



# AFFORDABLE HOUSING SUBCOMMITTEE

Presented by

James Shelton

June 7, 2022



BUNCOMBE COUNTY

1

## AGENDA

- ✓ Call to Order & Welcome / Public Comment Procedures Overview
- ✓ Approval of Meeting Minutes
  - April 5, 2022
  - April 19, 2022
  - April 26, 2022
  - May 3, 2022
- ✓ New Business
  - COVID Recovery Funding Applications Associated with Housing and Homelessness: Review, Discussion, and Prioritization – James Shelton
- ✓ Next Steps
- ✓ Announcements
- ✓ Public Comment
- ✓ Adjourn



BUNCOMBE COUNTY

2

# COVID RECOVERY FUNDING APPLICATIONS



3

## COVID RECOVERY FUNDING APPLICATIONS APPLICATIONS FOR AFFORDABLE HOUSING & HOMELESSNESS

- Applications Associated with Affordable Housing: 14
- Applications Associated with Homelessness: 8



4

# COVID RECOVERY FUNDING APPLICATIONS

Applicant	Affordable Housing Related Application Title	Request	Funded
AAHH	Infrastructure to Support Affordable Homeownership Development in Buncombe County	\$1,978,000	
ABCCM	Transformation Village, Ph IIA-Perm. Affordable Housing To Meet Immediate Needs of Women & Children	\$3,000,000	
ABCLT	Permanently Affordable Homes	\$2,500,000	
BeLoved Asheville	BeLoved Villages-Deeply Affordable Homes with Equity, Sustainability, & Workforce Development	\$1,600,000	
Black Mountain Chamber Foundation	Building Rehabilitation	\$4,000,000	
BC Planning (CD Division)	Property Acquisition for Affordable Housing	\$7,000,000	
CLM	PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program	\$264,000	
Eagles' Wings Community Dev. Corp.	Black Asheville Renaissance - BAR	\$300,000	
Eblen Charities	Eblen Charities Housing Stabilization Project	\$360,000	
HACA	Reimagining Deaverview Phase 1	\$1,200,000	\$935,286
MHO*	Affordable Housing at Lakeshore Villas and Pentland Hills (Previously 4%LIHTC Lakeshore Villas)	\$3,000,000	\$718,616
OnTrack Financial	Recovery Through Financial Capabilities and Homebuying	\$462,456	
The Arc of Buncombe County	Affordable Housing for the Intellectually and Developmentally Disabled (I/DD)	\$50,000	
Thrive Asheville	Buncombe Rental Assistance Collaborative (BRAC)	\$474,000	
<b>Total</b>		<b>\$26,188,456</b>	<b>\$1,653,982</b>

\*MHO Lakeshore Villas Project received funding support. Pentland Hills has not been considered or funded.

# COVID RECOVERY FUNDING APPLICATIONS

Applicant	Homelessness Related Application Title	Request	Funded
Aura Home Women Vets	Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness	\$ 418,746	
BC Emergency Services	Community Paramedic Project; Mobile Outreach Team	\$ 1,144,000	
BC Sheriff's Office	Buncombe County Detention Center Strategic Investment	\$ 407,635	
Buncombe County Schools Foundation	Road to Resilience	\$ 3,500,000	
Eliada Homes, Inc	Eliada Students Training for Advancement	\$ 517,200	
Helpmate, Inc.	Emergency Shelter for Domestic Violence Survivors	\$ 3,000,000	
Pisgah Legal Services	Homelessness Prevention and Housing Stability in Buncombe County	\$ 950,000	
Sistas Caring 4 Sistas, Inc.	Infrastructure support for Community Based Doulas supporting Homeless families with their prenatal/postpartum needs in WNC	\$ 1,157,967	
<b>Total</b>		<b>\$11,095,548</b>	<b>\$0</b>

## AFFORDABLE HOUSING GOALS

- Increase the supply of Affordable Housing for rent
- Increase the supply of Affordable Housing for homeownership, especially for BIPOC households
- Preserve the supply of Naturally Occurring Affordable Housing (NOAH)
- Support activities that achieve functional zero Homelessness
- Support activities that encourage the use of all vouchers

## APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT: Increase the supply of affordable housing for rent

# ASHEVILLE BUNCOMBE COMMUNITY CHRISTIAN MINISTRY

**Transformation Village: Phase IIA-Permanent Affordable  
Housing To Meet Immediate Needs of Women and Children**

**REQUEST: \$3,000,000**

<b>76</b> Units	<b>\$39,474</b> Request Per Unit	* Administrative	<b>\$1.00 : *</b> Leverage Ratio COVID \$ : Other \$	<b>&lt;50%</b> AMI Target	<b>99+</b> Period of Affordability
--------------------	-------------------------------------	---------------------	--	------------------------------	---------------------------------------

Note: Applicant did not provide a budget denoting uses and other funding sources with their application



# ASHEVILLE BUNCOMBE COMMUNITY CHRISTIAN MINISTRY

**Transformation Village: Phase IIA-Permanent Affordable  
Housing To Meet Immediate Needs of Women and Children**

**SUMMARY HIGHLIGHTS**

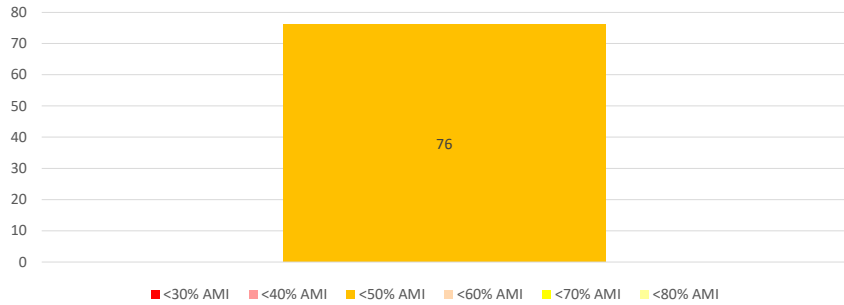
- Supports construction of 3 multi-story apartment buildings
- 76 units for permanent, affordable, supportive homes for women and children
- Units available to families earning <50% AMI; rents capped at 30% AGI of tenants
- Prioritized to meet immediate critical needs of women, including post-SUD treatment into recovery living, stable homes for women with children enrolled in schools to ensure continuity of children's education, and women Veterans leaving long-term homelessness.



# ASHEVILLE BUNCOMBE COMMUNITY CHRISTIAN MINISTRY

## Transformation Village: Phase IIA-Permanent Affordable Housing To Meet Immediate Needs of Women and Children

### AMI LEVELS ASSISTED



# ASHEVILLE BUNCOMBE COMMUNITY CHRISTIAN MINISTRY

## Transformation Village: Phase IIA-Permanent Affordable Housing To Meet Immediate Needs of Women and Children

### PROJECT COST PERCENTAGES

### COMPARISON OF FUNDING BY SOURCE PERCENTAGES

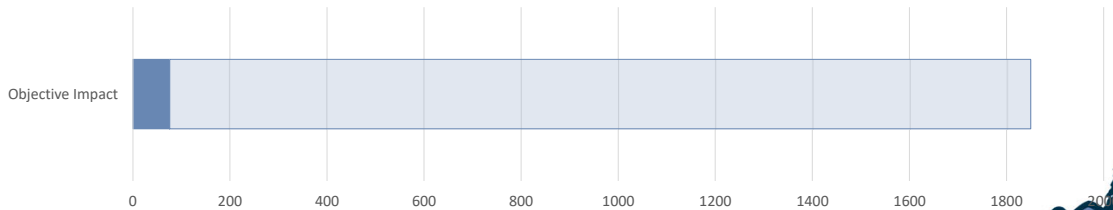
Note: Applicant did not provide a budget denoting uses and other funding sources with their application

# ASHEVILLE BUNCOMBE COMMUNITY CHRISTIAN MINISTRY

## Transformation Village: Phase IIA-Permanent Affordable Housing To Meet Immediate Needs of Women and Children

### ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for rental. This project is anticipated to directly impact 76 households, which represents 4.1% of the stated goal (1,850 households).



# ASHEVILLE BUNCOMBE COMMUNITY CHRISTIAN MINISTRY

## Transformation Village: Phase IIA-Permanent Affordable Housing To Meet Immediate Needs of Women and Children

### STAFF COMMENTS

- Applicant's Recovery Living program differs from half-way houses as there is no immediate pressure to get a job to pay rent and food costs
- Women are given time to complete rehab and be reunited with their children
- Approach produces permanent changes and reduces relapses

# BLACK MOUNTAIN CHAMBER FOUNDATION

## Building Rehabilitation

**REQUEST: \$4,000,000**

<b>46</b> Units	<b>\$86,956</b> Request Per Unit	<b>\$0.00</b> Administrative	<b>\$1.00 : \$1.00</b> Leverage Ratio COVID \$ : Other \$	<b>≤80%</b> AMI Target	<b>99+</b> Period of Affordability
--------------------	-------------------------------------	---------------------------------	---	---------------------------	---------------------------------------



# BLACK MOUNTAIN CHAMBER FOUNDATION

## Building Rehabilitation

### SUMMARY HIGHLIGHTS

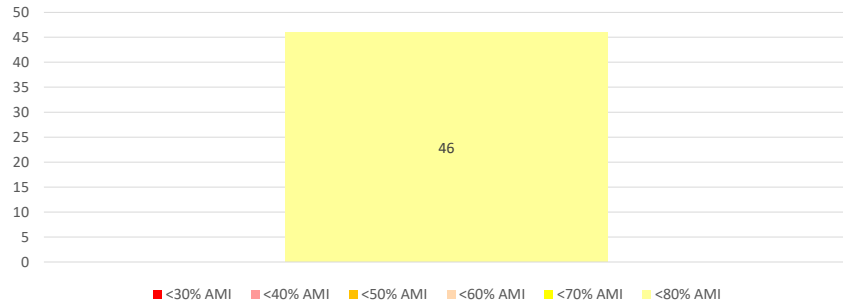
- Supports purchase of 3 existing structures within walking distance to transportation (ART), jobs, shopping, medical care, childcare, and education
- Funds will finance rehabilitation and renovations of: 15 studio units; 15 1BR units, and 16 units (2BR and 3BR)
- Units are expected to provide housing to families who work locally in service industry jobs





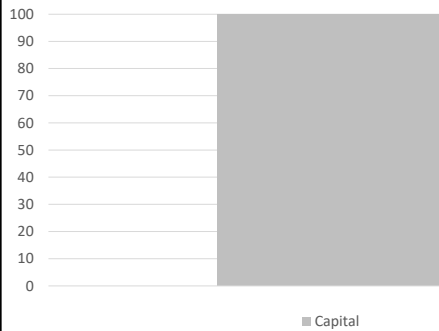
# BLACK MOUNTAIN CHAMBER FOUNDATION Building Rehabilitation

## AMI LEVELS ASSISTED

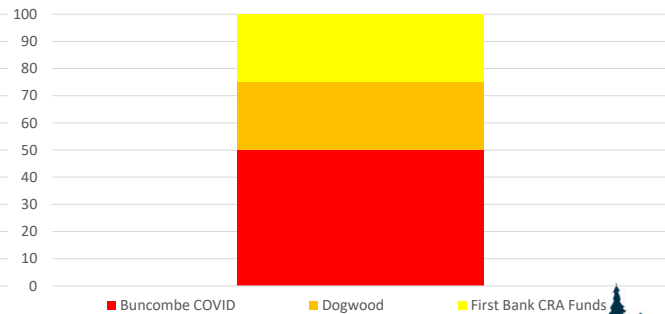


# BLACK MOUNTAIN CHAMBER FOUNDATION Building Rehabilitation

## PROJECT COST PERCENTAGES



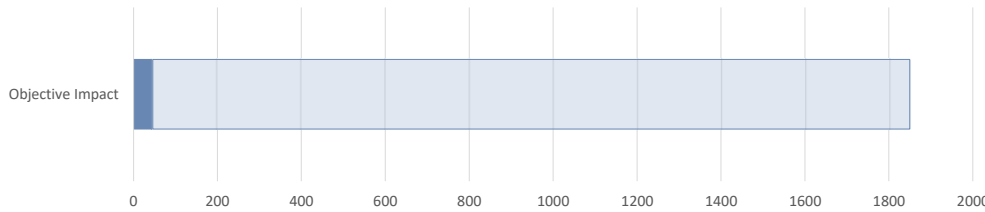
## COMPARISON OF FUNDING BY SOURCE PERCENTAGES



# BLACK MOUNTAIN CHAMBER FOUNDATION Building Rehabilitation

## ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for rental. This project is anticipated to directly impact 46 households, which represents 2.5% of the stated goal (1,850 households).



