholders

- Prison/jails
- Service providers - Operation Gateway, Sunrise, ABCCM, CoC
- Neighborhoods and associations
- Support groups

Take the Survey



Questions?

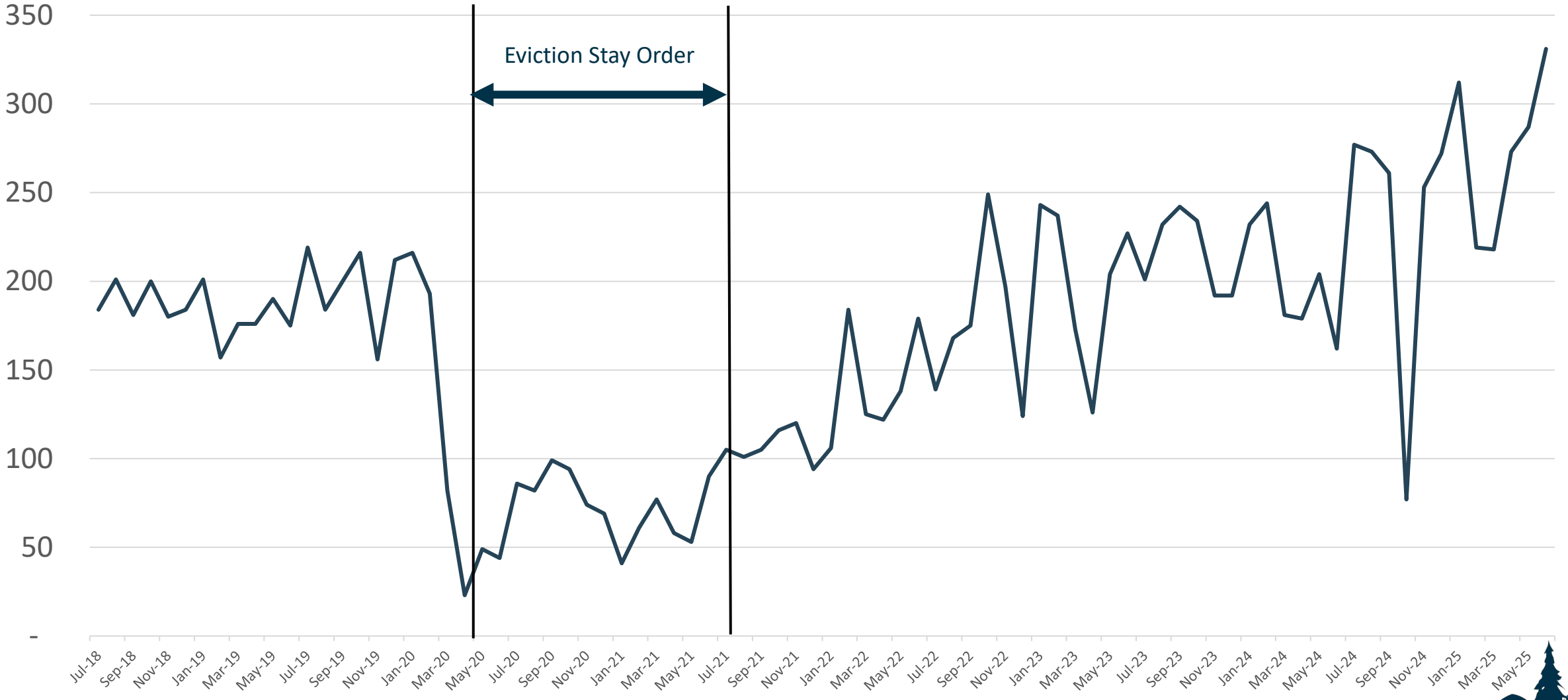
Contact Kristal Perez
kristal@thriveasheville.org