# BLACK MOUNTAIN CHAMBER FOUNDATION Building Rehabilitation

## STAFF COMMENTS

- Applicant can more quickly get units online since rehabilitating existing structures
- Crucial to provide housing for working families in areas of continuing growth and development of the community
- Anticipated project completion = 18 months

# APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT:

Increase the supply of affordable housing for homeownership, especially for BIPOC households



## ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST Permanently Affordable Homes

REQUEST: \$2,500,000

<b>18</b> Units	<b>\$125,000</b> Request Per Unit	<b>\$250,000</b> Administrative	<b>\$1.00 : \$1.27</b> Leverage Ratio COVID \$ : Other \$	<b>≤80%</b> AMI Target	<b>99+</b> Period of Affordability
--------------------	--------------------------------------	------------------------------------	---	---------------------------	---------------------------------------



# ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST

## Permanently Affordable Homes

### SUMMARY HIGHLIGHTS

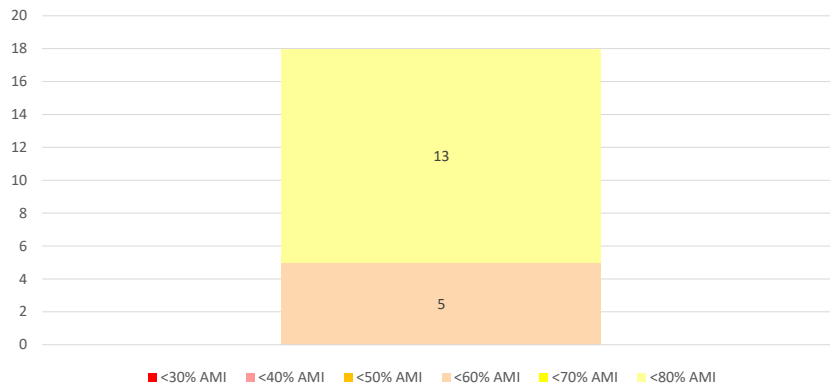
- Impacts 18 households/units of 26 households/units in the project
- Permanent affordable housing units owned by county residents
- ABCLT retains ownership of land, sells the home to a qualified buyer, and buyer leases the land via a renewable 99-year ground lease
- Support an overall project budget of \$5,676,147 (26 households/units)



# ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST

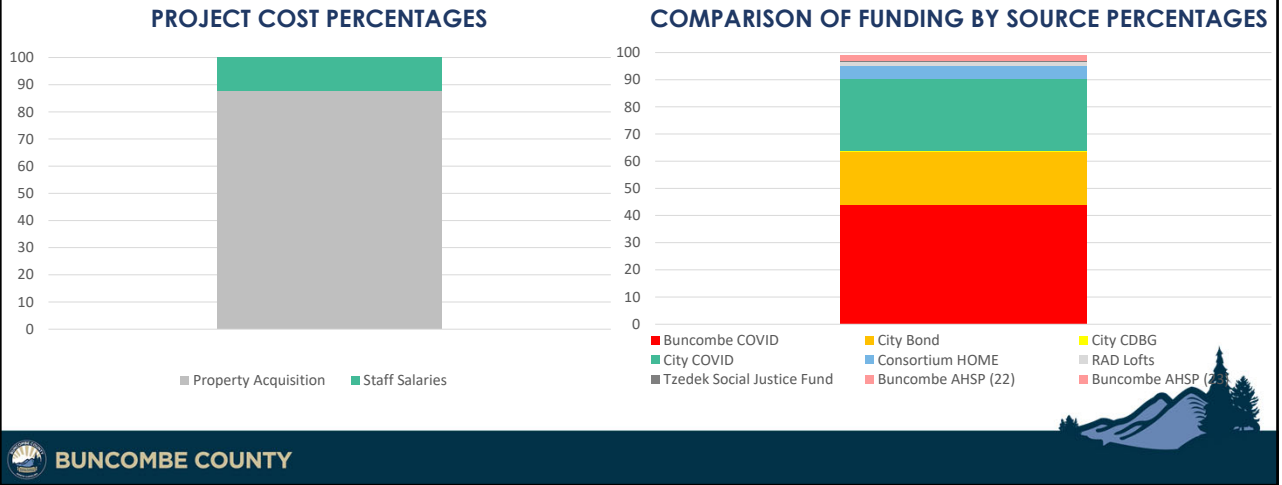
## Permanently Affordable Homes

### AMI LEVELS ASSISTED



# ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST

## Permanently Affordable Homes



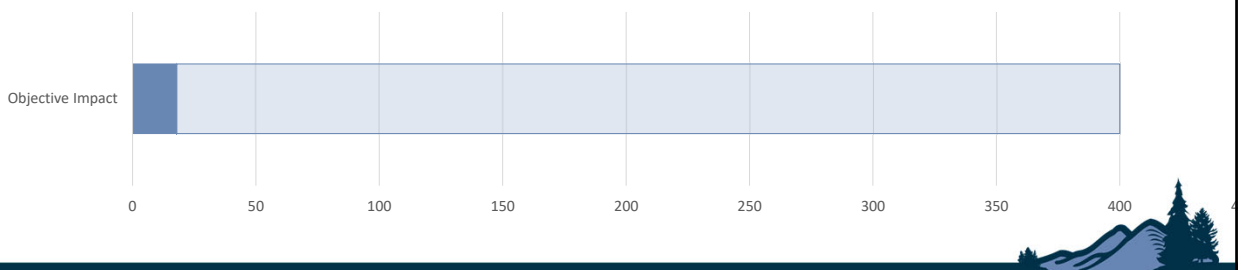
25

# ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST

## Permanently Affordable Homes

### ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to directly impact 18 households, which represents 3.6% of the stated goal (400 households).



26

# ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST

## Permanently Affordable Homes

### STAFF COMMENTS

- Project adheres to the requirements of the FY23 AHSP
- Appears eligible for funding
- Appears ready for implementation July 1, 2022

# BELOVED ASHEVILLE

## Deeply Affordable Homes With Equity, Sustainability, and Workforce Development

**REQUEST: \$1,600,000**

<b>12</b> Units	<b>\$133,333</b> Request Per Unit	<b>\$70,000</b> Administrative	<b>\$1.00 : \$2.12</b> Leverage Ratio COVID \$ : Other \$	<b>&lt;30%</b> AMI Target	<b>99+</b> Period of Affordability
--------------------	--------------------------------------	-----------------------------------	---	------------------------------	---------------------------------------

# BELOVED ASHEVILLE

## Deeply Affordable Homes With Equity, Sustainability, and Workforce Development

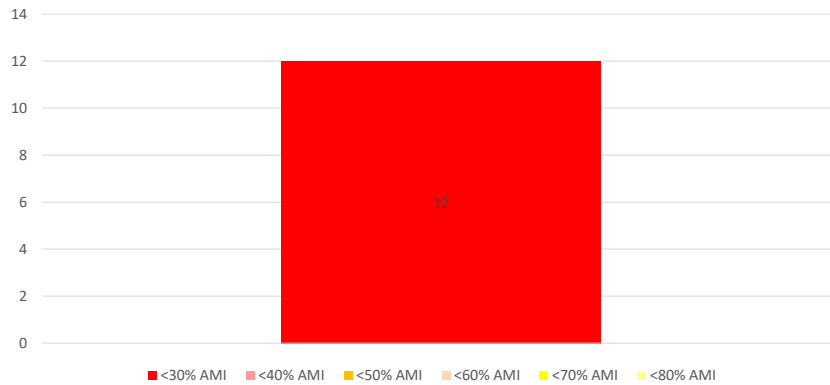
### SUMMARY HIGHLIGHTS

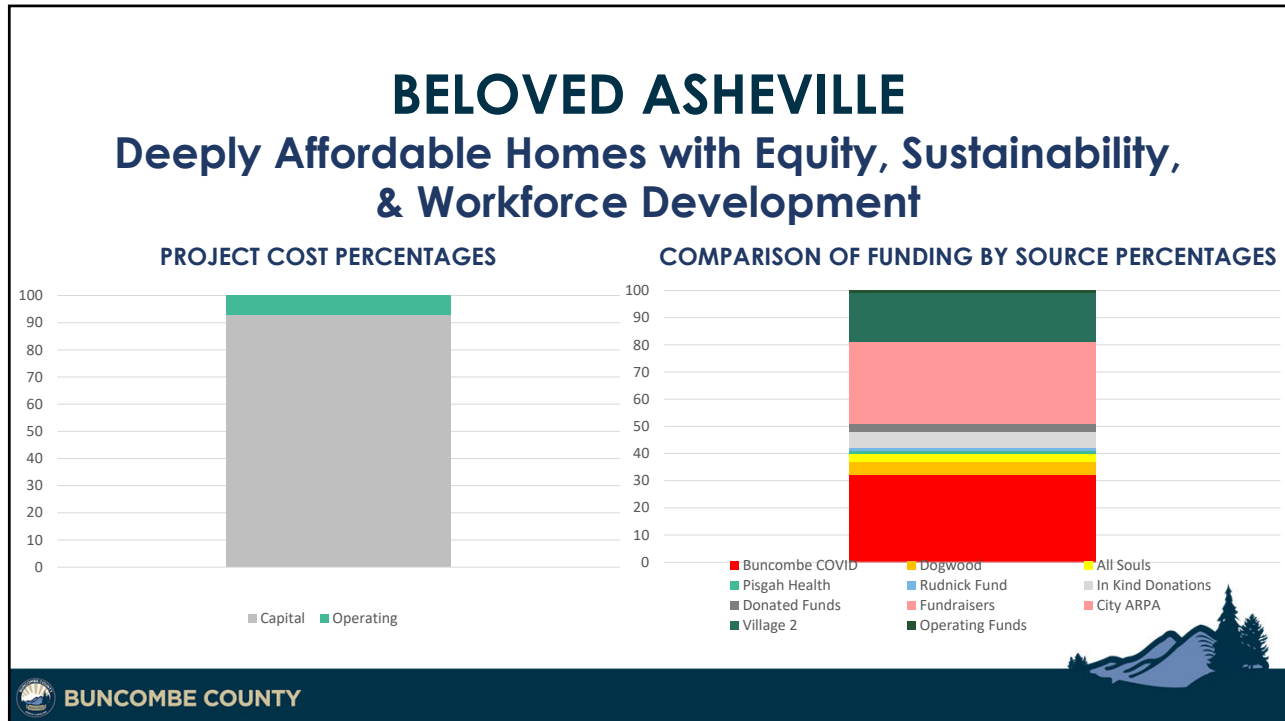
- Funds will complete pilot micro home village of 12 homes in East Asheville
- Homes are fully furnished
- Residents own the homes and build equity
- Project includes workforce development in construction and related trades
- Aims to mitigate climate change through green building practices
- Creates a Replication Action Plan and toolkit to be used in building a second village in Buncombe County

# BELOVED ASHEVILLE

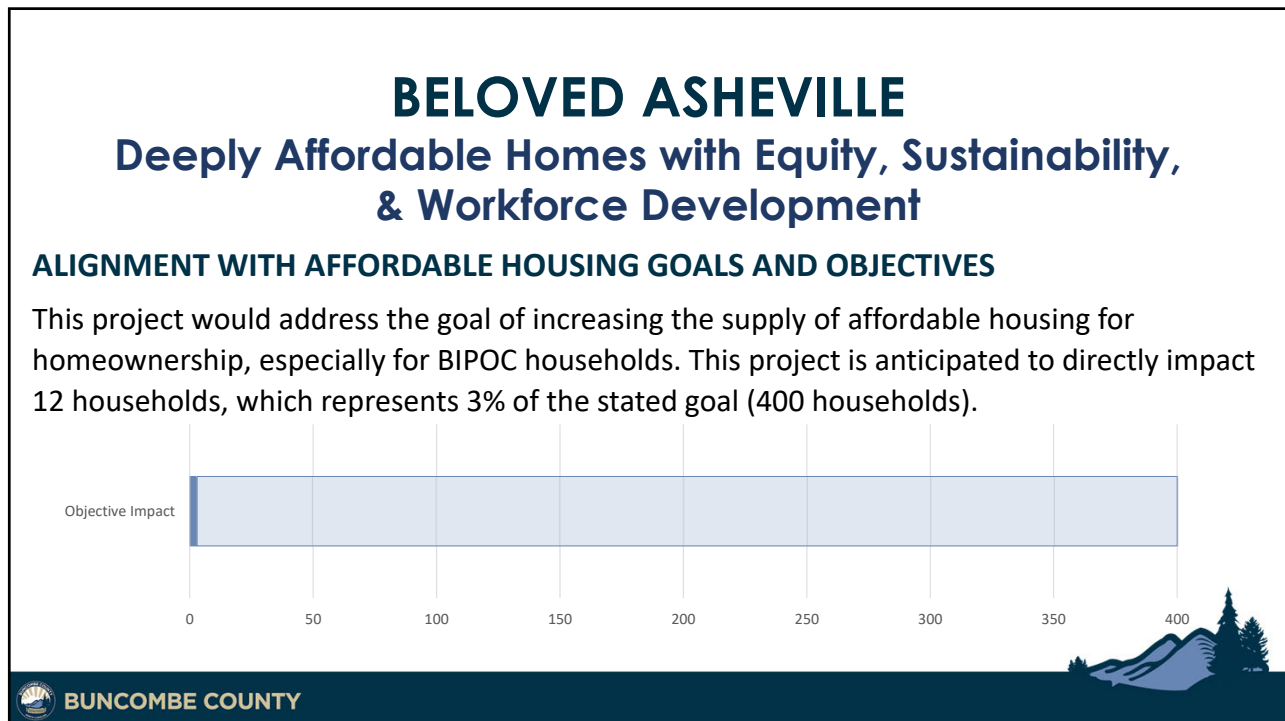
## Deeply Affordable Homes With Equity, Sustainability, and Workforce Development

### AMI LEVELS ASSISTED





31



32




## BELOVED ASHEVILLE

### Deeply Affordable Homes with Equity, Sustainability, & Workforce Development

**STAFF COMMENTS**

- Organization has capacity for implementing project
- Has strong relationship with community partners
- Equity focused



33

## EAGLES' WINGS COMMUNITY DEVELOPMENT CORPORATION

### Black Asheville Renaissance - BAR

### REQUEST: \$300,000

<b>37</b>	<b>\$8,108</b>	<b>\$222,000</b>	<b>\$1.00 : \$2.82</b>	<b>≤80%</b>	<b>99+</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability



34

# EAGLES' WINGS COMMUNITY DEVELOPMENT CORPORATION

## Black Asheville Renaissance - BAR

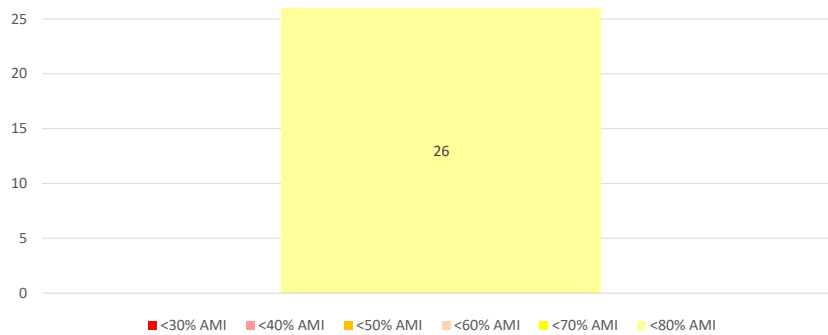
### SUMMARY HIGHLIGHTS

- Project anticipates partnering with many different organizations (COA, First Citizens, LISC, Dogwood, Chamber) to assist with pre-development and construction
- Construction of 37-unit multifamily building (26 affordable/subsidized units, 11 market)
- Aims for construction on Asheland Ave., which is a designated Opportunity Zone
- Intended to help reduce wealth gap among Blacks in Buncombe County by revitalizing areas impacted by Urban Renewal policies

# EAGLES' WINGS COMMUNITY DEVELOPMENT CORPORATION

## Black Asheville Renaissance - BAR

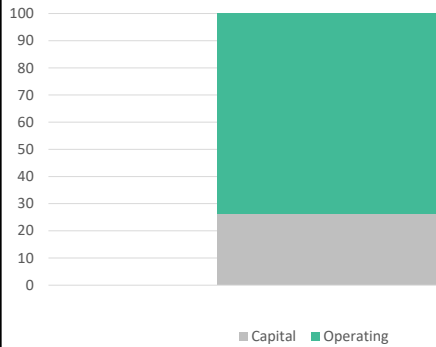
### AMI LEVELS ASSISTED



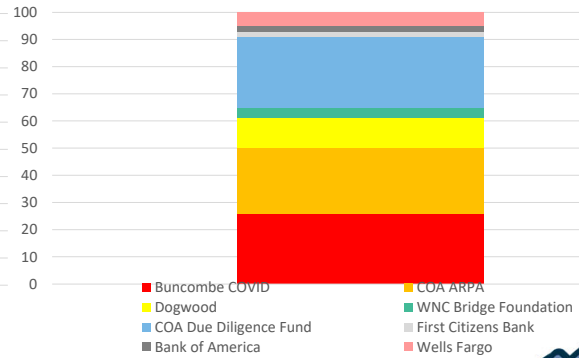
# EAGLES' WINGS COMMUNITY DEVELOPMENT CORPORATION

## Black Asheville Renaissance - BAR

PROJECT COST PERCENTAGES



COMPARISON OF FUNDING BY SOURCE PERCENTAGES



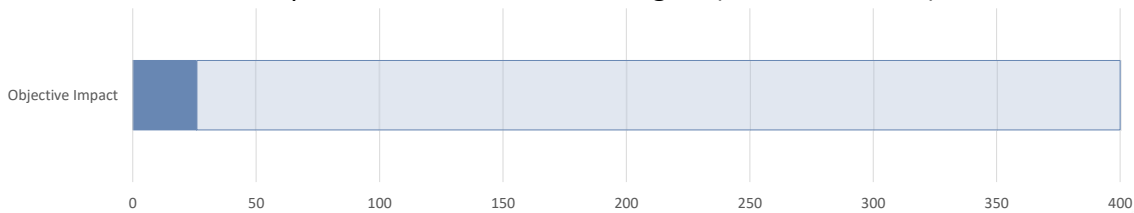
JS1

# EAGLES' WINGS COMMUNITY DEVELOPMENT CORPORATION

## Black Asheville Renaissance - BAR

### ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to directly impact 26 households, which represents 6.5% of the stated goal (400 households).





# EAGLES' WINGS COMMUNITY DEVELOPMENT CORPORATION

## Black Asheville Renaissance - BAR

### STAFF COMMENTS

- Project is equity focused, with the intent of constructing new affordable housing in neighborhoods that were destroyed by Urban Renewal policies
- Location of proposed development is also near jobs, transit, and services



# MOUNTAIN HOUSING OPPORTUNITIES

## Affordable Housing at Pentland Hills

**REQUEST: \$1,000,000**

<b>68</b>	<b>\$14,705</b>	<b>\$70,000</b>	<b>\$1.00 : \$15.93</b>	<b>≤80%</b>	<b>99+</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability




# MOUNTAIN HOUSING OPPORTUNITIES

## Affordable Housing at Pentland Hills

### SUMMARY HIGHLIGHTS

- Project will provide 36 single-family homes and 32 duplex units, for a total of 68 new units with at least 40 of them being affordable
- Intends to help address the wealth gap in Buncombe County by providing families an opportunity to build equity
- Some units will be sold without income restrictions with the intent of developing a fully mixed-income development
- Homes will also meet Energy Star standards

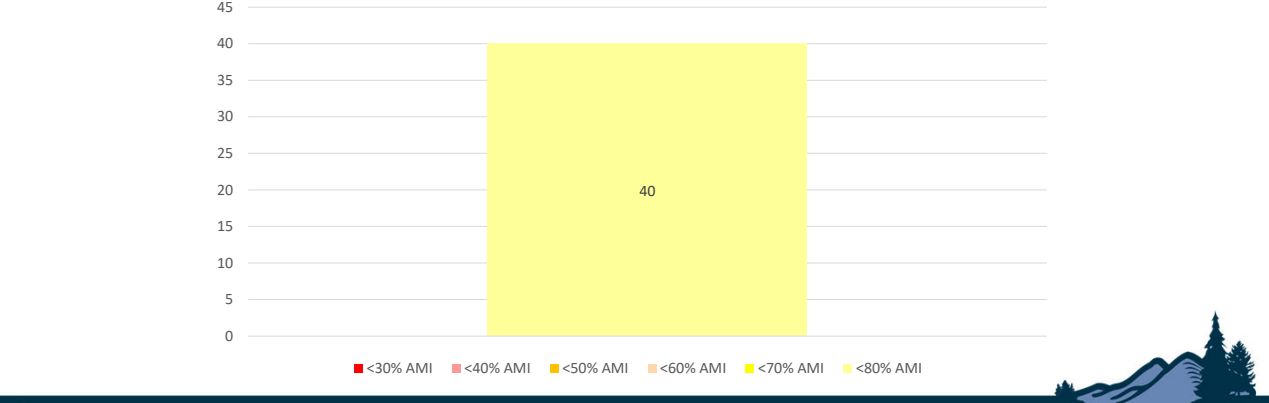


41


# MOUNTAIN HOUSING OPPORTUNITIES

## Affordable Housing at Pentland Hills

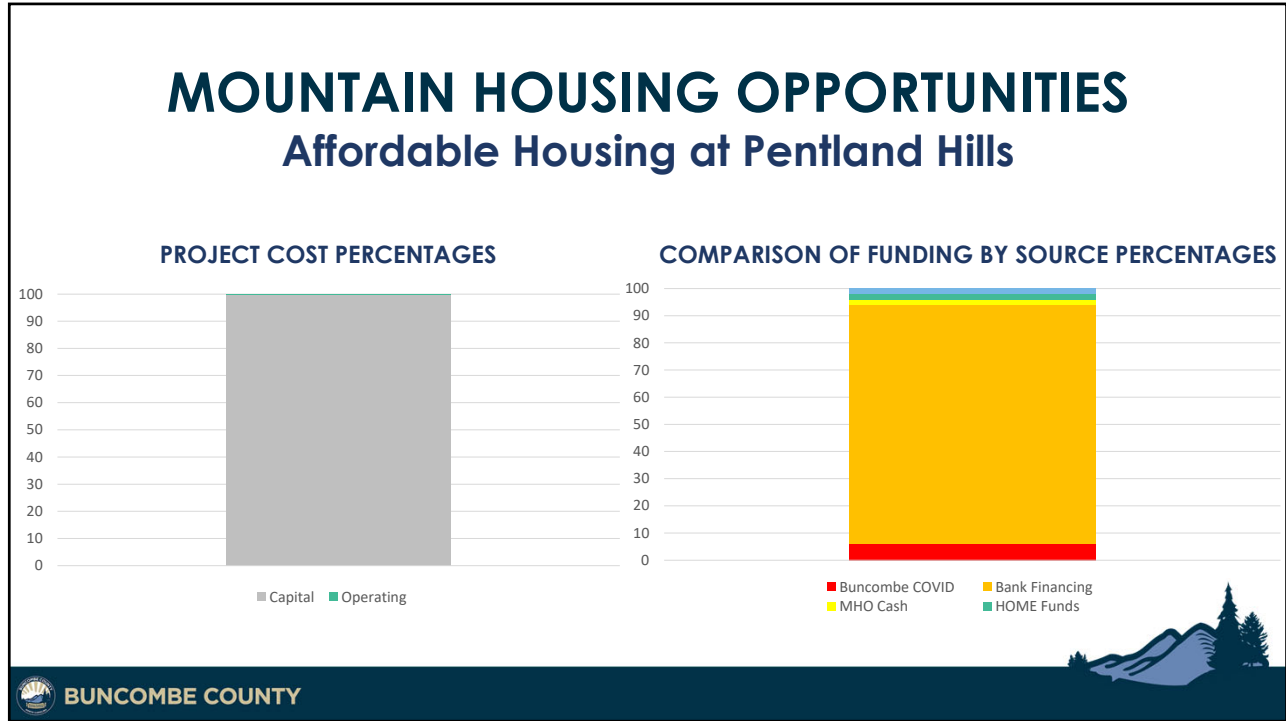
### AMI LEVELS ASSISTED



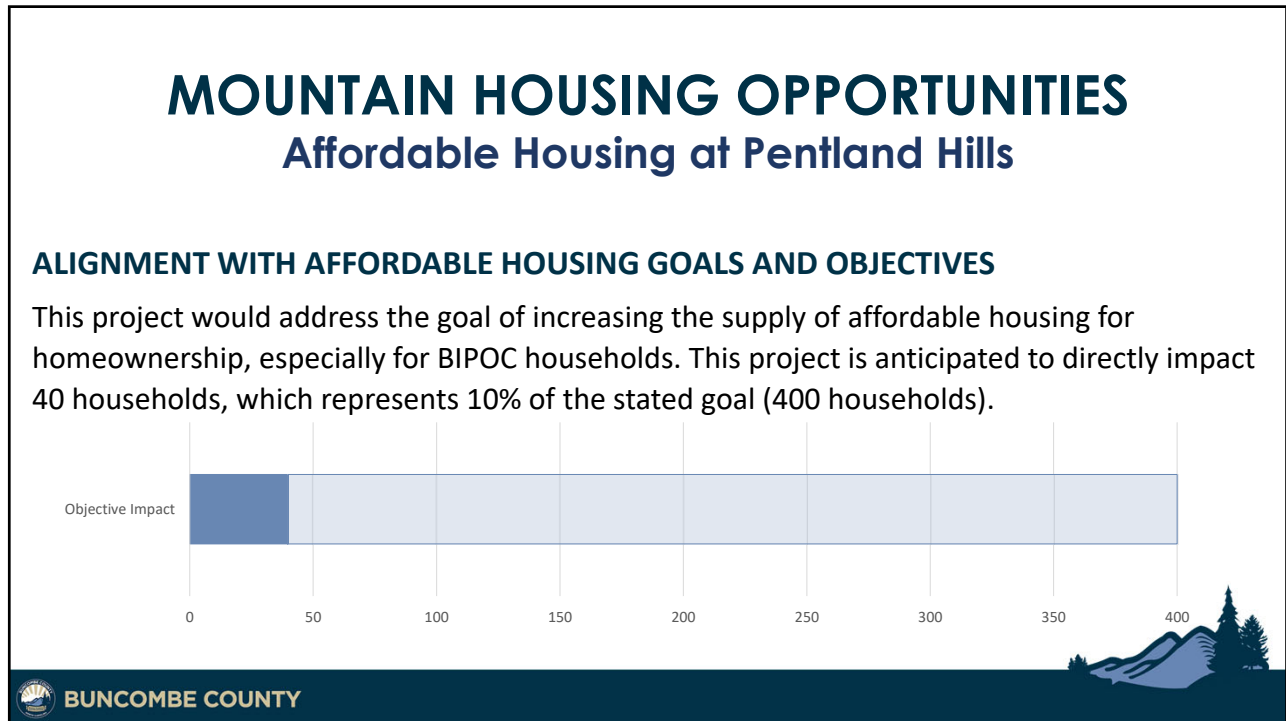
AMI Level	Count
<30% AMI	0
<40% AMI	0
<50% AMI	0
<60% AMI	0
<70% AMI	40
<80% AMI	0