EVICTIONS: ANNUAL STATE DATA OF BUNCOMBE COUNTY EJECTIONS

Jake Ekberg

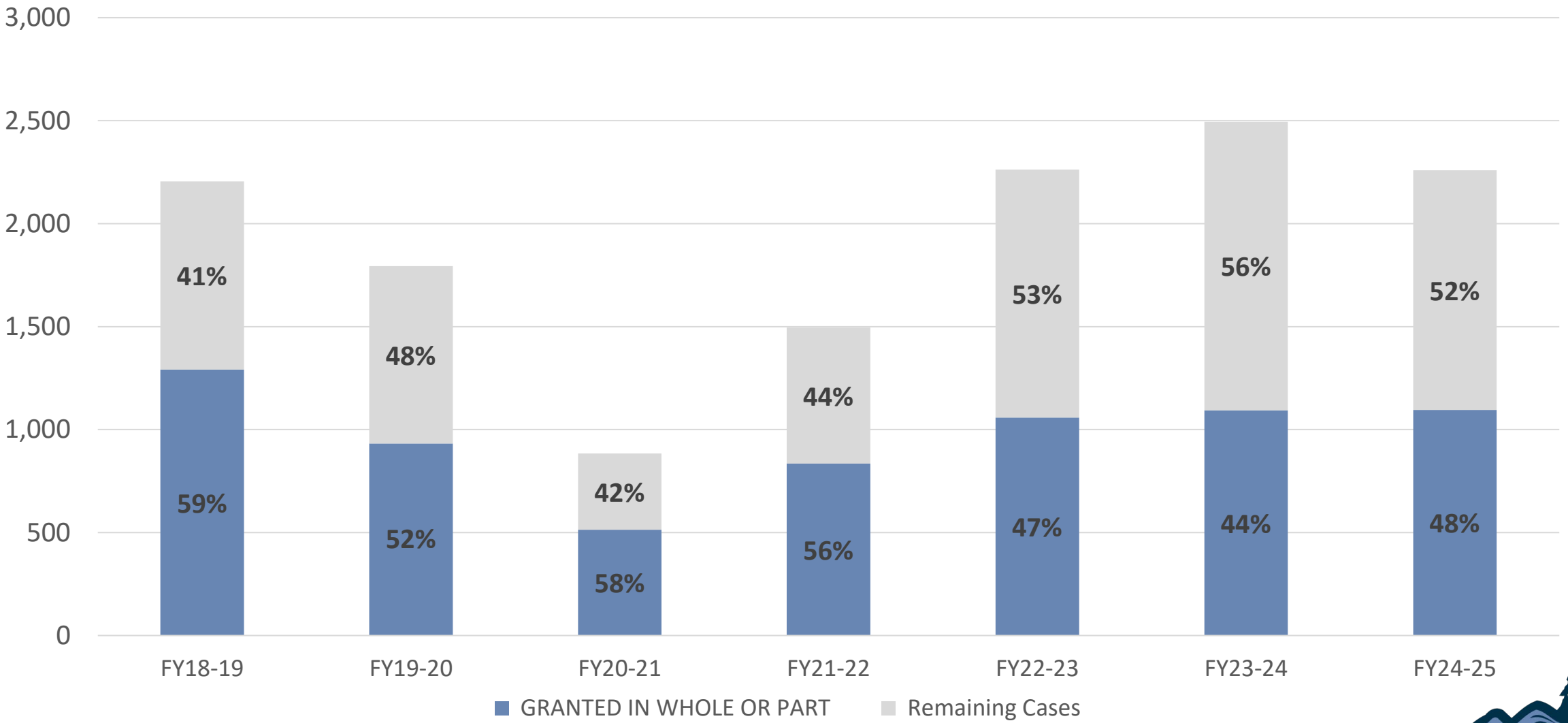
Community Development Grants Manager

BUNCOMBE COUNTY FY18-25: TOTAL EJECTMENT CASES FILED BY MONTH



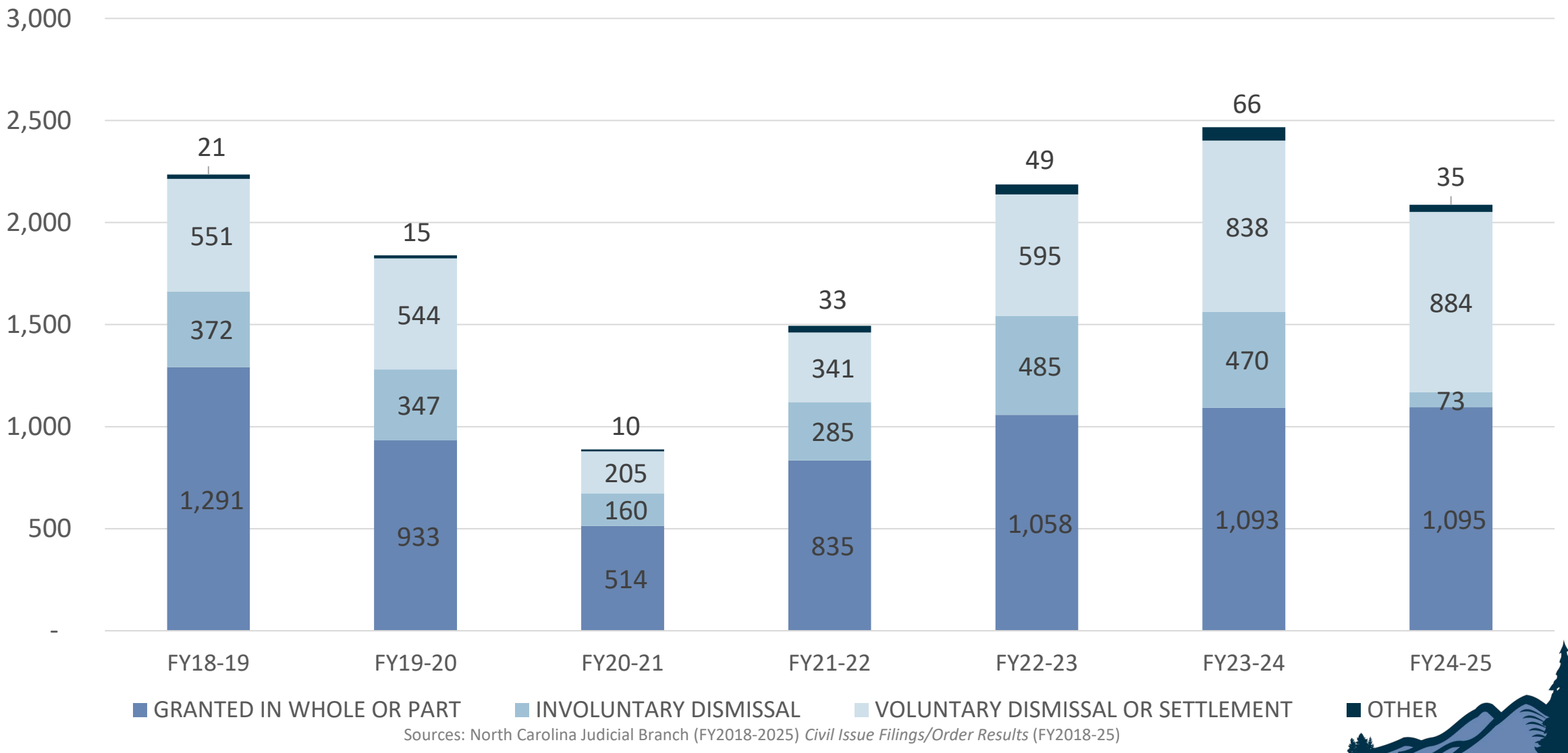
Source: North Carolina Judicial Branch (2018-2025) *Civil Issue Filings/Order Results* (FY2018-25)