42



43



44

# MOUNTAIN HOUSING OPPORTUNITIES

## Affordable Housing at Pentland Hills

### STAFF COMMENTS

- At least 40 of 68 homes built will be deemed affordable and sold to low-income families, but would prefer to get up to 48 affordable units with full funding of this request

# APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT:

Preserve the supply of naturally  
occurring affordable housing



## COLABORATIVA LA MILPA PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program

**REQUEST: \$264,000**

<b>24</b>	<b>\$11,000</b>	<b>\$24,000</b>	<b>\$1.00 : \$0.00</b>	<b>≤80%</b>	<b>99+</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability

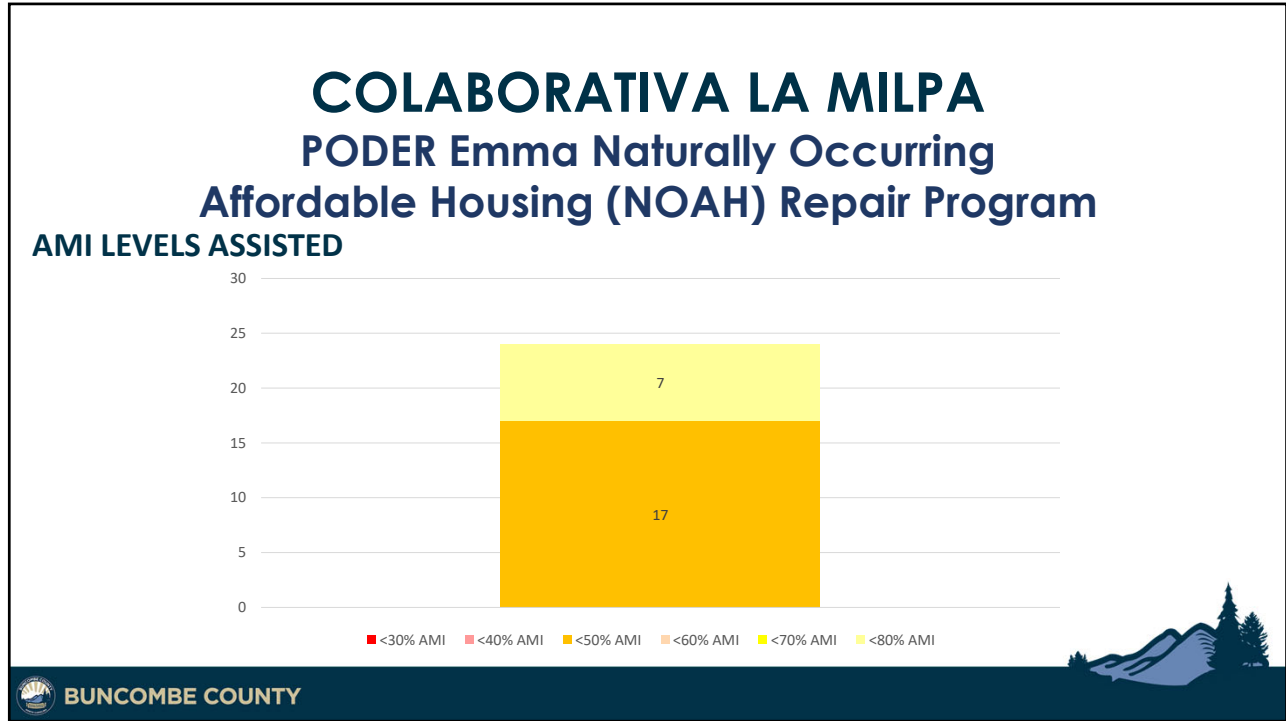


## COLABORATIVA LA MILPA PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program

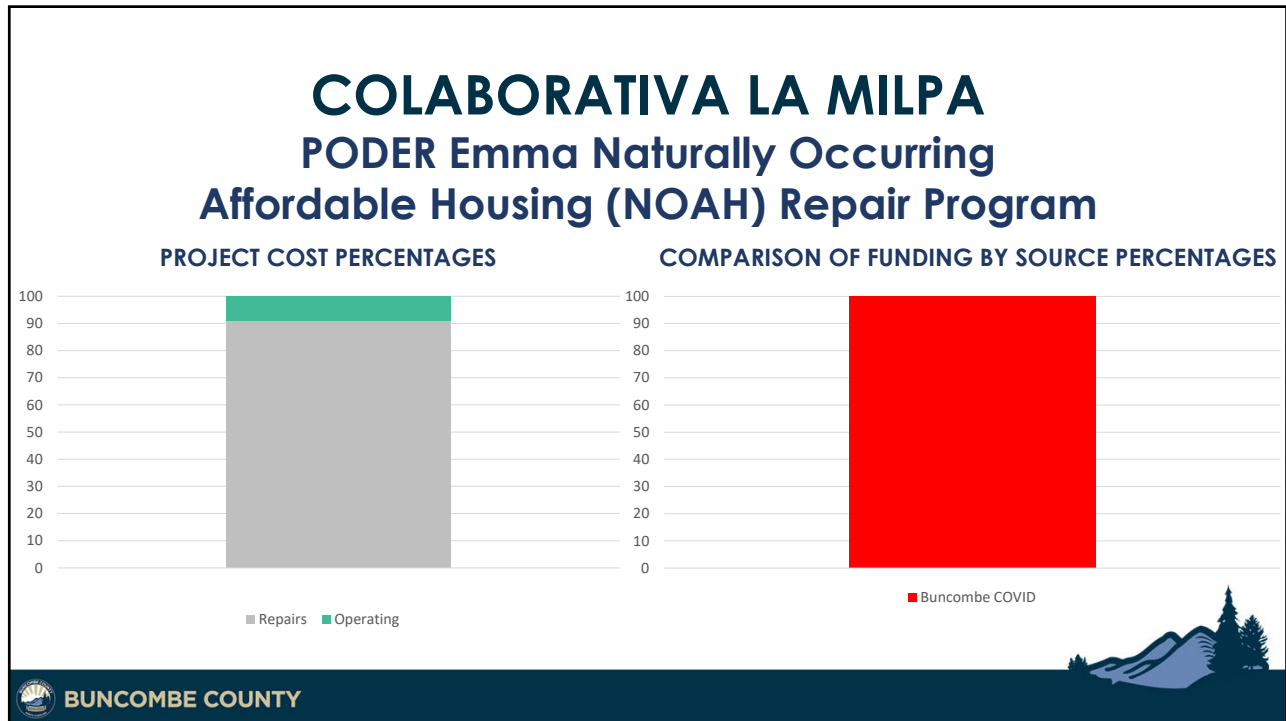
### SUMMARY HIGHLIGHTS

- Provides critical repairs to ensure health, safety, and quality in the Emma and Erwin areas
- Addresses health issues like mold, HVAC, accessibility, and other important repairs
- Repairing existing affordable housing is critical for allowing families to remain in place and maintain overall supply





49

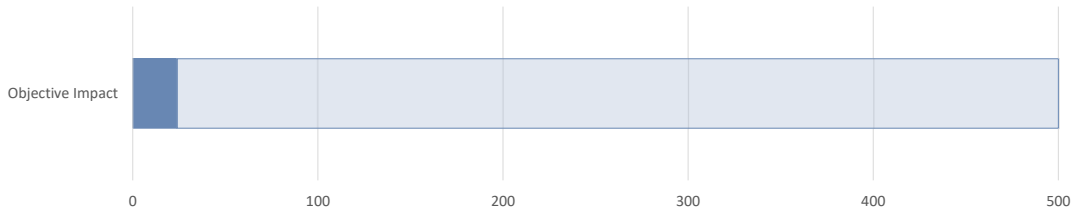


50

## COLABORATIVA LA MILPA PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program

### ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of repairing units to preserve the stock of affordable housing in the county. This project is anticipated to directly impact 24 households, which represents 4.8% of the stated goal (500 households).



## COLABORATIVA LA MILPA PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program

### STAFF COMMENTS

- PODER's work is entirely community led
- Project will focus on community that is majority low-income Latino immigrants
- Units receiving repairs are located within cooperatively owned permanently affordable housing mobile home neighborhood

# APPLICATIONS ASSOCIATED WITH AFFORDABLE HOUSING THAT:

Support activities that encourage the use of all vouchers



## THRIVE ASHEVILLE Buncombe Rental Assistance Collaborative

**REQUEST: \$474,000**

<b>219</b> Units	<b>\$2,164</b> Request Per Unit	<b>\$230,000</b> Administrative	<b>\$1.00 : \$0.53</b> Leverage Ratio COVID \$ : Other \$	<b>≤80%</b> AMI Target	<b>-</b> Period of Affordability
---------------------	------------------------------------	------------------------------------	---	---------------------------	-------------------------------------



# THRIVE ASHEVILLE

## Buncombe Rental Assistance Collaborative

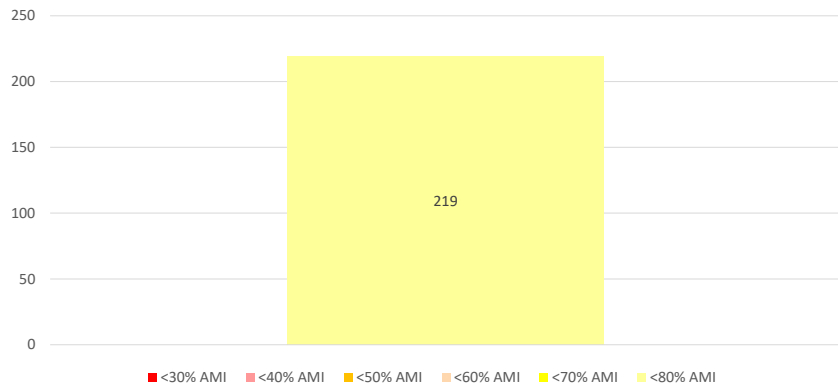
### SUMMARY HIGHLIGHTS

- The project is a collaboration of 6 partner agencies seeking to house 219 individuals/families with federal rental assistance over two years
- Funds will support:
  - Agency Support & Collaboration
  - Landlord Recruitment & Navigation
  - Tenant Education
  - Financial Incentives & Indemnification

# THRIVE ASHEVILLE

## Buncombe Rental Assistance Collaborative

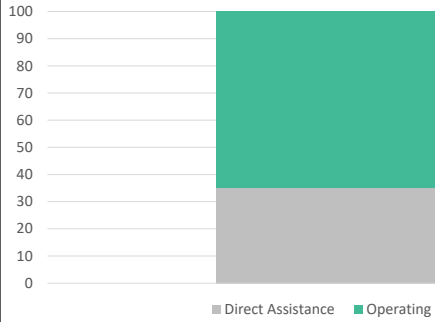
### AMI LEVELS ASSISTED



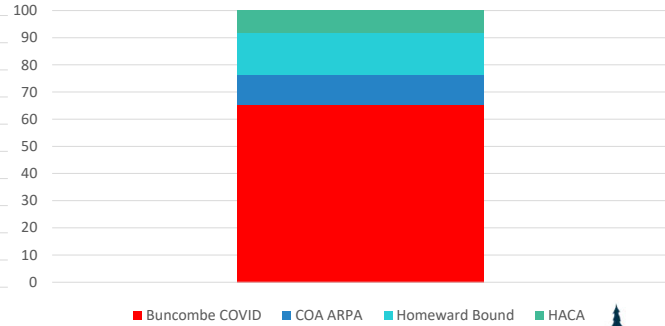
# THRIVE ASHEVILLE

## Buncombe Rental Assistance Collaborative

PROJECT COST PERCENTAGES



COMPARISON OF FUNDING BY SOURCE PERCENTAGES

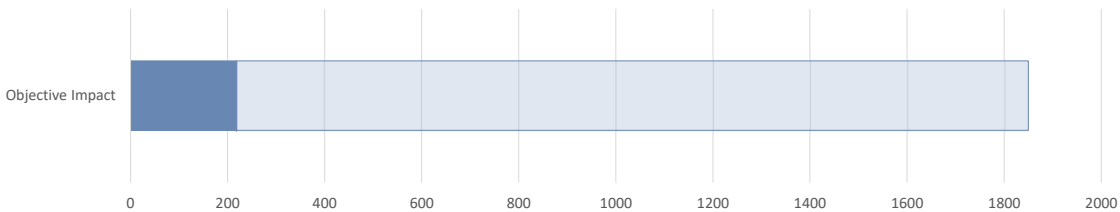


# THRIVE ASHEVILLE

## Buncombe Rental Assistance Collaborative

### ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project would address the goal of increasing the supply of affordable housing for rental. This project is anticipated to directly impact 219 households, which represents 11.8% of the stated goal (1,850 households).



## **THRIVE ASHEVILLE**

### **Buncombe Rental Assistance Collaborative**

#### **STAFF COMMENTS**

- Project intends to address multiple barriers to voucher acceptance which include:
  - Negative stereotypes & past bad experiences
  - A lengthy & complex process to FRA acceptance
  - Accepting FRA is not profitable
- Intends to leverage more than \$3 million in untapped federal rental assistance funding
- Will create lasting change by developing a successful and sustainable model for matching agencies, landlords, and tenants

**APPLICATIONS ASSOCIATED WITH  
AFFORDABLE HOUSING THAT:  
Are not associated with a specified goal**

# BUNCOMBE COUNTY GOVERNMENT

## Property Acquisition for Affordable Housing

**REQUEST: \$7,000,000**

<b>480*</b> Units	<b>\$14,583</b> Request Per Unit	<b>\$0.00</b> Administrative	<b>\$1.00 : \$0.00</b> Leverage Ratio COVID \$ : Other \$	<b>≤80%</b> AMI Target	<b>99+</b> Period of Affordability
----------------------	-------------------------------------	---------------------------------	---	---------------------------	---------------------------------------

\*Note: Proposal is to fund the purchase of land, site assessment, and feasibility studies only. Further funding would be necessary for construction.



# BUNCOMBE COUNTY GOVERNMENT

## Property Acquisition for Affordable Housing

### SUMMARY HIGHLIGHTS

- Project proposes to engage commercial real estate brokers to identify properties with an eye toward broader County goals, with a particular focus on equity
- Project anticipates work with DFI to identify development partners and deliver development agreements
- Selection criteria will include:
  - For rent: properties likely to achieve near perfect NCHFA’s QAP score such that the property can seek LIHTC funding
  - For sale: proximate to employment, transit, support services, and community resources

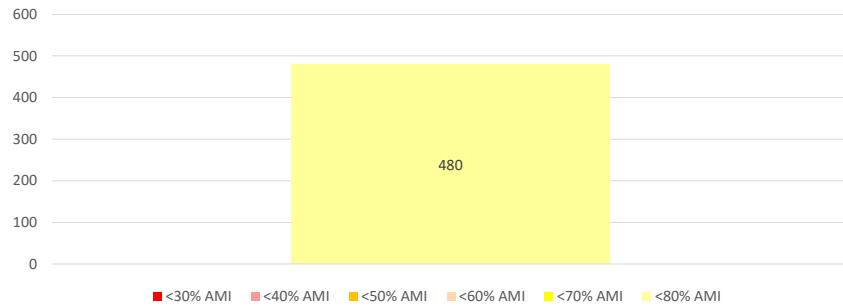




# BUNCOMBE COUNTY GOVERNMENT

## Property Acquisition for Affordable Housing

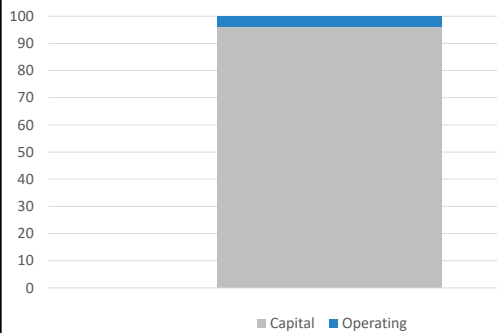
### AMI LEVELS ASSISTED



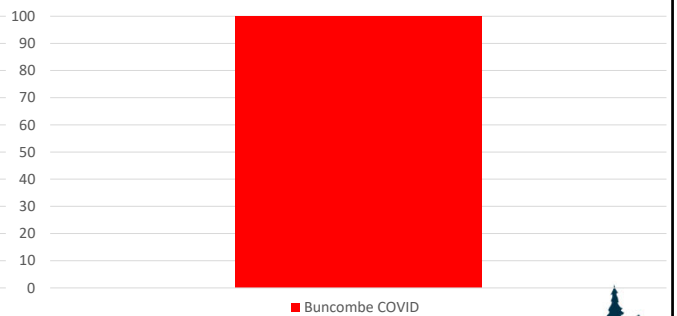
# BUNCOMBE COUNTY GOVERNMENT

## Property Acquisition for Affordable Housing

### PROJECT COST PERCENTAGES



### COMPARISON OF FUNDING BY SOURCE PERCENTAGES



## BUNCOMBE COUNTY GOVERNMENT

### Property Acquisition for Affordable Housing

#### ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

This project could address the goal of increasing the supply of affordable housing for rental. This project is could directly impact 480 households, which represents 25.9% of the stated goal (1,850 households).

This project could address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project could directly impact 480 households, which represents 120% of the stated goal (400 households).



BUNCOMBE COUNTY



65

## BUNCOMBE COUNTY GOVERNMENT

### Property Acquisition for Affordable Housing

#### STAFF COMMENTS

- Will require involvement by County management and Board in the acquisition of sites, which represents a unique opportunity for direct impact in the selection and development of affordable housing in the county
- Administrative costs are expected to be absorbed by the Planning department's personnel budget



BUNCOMBE COUNTY




66


## ASHEVILLE AREA HABITAT FOR HUMANITY

### Infrastructure to Support Affordable Homeownership in Buncombe County

# REQUEST: \$1,978,000

<b>46</b>	<b>\$43,000</b>	<b>\$0</b>	<b>\$1.00 : \$0.00</b>	<b>≤80%</b>	<b>99+</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability





**BUNCOMBE COUNTY**


67


## ASHEVILLE AREA HABITAT FOR HUMANITY

### Infrastructure to Support Affordable Homeownership in Buncombe County

#### SUMMARY HIGHLIGHTS

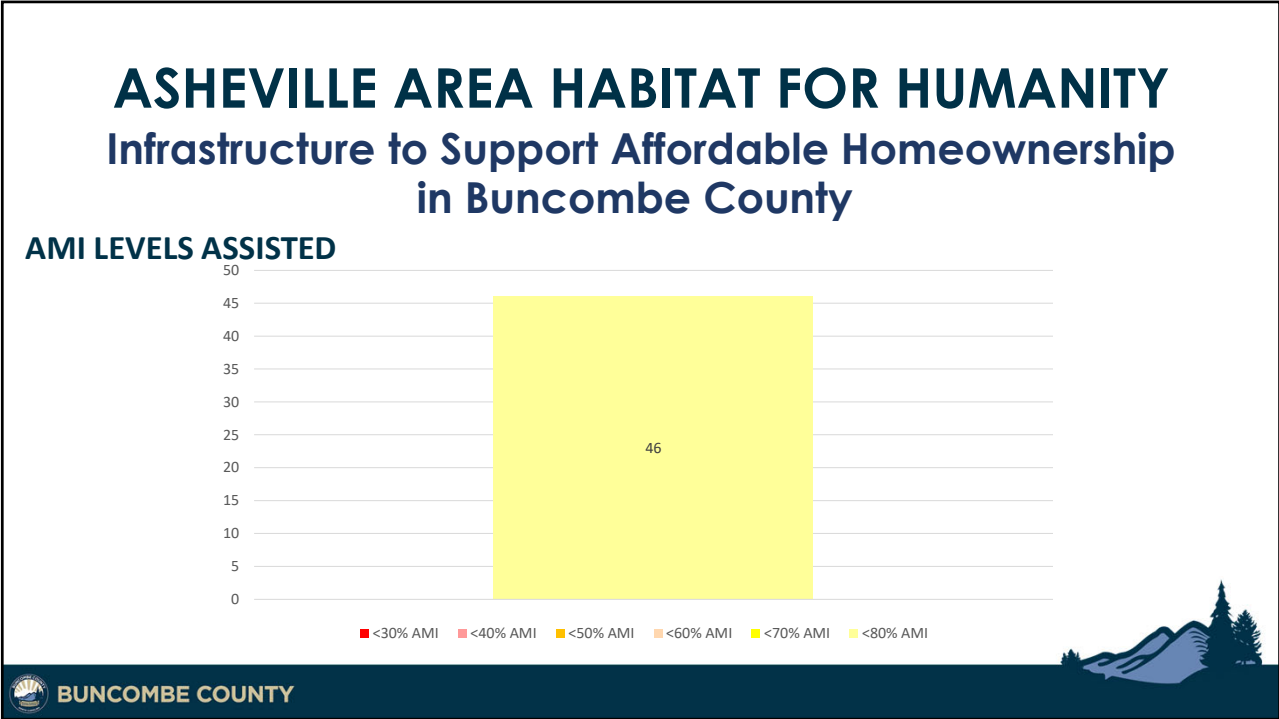
- Fund infrastructure development for portion of Phase II of New Heights neighborhood
- Roads, sidewalks, and sewers
- Intended for BIPOC families, female head-of-households, and older adult households who may have lived in substandard housing during the pandemic



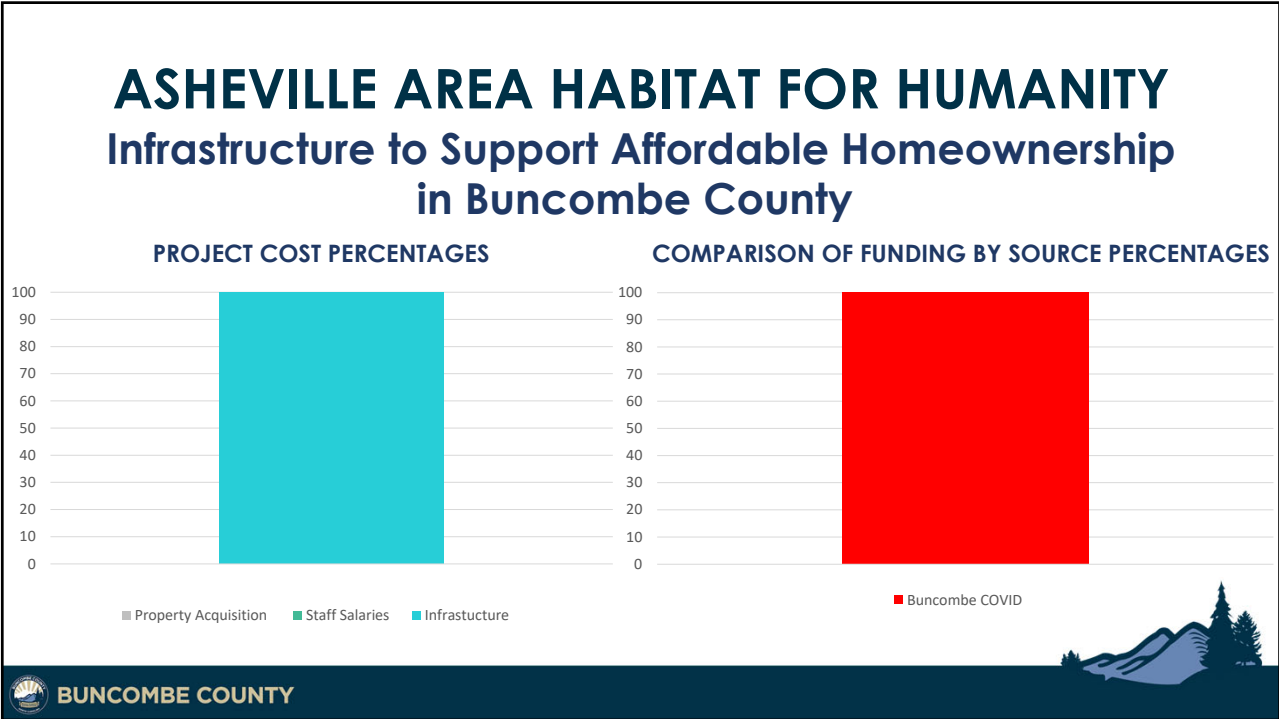


**BUNCOMBE COUNTY**

68



69

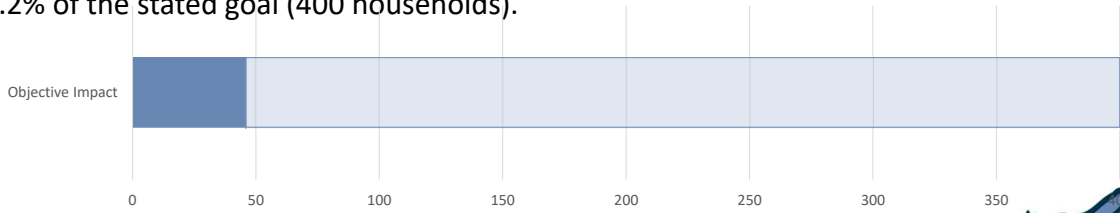


70

# ASHEVILLE AREA HABITAT FOR HUMANITY Infrastructure to Support Affordable Homeownership in Buncombe County

## ALIGNMENT WITH AFFORDABLE HOUSING GOALS AND OBJECTIVES

Though this project is for infrastructure development only, it might address the goal of increasing the supply of affordable housing for homeownership, especially for BIPOC households. This project is anticipated to indirectly impact 46 households, which represents 9.2% of the stated goal (400 households).