BUNCOMBE COUNTY FY18 – FY25: TOTAL EJECTMENT CASES FILED



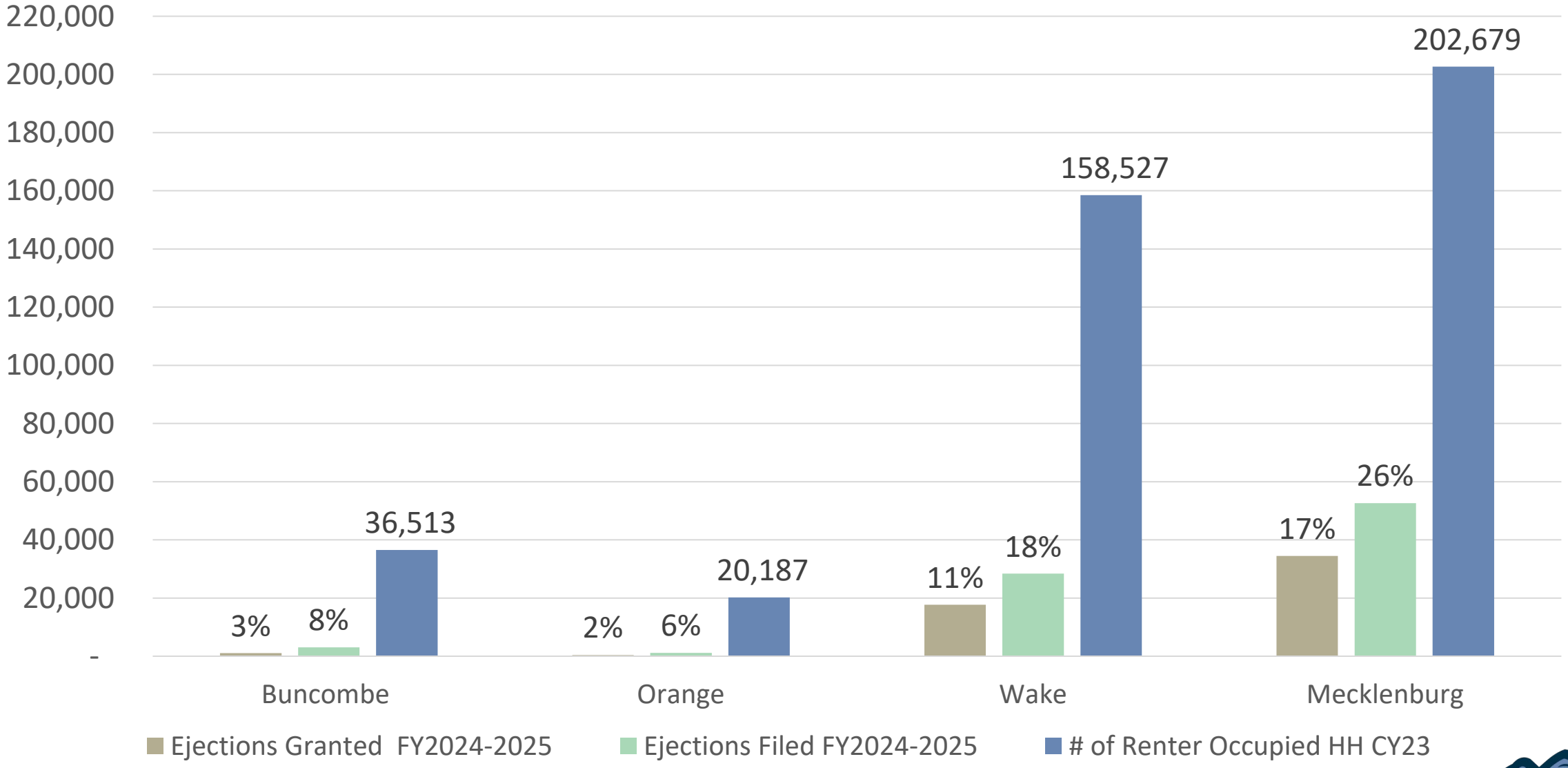
Source: North Carolina Judicial Branch (2018-2025) *Civil Issue Filings/Order Results* (FY2018-25)

BUNCOMBE COUNTY FY18-25: TOTAL CASES BY RULING



Sources: North Carolina Judicial Branch (FY2018-2025) *Civil Issue Filings/Order Results* (FY2018-25)

EJECTIONS FILED AND GRANTED RELATIVE TO RENTAL UNITS



Sources: North Carolina Judicial Branch (FY2018-2025) *Civil Issue Filings/Order Results* (FY2018-25); United States Census Bureau (2023) Renter/Homeowner Occupied Households (ACS2023)