# ASHEVILLE AREA HABITAT FOR HUMANITY Infrastructure to Support Affordable Homeownership in Buncombe County


## STAFF COMMENTS

- Anticipated closeout of infrastructure installation is September 2024
- New homes would be built from January 2025 – August 2029
- First round of ARPA funding has already funded infrastructure for 16 homes in Phase II of New Heights

## EBLEN CHARITIES Housing Stabilization Project

### REQUEST: \$360,000

<b>200</b> Units	<b>\$1,800</b> Request Per Unit	<b>\$55,000</b> Administrative	<b>\$1.00 : \$0.12</b> Leverage Ratio COVID \$ : Other \$	<b>≤80%</b> AMI Target	<b>99+</b> Period of Affordability
---------------------	------------------------------------	-----------------------------------	---	---------------------------	---------------------------------------

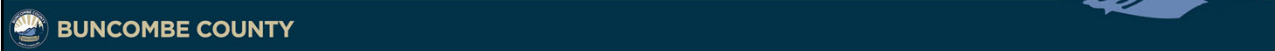


73

## EBLEN CHARITIES Housing Stabilization Project

### SUMMARY HIGHLIGHTS

- Project will provide funding to families to obtain, establish, or maintain safe and adequate housing by assisting with security deposits, first month’s rent, application fees, and to pay rent or mortgages that are in arrears
- Prevents homelessness for vulnerable residents by preventing eviction or foreclosure, and gets those experiencing homelessness into permanent housing



74

# EBLEN CHARITIES

## Housing Stabilization Project

### AMI LEVELS ASSISTED

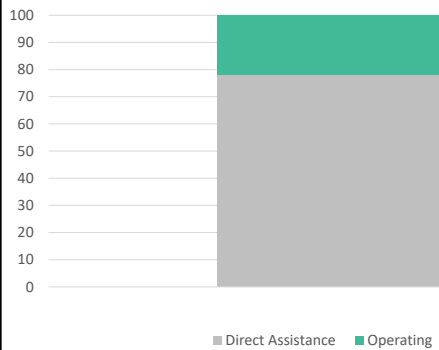
- Because this project does not intend to construct, rehab, or repair a specific number of units, it is difficult to enumerate the number of families that are impacted within each income bracket
- Project intends to serve families <80 % AMI, including families at <30 % AMI



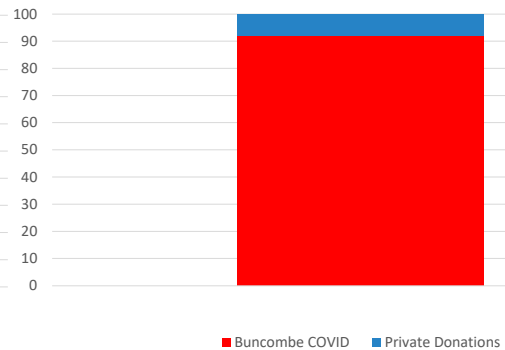
# EBLEN CHARITIES

## Housing Stabilization Project

PROJECT COST PERCENTAGES



COMPARISON OF FUNDING BY SOURCE PERCENTAGES



## EBLEN CHARITIES Housing Stabilization Project

### STAFF COMMENTS

- Eviction prevention is key to fighting homelessness and housing instability
- Proposal states that Eblin will assist up to 200 low-income households in maintaining housing
- Organization has over 14 years of administering HHS funds

## ONTRACK FINANCIAL EDUCATION & COUNSELING Recovery Through Financial Capabilities and Homebuying **REQUEST: \$462,456**

<b>-</b>	<b>\$-</b>	<b>\$257,456</b>	<b>\$1.00 : \$4.82</b>	<b>≤100%</b>	<b>-</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability



# ONTRACK FINANCIAL EDUCATION & COUNSELING

## Recovery Through Financial Capabilities and Homebuying

### SUMMARY HIGHLIGHTS

- FinCap (Financial Capabilities) program aims to assist families to rebuild credit to qualify for rentals or better mortgage rates, to teach money management and achieving financial goals
- Homebuying program will match participants' savings at \$15/\$1 up \$15,000 for down payment assistance



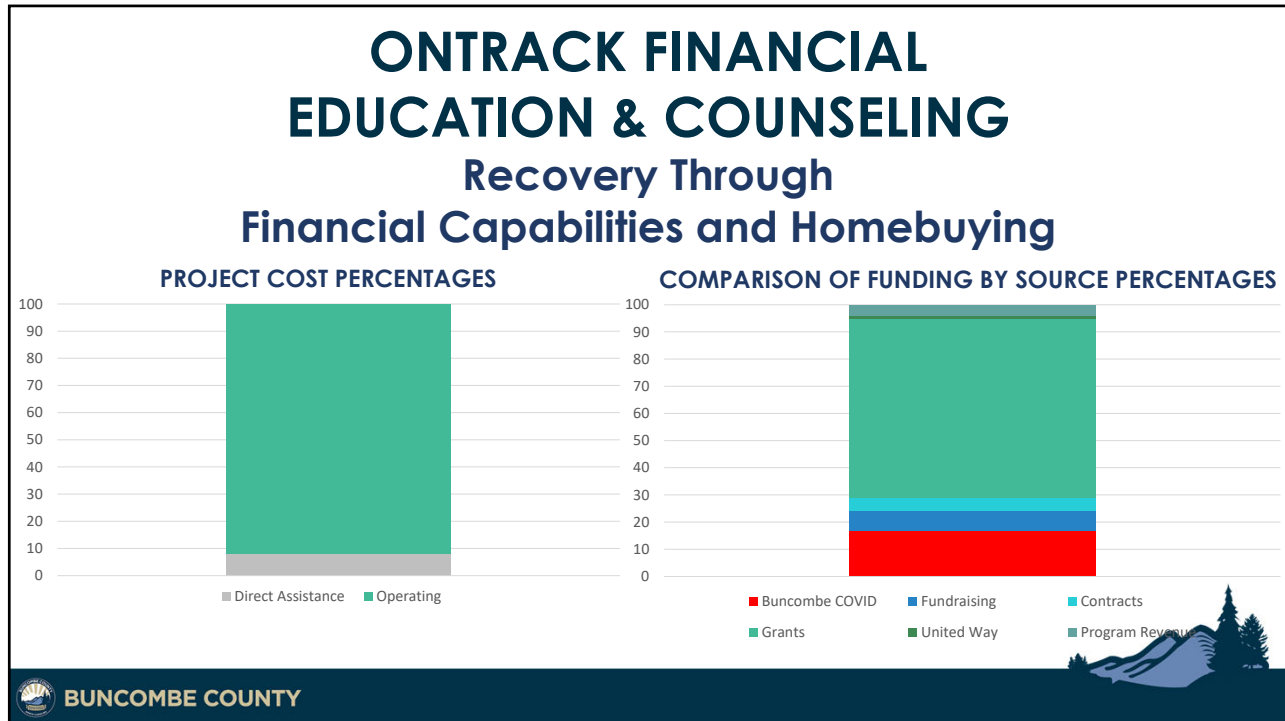
# ONTRACK FINANCIAL EDUCATION & COUNSELING

## Recovery Through Financial Capabilities and Homebuying

### AMI LEVELS ASSISTED

- Homebuying program will be open to households with incomes between 60% - 100% AMI
- Plan to enroll 45 people and anticipate 15 will complete all the program requirements to earn the \$15k match
- If a partner agency has lower AMI eligibility, its clients can participate





81

## ONTRACK FINANCIAL EDUCATION & COUNSELING Recovery Through Financial Capabilities and Homebuying

### STAFF COMMENTS

- FinCap Results: projected 1897 clients will fall into these categories:
  - 484 will be Credit Builder: 339 (70%) of clients will take at least one Credit Action Step within 60 days of counseling
  - 465 will be Homebuyer: 326 (70%) of clients will take at least one Homebuyer Action Step within 60 days of counseling
  - 949 will be Management: 854 (90%) of clients increase their knowledge/skills to manage/modify their monthly budget
- Homebuying Results: anticipated the following participation:
  - 45 people will attend Orientation and open a matched savings account with Self Help Credit Union
  - 41 will attend Money Management classes
  - 34 will complete financial counseling
  - 15 will complete the program and receive a \$15,000 savings match to become homeowners.

**BUNCOMBE COUNTY**

82

# THE ARC OF BUNCOMBE COUNTY

## Affordable Housing for the Intellectually & Developmentally Disabled

**REQUEST: \$50,000**

<b>-</b>	<b>\$-</b>	<b>\$38,400</b>	<b>\$1.00 : \$1.70</b>	<b>≤50%</b>	<b>-</b>
<b>Units</b>	<b>Request Per Unit</b>	<b>Administrative</b>	<b>Leverage Ratio COVID \$ : Other \$</b>	<b>AMI Target</b>	<b>Period of Affordability</b>



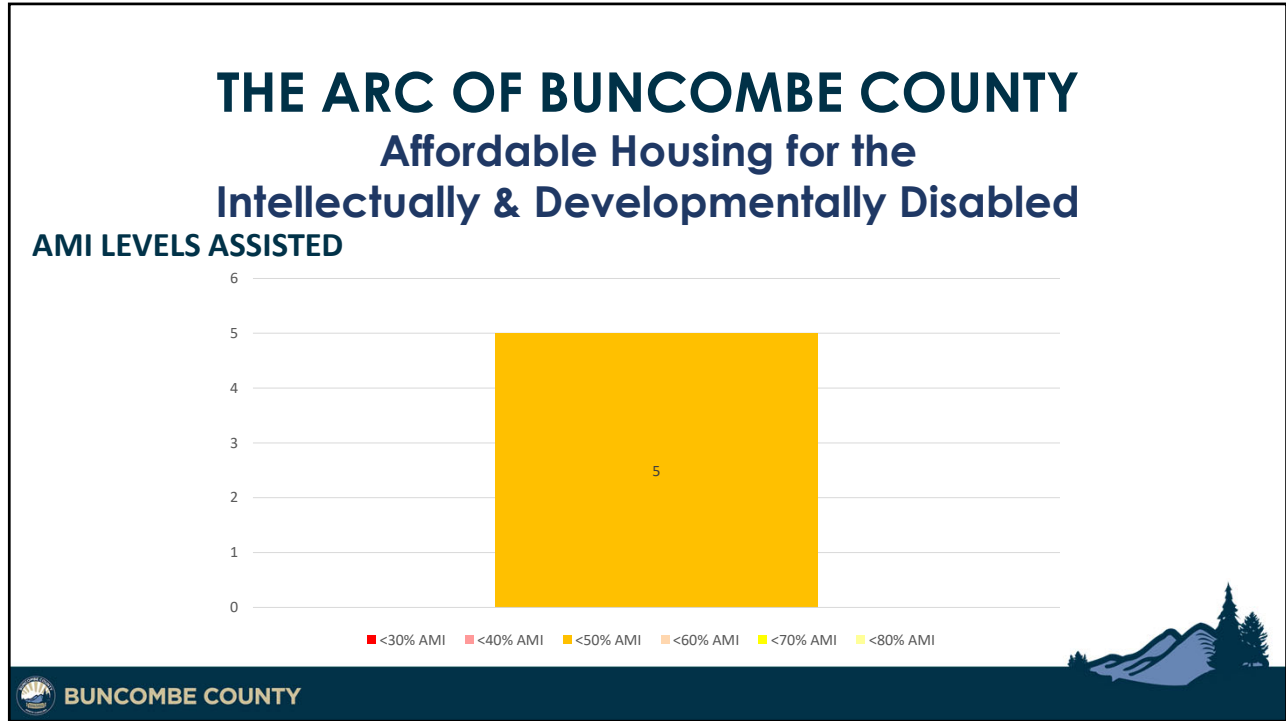
# THE ARC OF BUNCOMBE COUNTY

## Affordable Housing for the Intellectually & Developmentally Disabled

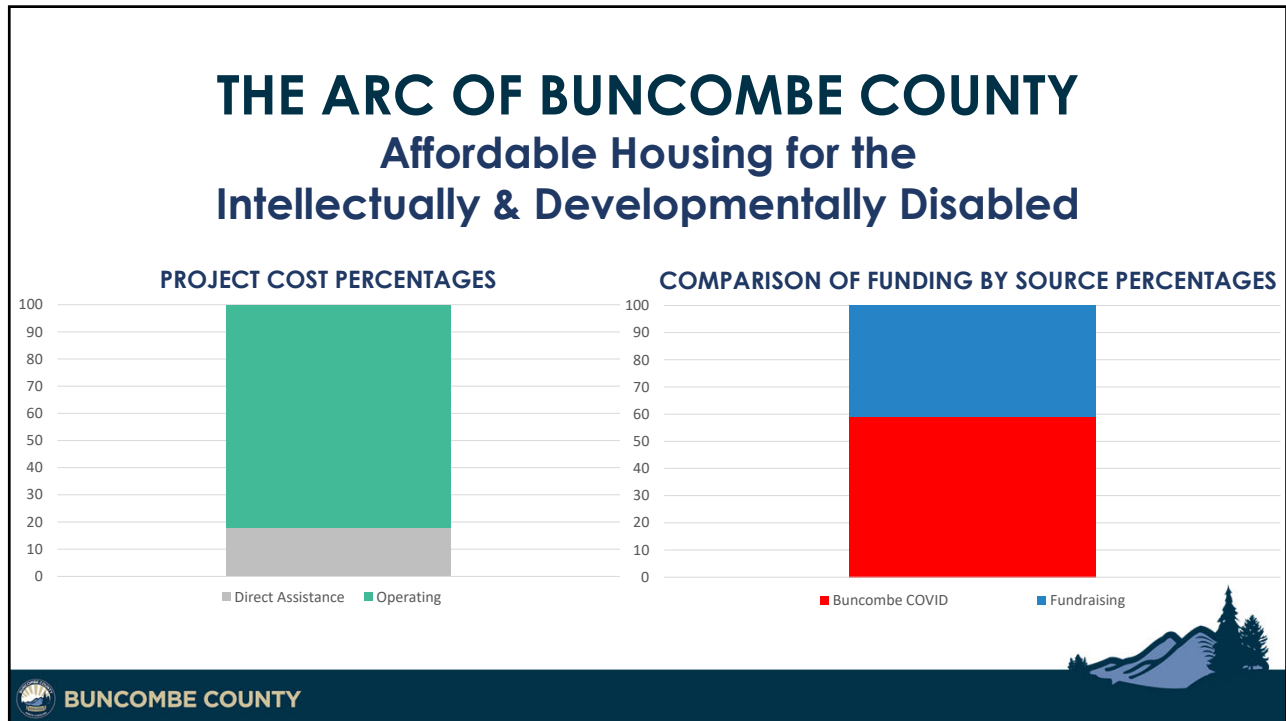
### SUMMARY HIGHLIGHTS

- Request is to support a part-time (.35 FTE) case manager
- Primary focus of their work and grant funds will be rent/mortgage/utility assistance to prevent eviction and homelessness
- Will work primarily with clients in coordination with landlords, financial institutions, and utility companies
- Anticipates assisting a minimum of 5 client households