LIHTC PROJECT OVERVIEW

Jonathon Jones

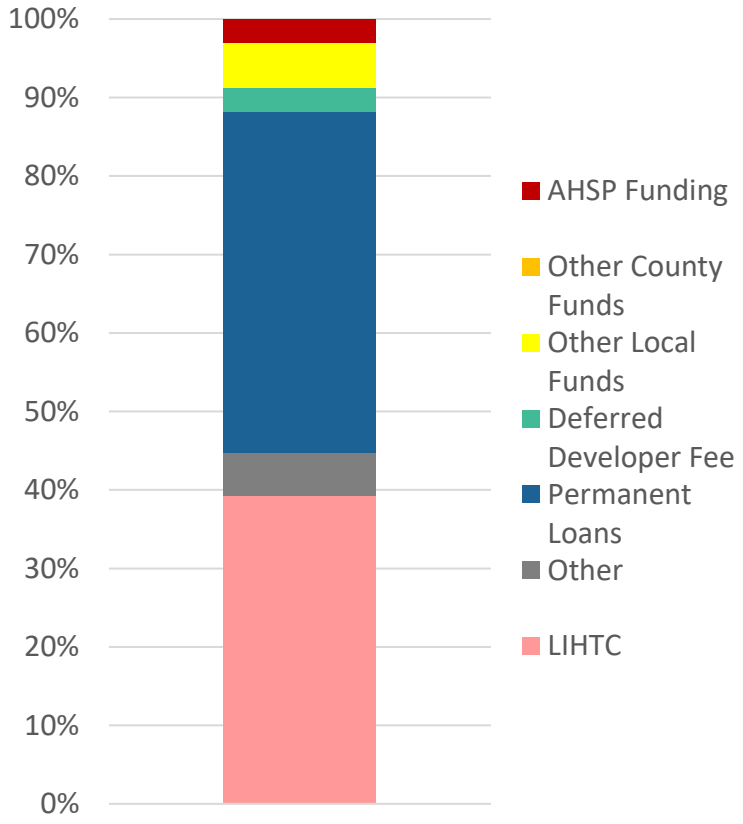
Community Development Analyst

CHALLENGES

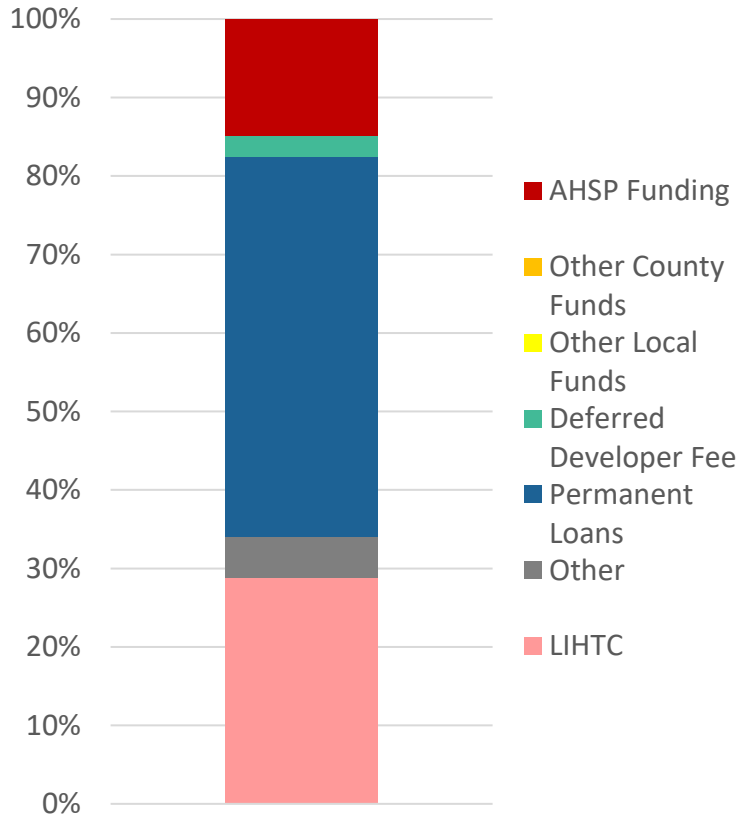
- Experience: To receive a LIHTC award you must have already received a LIHTC award or have a partner who has received a LIHTC award.
- Competitive: Limited 9% annual tax credits and tax-exempt bond volume cap
- Timing: 9% annual application / 4% annual application and rolling
- Deadlines: Completion, lease up, redemption of credits
- Layers of requirements: NCHFA, syndicators, lenders
- Costs: Land, labor, materials, infrastructure, insurance
- Closing the gap: Combining private, federal, state, local funds



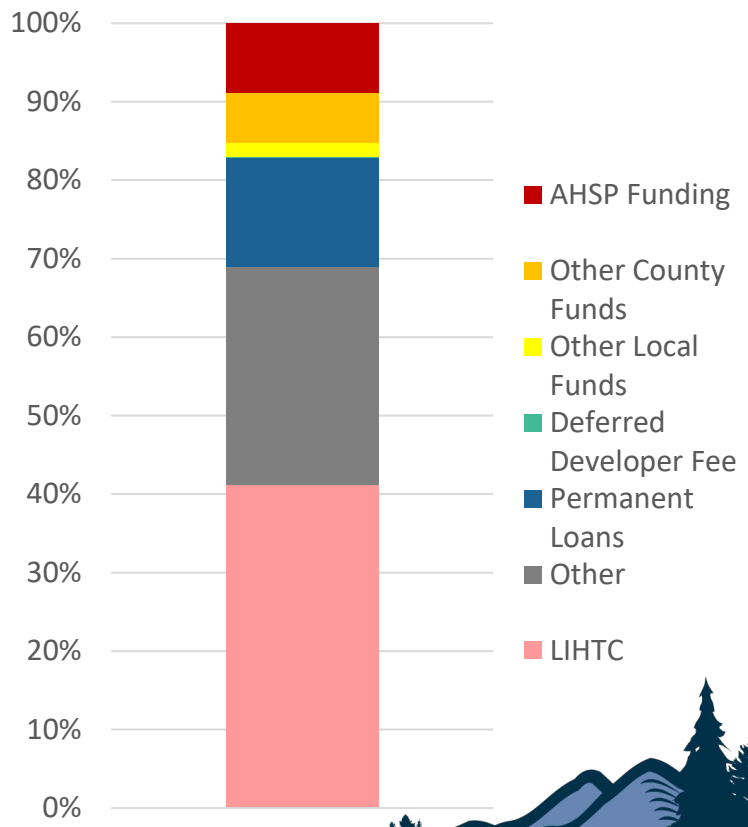
Laurel Wood – 104 Units
Volunteers of America
Total Project Cost: $26,433,348
Cost Per Unit: $254,166
AHSP Commitment: $800,000
AHSP Per Unit: $7,692



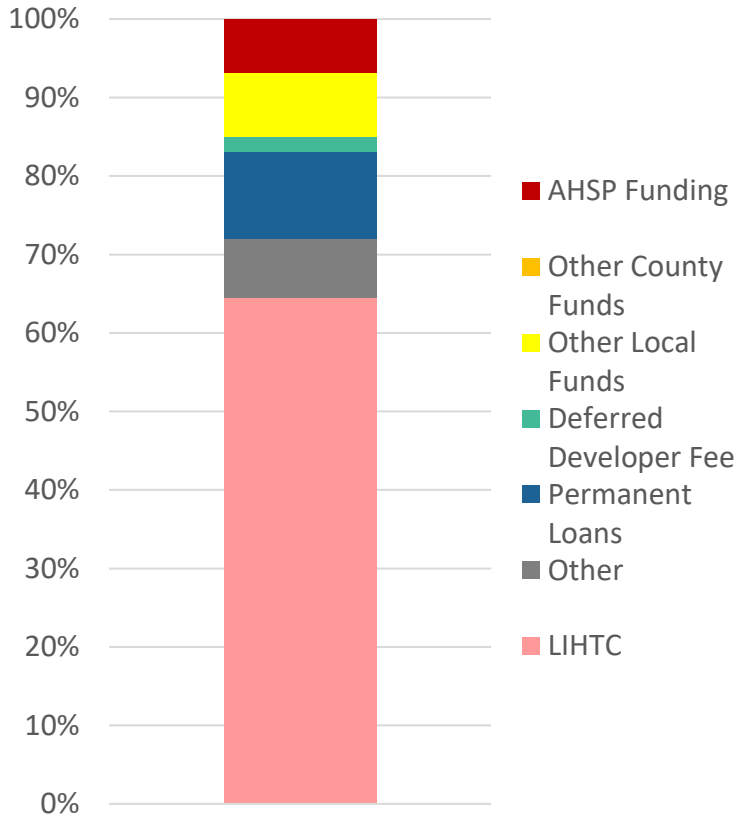
Meribel – 156 Units
LDG Development
Total Project Cost: $57,195,437
Cost Per Unit: $366,637
AHSP Commitment: $8,468,195
AHSP Per Unit: $54,283



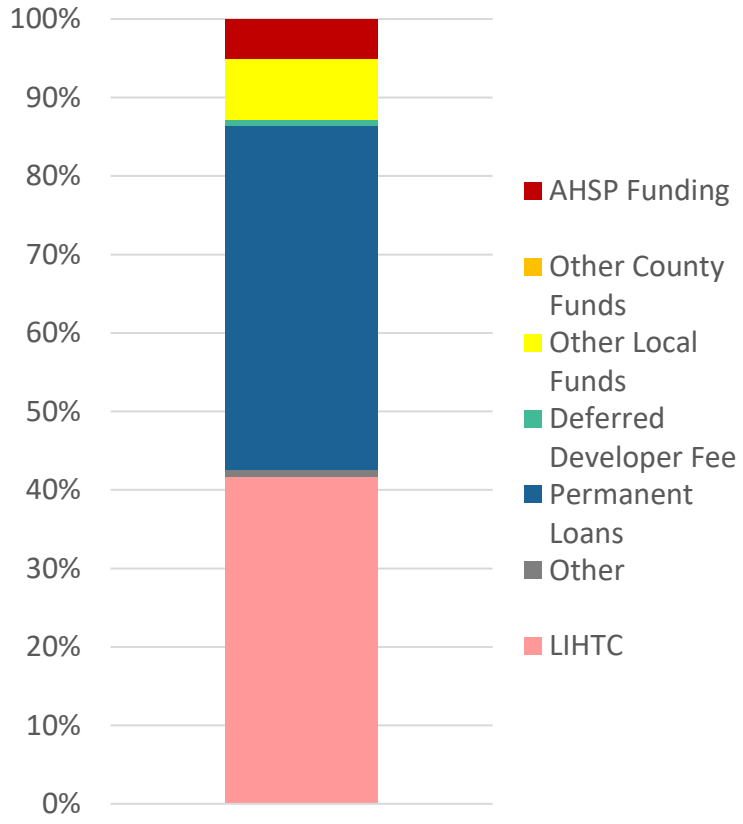
Lakeshore Villas – 120 Units
Mountain Housing Opportunities
Total Project Cost: $40,625,923
Cost Per Unit: $338,549
County Commitment: $6,163,549
County $ Per Unit: $51,363



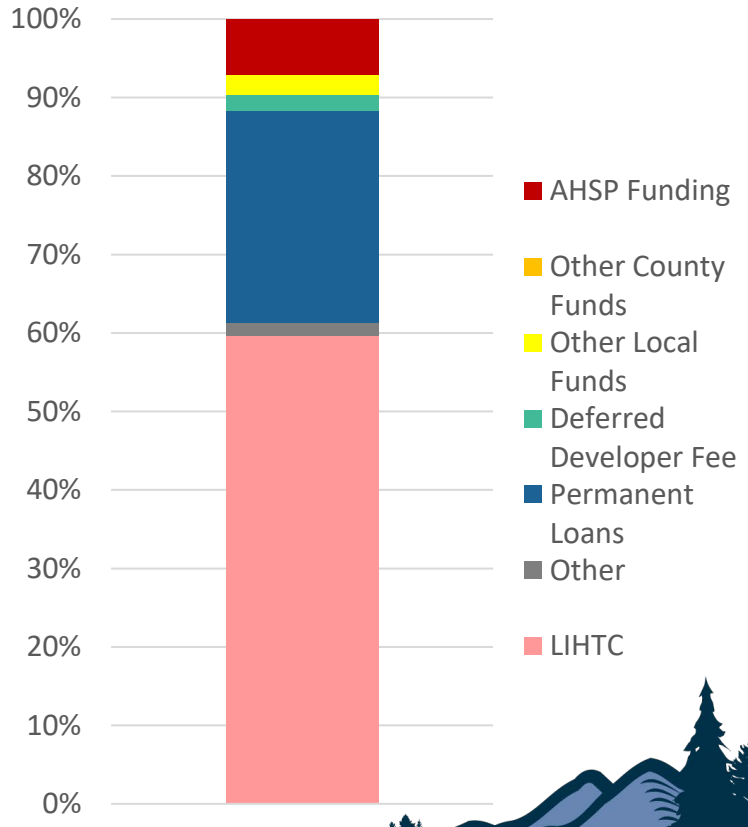
Starpoint – 60 Units
Mountain Housing Opportunities
Total Project Cost: $16,095,157
Cost Per Unit: $286,253
AHSP Commitment: $1,102,838
AHSP Per Unit: $18,380