85



86

# THE ARC OF BUNCOMBE COUNTY

## Affordable Housing for the Intellectually & Developmentally Disabled

### STAFF COMMENTS

- This project will make funds from other sources more readily available to address issues related to the increase in unemployment during the pandemic
- Evictions can occur quickly, and this support will help families get into emergency housing rather than use shelters, which can be an unfriendly environment for individuals with disabilities



# APPLICATIONS ASSOCIATED WITH HOMELESSNESS THAT:

## Support activities that achieve functional zero homelessness




## AURA HOME WOMEN VETS

### Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness

REQUEST: \$418,746

<b>12</b> Units	<b>\$34,895</b> Request Per Unit	<b>\$418,746</b> Administrative	<b>\$1.00 : \$0.39</b> Leverage Ratio COVID \$ : Other \$	<b>≤30%</b> AMI Target	<b>-</b> Period of Affordability
--------------------	-------------------------------------	------------------------------------	---	---------------------------	-------------------------------------



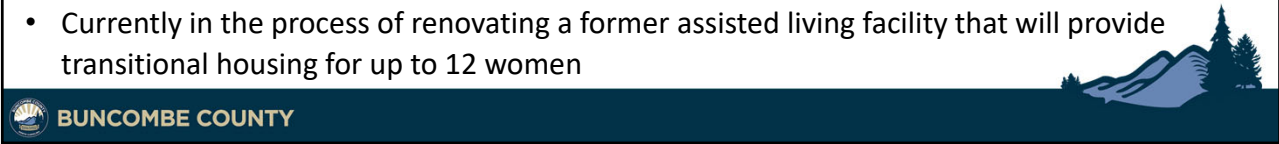
89

## AURA HOME WOMEN VETS

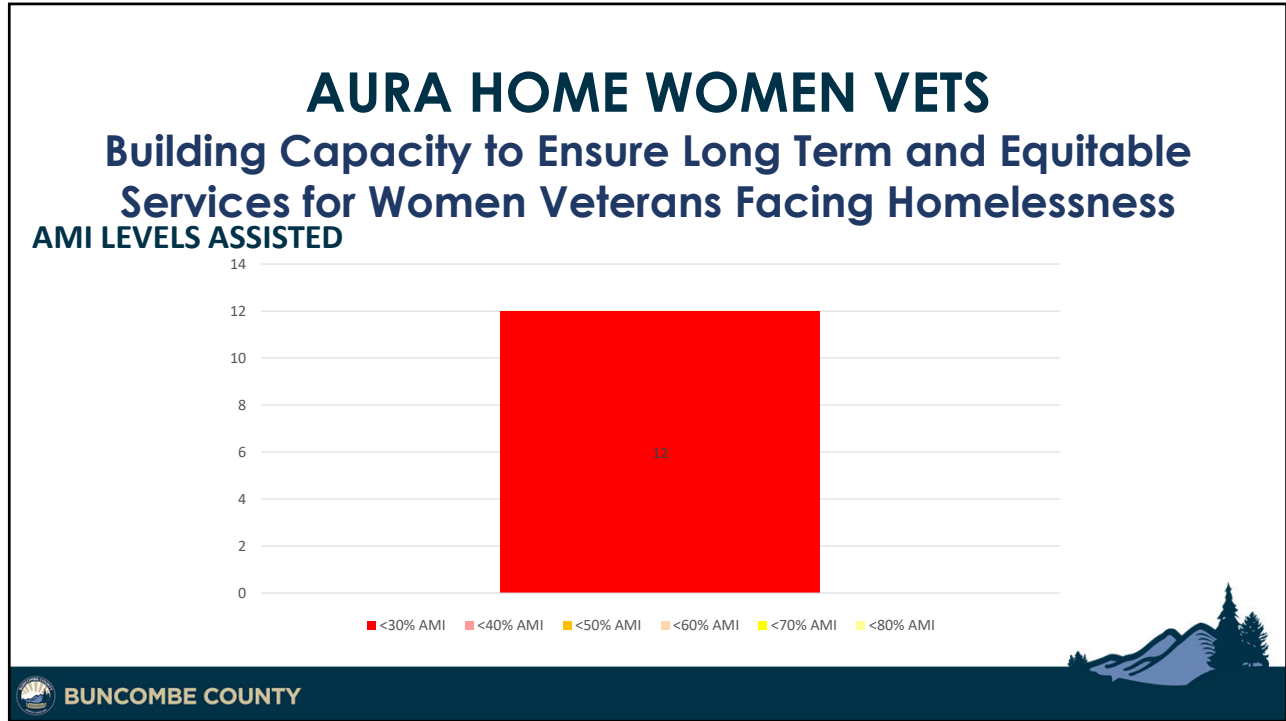
### Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness

**SUMMARY HIGHLIGHTS**

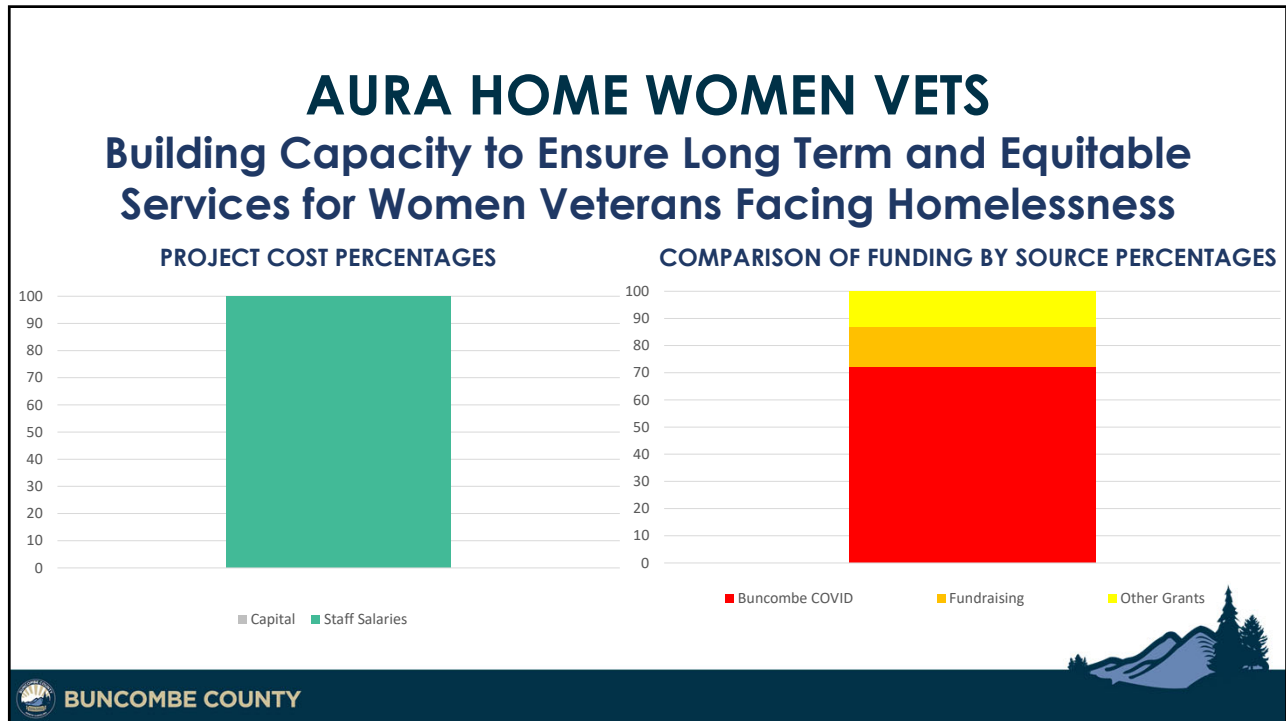
- Project supports capacity building for the organization to go from volunteer run to paid staff, and contracted services for grant writing, bookkeeping and business/strategic plan development
- Offers services to prevent homelessness for women Veterans, including assistance with accessing VA benefits, personal case management, chaperone service, and financial assistance
- Currently in the process of renovating a former assisted living facility that will provide transitional housing for up to 12 women



90



91




92

## AURA HOME WOMEN VETS

### Building Capacity to Ensure Long Term and Equitable Services for Women Veterans Facing Homelessness

**STAFF COMMENTS**

- Facility is in Henderson County, while organization itself maintains HQ in Asheville to retain proximity to VA
- A Strategic/Business Planning Consultant will lead the organization in creating an effective business plan.
- A paid executive director will help set policy and lead the organization in this growth stage.
- An office manager/volunteer coordinator will ensure accurate data management and reporting.
- A contracted grant writer will bring in support through foundation, corporate and government funding sources.



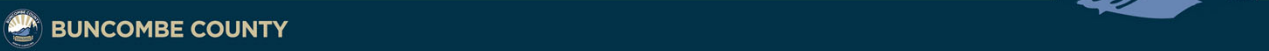
93

## ELIADA HOMES

### Eliada Students Training for Advancement

### REQUEST: \$517,200

<b>12</b>	<b>\$43,100</b>	<b>\$477,200</b>	<b>\$1.00 : \$1.70</b>	<b>≤30%</b>	<b>-</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability



94



# ELIADA HOMES

## Eliada Students Training for Advancement

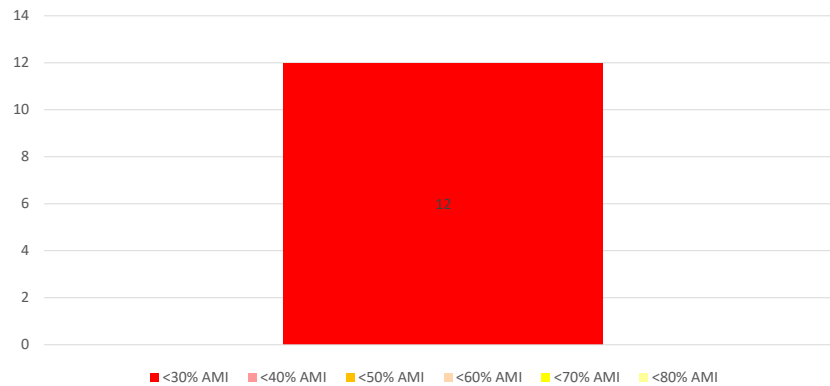
### SUMMARY HIGHLIGHTS

- Works with youth who are transitioning out of Eliada and the foster system into independent adulthood
- Programming includes: life skills development, assistance in assessing employment and educational options, accessing food, navigating public resources, and access to a computer lab and library

# ELIADA HOMES

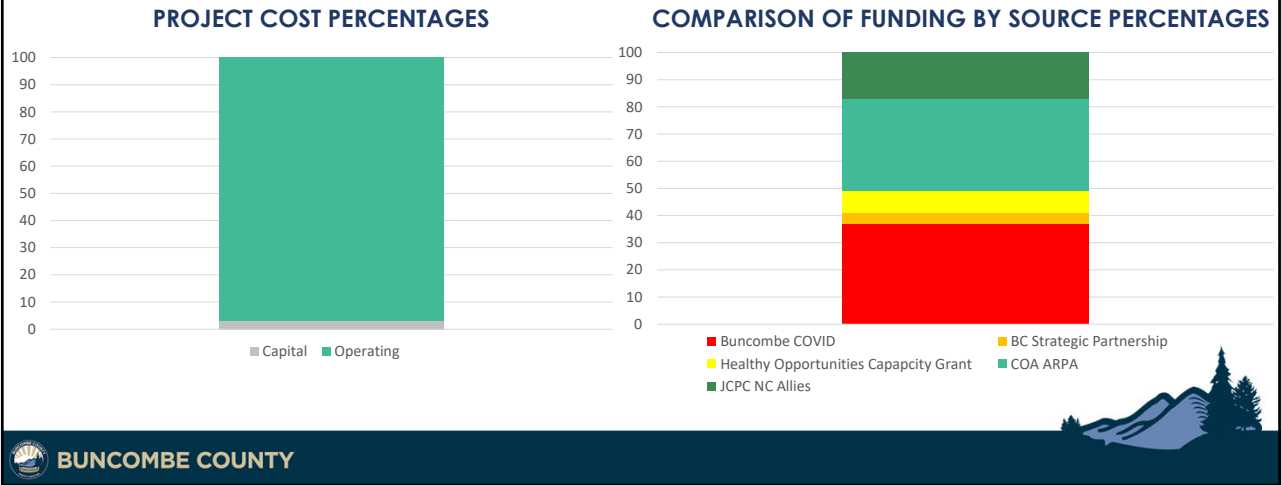
## Eliada Students Training for Advancement

### AMI LEVELS ASSISTED



# ELIADA HOMES

## Eliada Students Training for Advancement



97

# ELIADA HOMES

## Eliada Students Training for Advancement

### STAFF COMMENTS

- Currently has capacity to house 8 youth but will be increasing to 12 students per year in transitional housing
- This project aims to increase numbers of students served in and out of transitional housing
- Will also facilitate the purchase of a box truck for furniture storage and transportation to help students move into housing
- Funds will help provide students with move-in packages (cleaning supplies, toilet paper, etc.)