Fairhaven Summit – 77 Units
Community Dev. Corp. of America
Total Project Cost: $24,419,609
Cost Per Unit: $317,138
AHSP Commitment: $1,235,000
AHSP Per Unit: $16,039



Jasper – 60 Units
Workforce Homestead
Total Project Cost: $15,253,708
Cost Per Unit: $254,228
AHSP Commitment: $1,068,476
AHSP Per Unit: $17,808



2026 QCT, DDA, & LIHTC

Matt Card

Community Development Analyst

WHAT ARE QCT & DDA?*

Qualified Census Tract (QCT)

- 50% of households with incomes <60% Area Median Income (AMI); **OR**
- Poverty rate of 25% or more

Difficult Development Area (DDA)

- Areas with high land, construction and utility costs relative to AMI; **AND**
- Based on Fair Market Rents, income limits, census counts, and 5-year American Community Survey (ACS) data

***Distressed Areas**

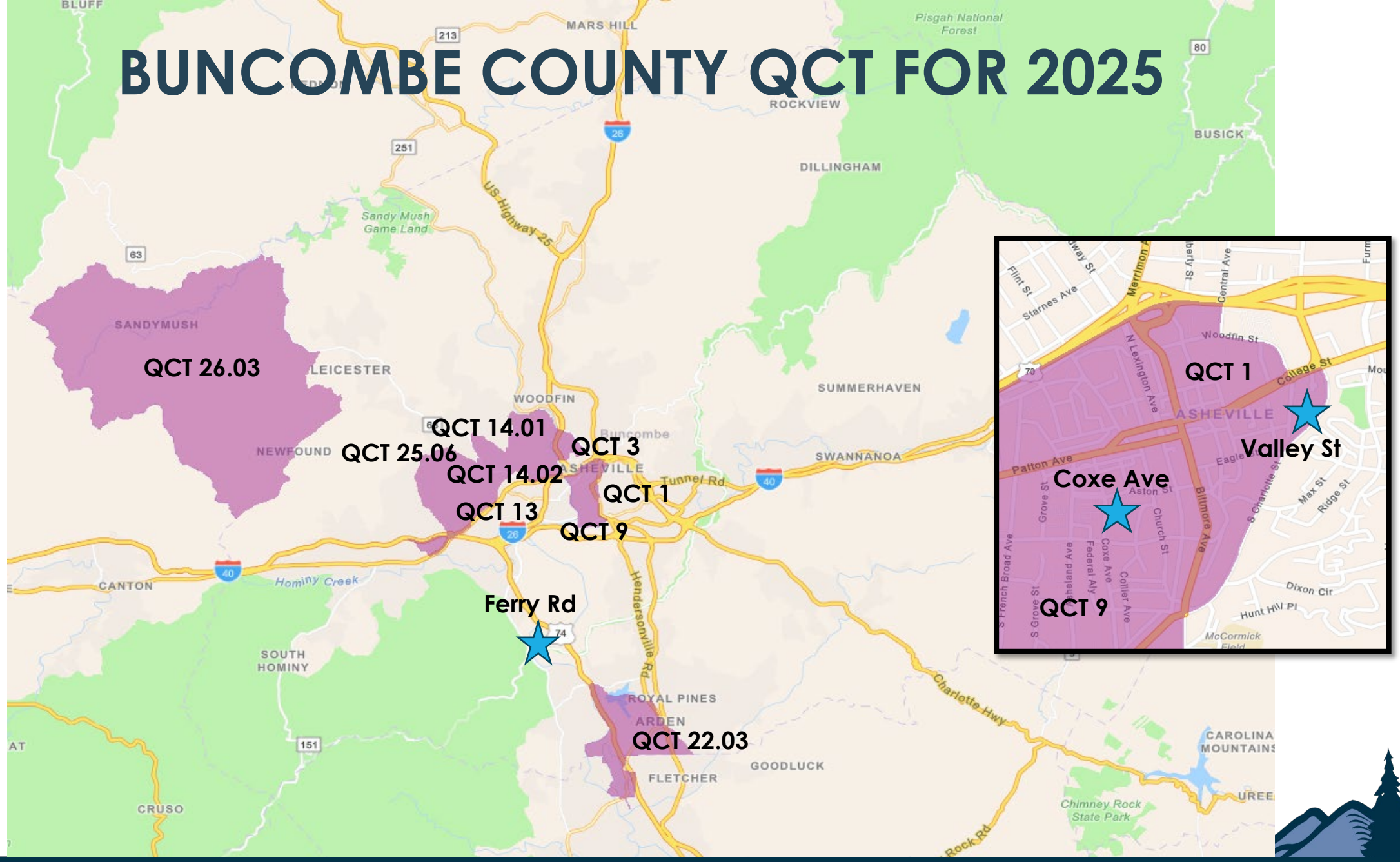
WHY DO QCT & DDA MATTER?

- Properties within QCT and DDA can receive a **Basis Boost** in the LIHTC process

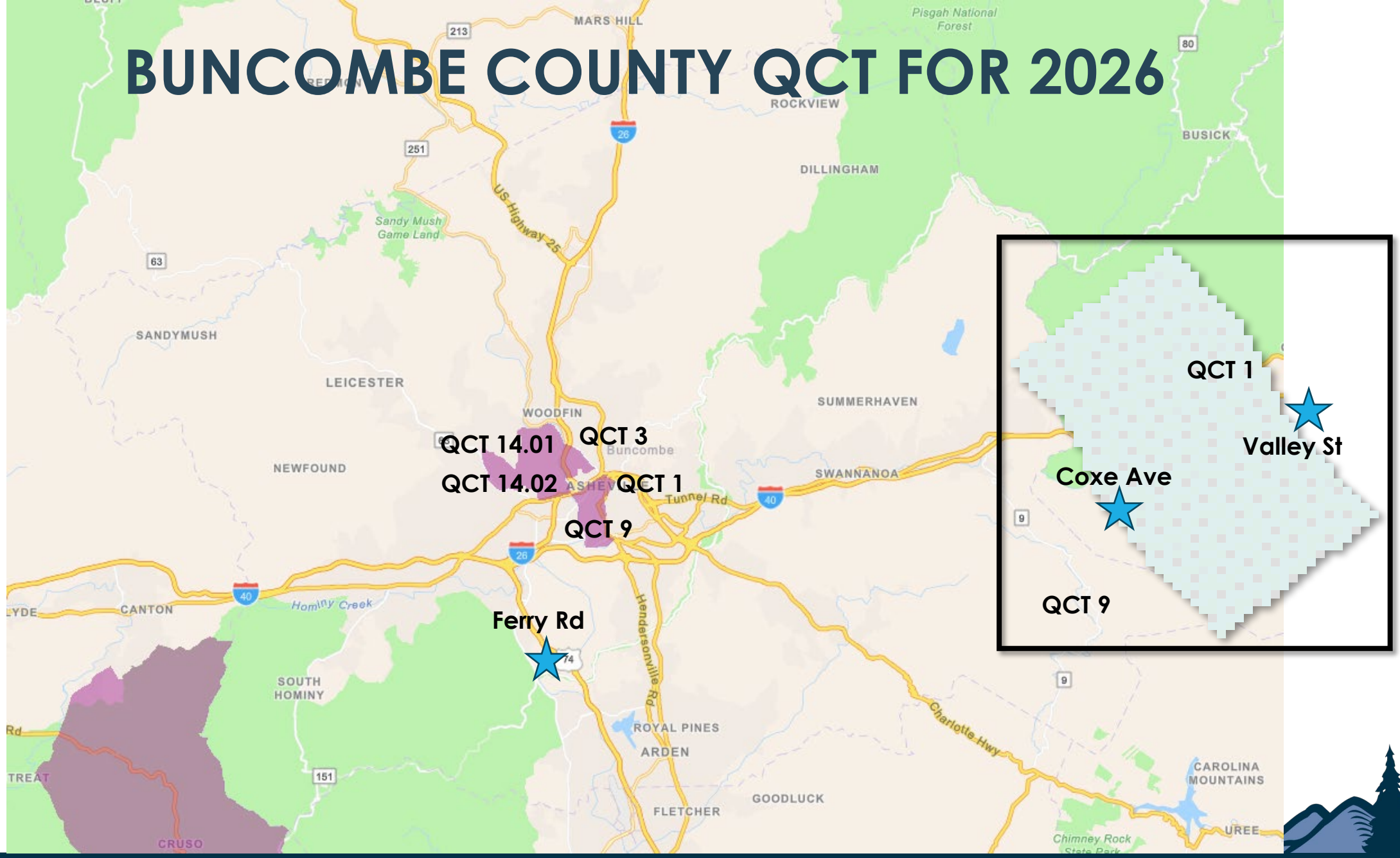
- **Eligible Basis:** Total cost basis eligible for consideration in the calculation of qualified basis (roughly the cost of construction (hard and soft costs) excluding land)
- **Qualified Basis:** The fraction of the project which will be used for affordable housing (typically 100% in Buncombe County projects)
- **Basis Boost:** Increases eligible basis by up to 130% (instead of normal 100%)

- **Basis Boost** incentivizes developers to invest in distressed areas (QCT & DDA)

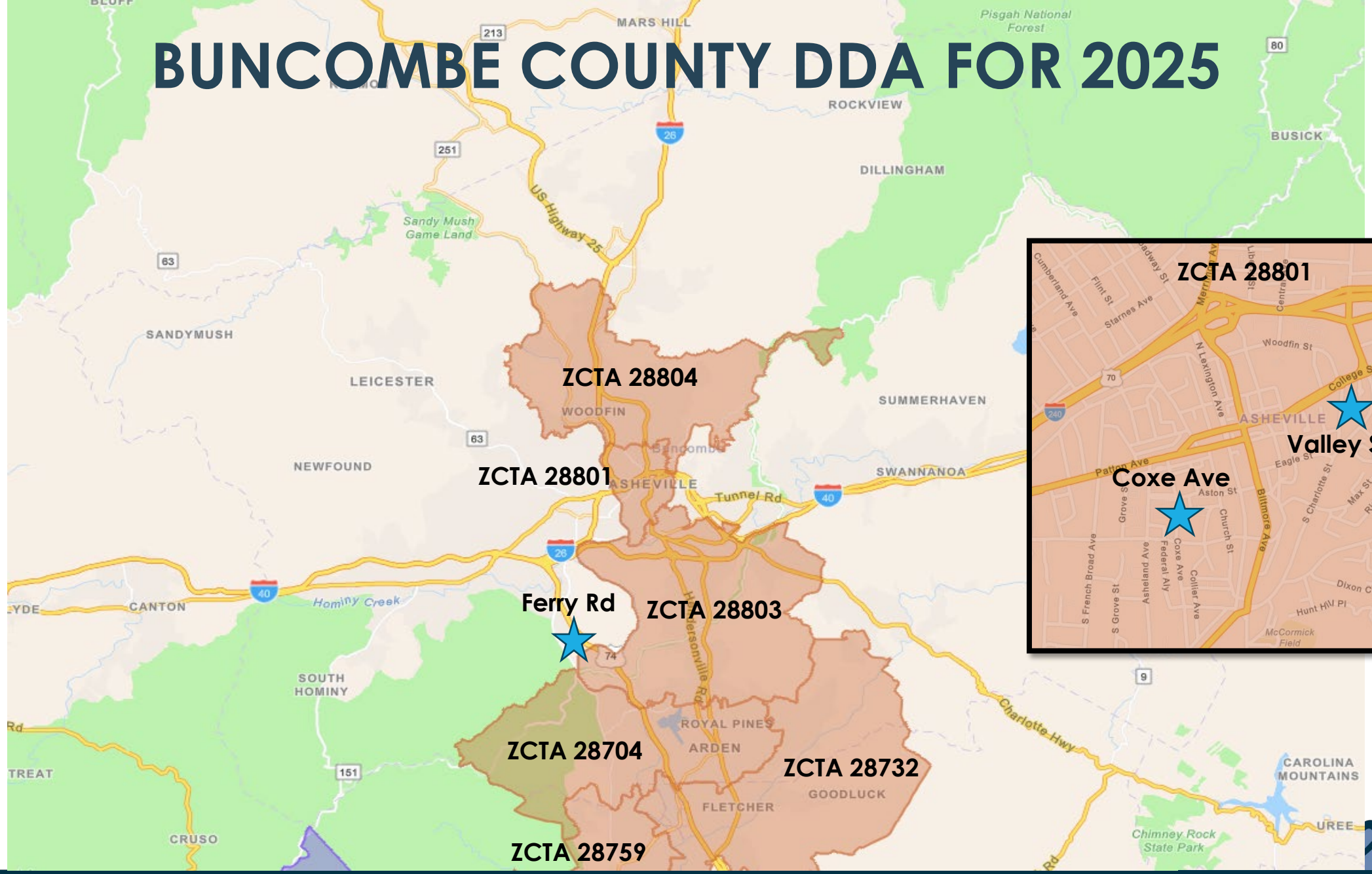
BUNCOMBE COUNTY QCT FOR 2025



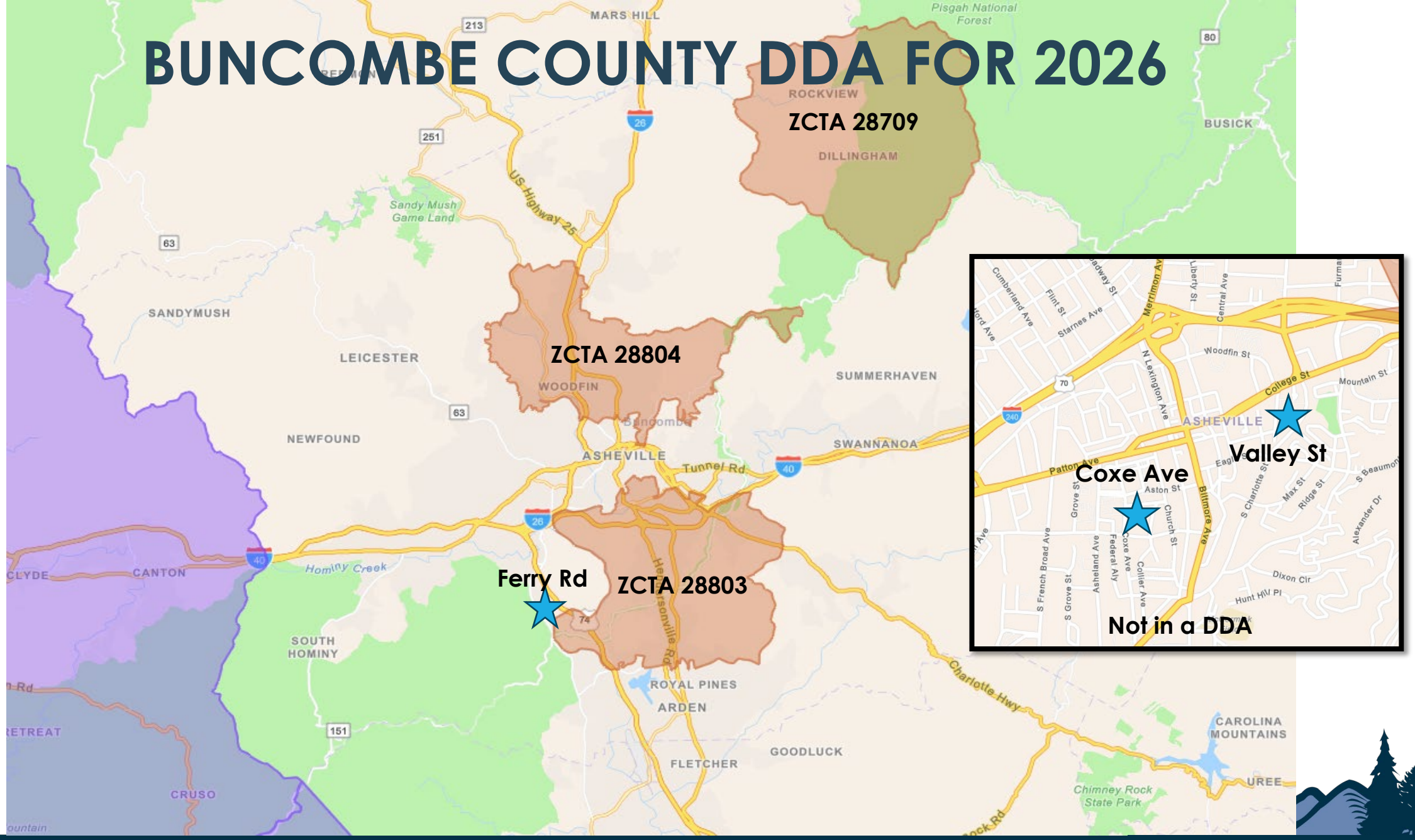
BUNCOMBE COUNTY QCT FOR 2026



BUNCOMBE COUNTY DDA FOR 2025



BUNCOMBE COUNTY DDA FOR 2026



ANNOUNCEMENTS



ADJORN