98

## HELPMATE

### Emergency Shelter for Domestic Violence Survivors

## REQUEST: \$3,000,000

<b>43</b>	<b>\$69,767</b>	<b>\$1,000,000</b>	<b>\$1.00 : \$2.66</b>	<b>≤30%</b>	<b>-</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability



99

## HELPMATE

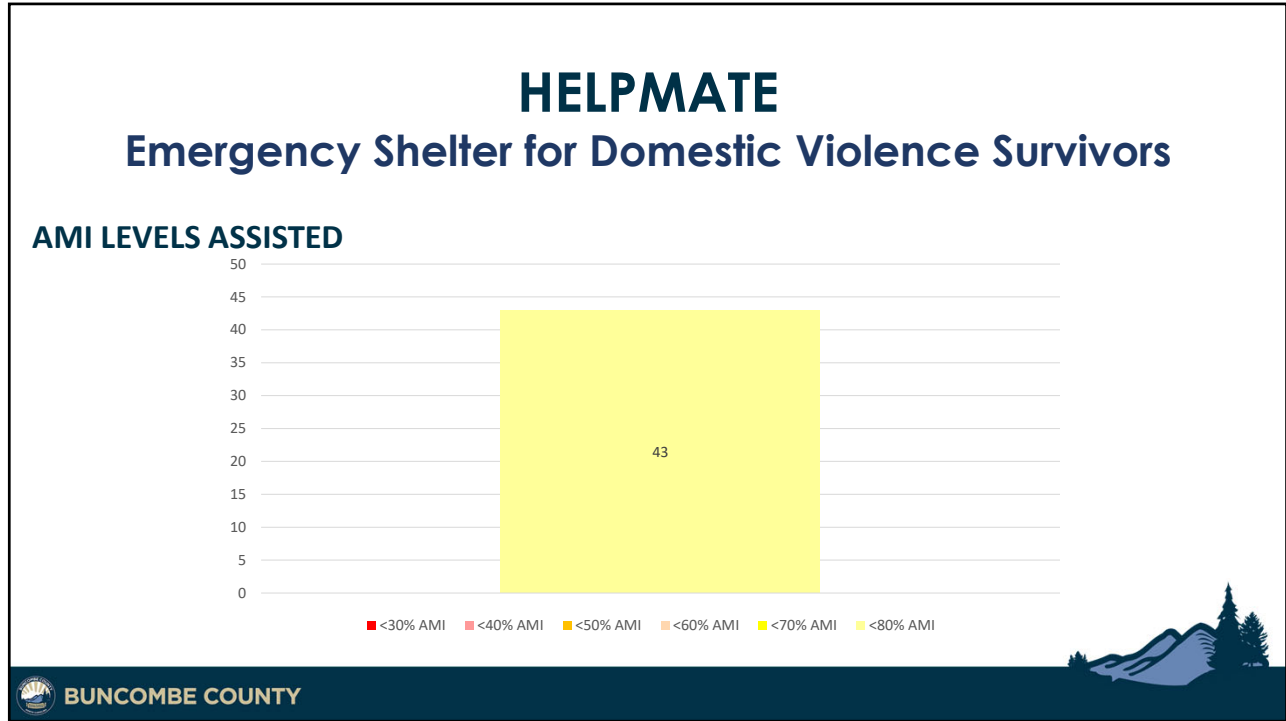
### Emergency Shelter for Domestic Violence Survivors

#### SUMMARY HIGHLIGHTS

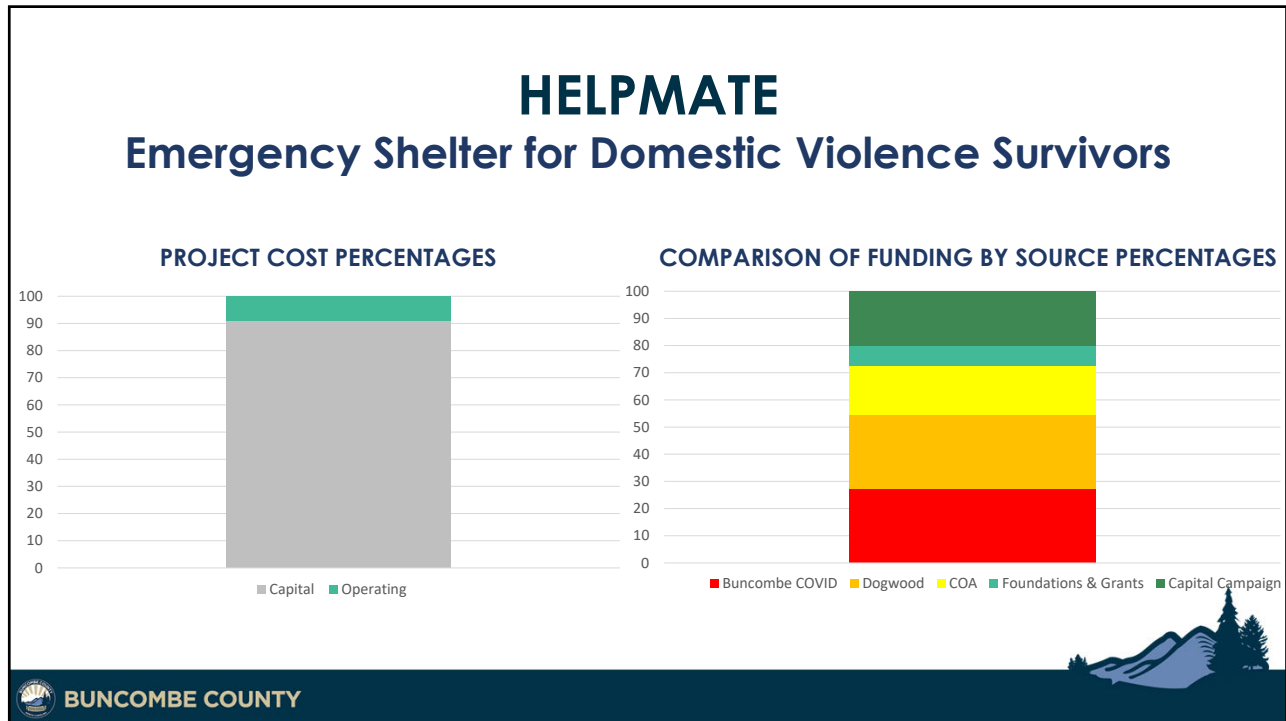
- Request covers costs associated with site infrastructure, architectural design, structural engineering, construction, finishing, furnishing, and related costs to build a 30,000-sf domestic violence shelter on land owned by Helpmate
- Includes plans to build communal spaces for cooking, support groups, classes, fitness activities, community partner meetings, and indoor and outdoor play areas for children



100



101




102

## HELPMATE

### Emergency Shelter for Domestic Violence Survivors

**STAFF COMMENTS**

- Project could double the availability of emergency shelter for domestic violence survivors in the county
- New shelter would provide space for adult and child survivors to heal and move on to a known, safe location
- Also provides 24-hour supportive counseling, legal assistance, and helps attend to practical matters like housing, employment, transit, and childcare
- Aims to shelter 10,000 adult and child survivors over the next 20 years



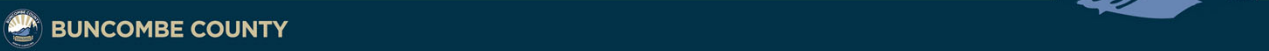
103

## PISGAH LEGAL SERVICES

### Homelessness Prevention and Housing Stability in Buncombe County

### REQUEST: \$950,000

<b>-</b>	<b>\$-</b>	<b>\$950,000</b>	<b>\$1.00 : \$0.63</b>	<b>≤30%</b>	<b>-</b>
<b>Units</b>	<b>Request Per Unit</b>	<b>Administrative</b>	<b>Leverage Ratio COVID \$ : Other \$</b>	<b>AMI Target</b>	<b>Period of Affordability</b>



104

# PISGAH LEGAL SERVICES

## Homelessness Prevention and Housing Stability in Buncombe County

### SUMMARY HIGHLIGHTS

- Will provide preventive legal services to keep people housed and avoid them falling into homelessness, while working to engage renters in affordable housing solutions
- Anticipate helping at least 1,200 people in 480 eviction and foreclosure related cases in Buncombe County each year
- Will engage tenants about their rights and responsibilities and work together to protect those rights and improve rental housing conditions
- Will engage tenants regarding long-term affordable housing options

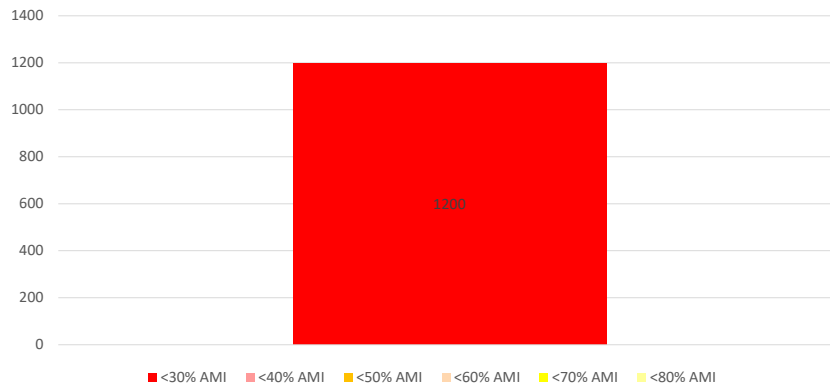


105

# PISGAH LEGAL SERVICES

## Homelessness Prevention and Housing Stability in Buncombe County

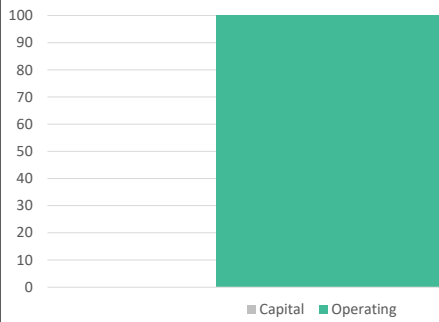
### AMI LEVELS ASSISTED



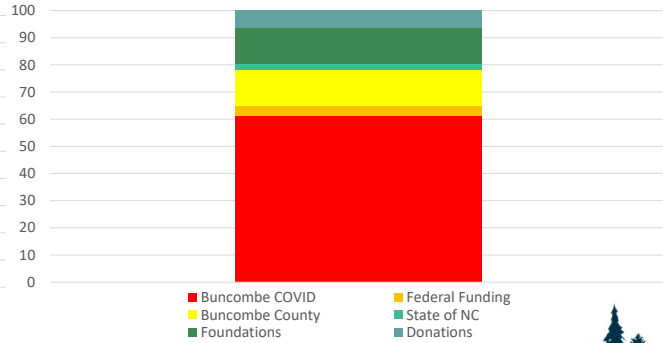
106

# PISGAH LEGAL SERVICES Homelessness Prevention and Housing Stability in Buncombe County

PROJECT COST PERCENTAGES



COMPARISON OF FUNDING BY SOURCE PERCENTAGES



# PISGAH LEGAL SERVICES Homelessness Prevention and Housing Stability in Buncombe County

## STAFF COMMENTS

- Funding will help stabilize housing and income for low-income families in the county, with an emphasis on reaching communities of color who were disproportionately affected by the pandemic
- Could be a cost-effective tool for preventing evictions and preserving affordable housing

# APPLICATIONS ASSOCIATED WITH HOMELESSNESS THAT:

Are not associated with a specified goal

## BUNCOMBE COUNTY HHS Community Paramedic Project – Mobile Outreach Team

**REQUEST: \$1,144,000**

-	\$-	\$1,134,000	\$1.00 : \$0.00	≤30%	-
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability



## BUNCOMBE COUNTY HHS

### Community Paramedic Project – Mobile Outreach Team

#### SUMMARY HIGHLIGHTS

- Project will provide direct funding to staff and operate a Community Outreach Team dedicated to the overwhelming number of calls received for drug overdoses
- This pilot team will strategically build synergistic, trusting relationships that enable them to provide medical care and case management to all communities and reduce the burden on the 911 system

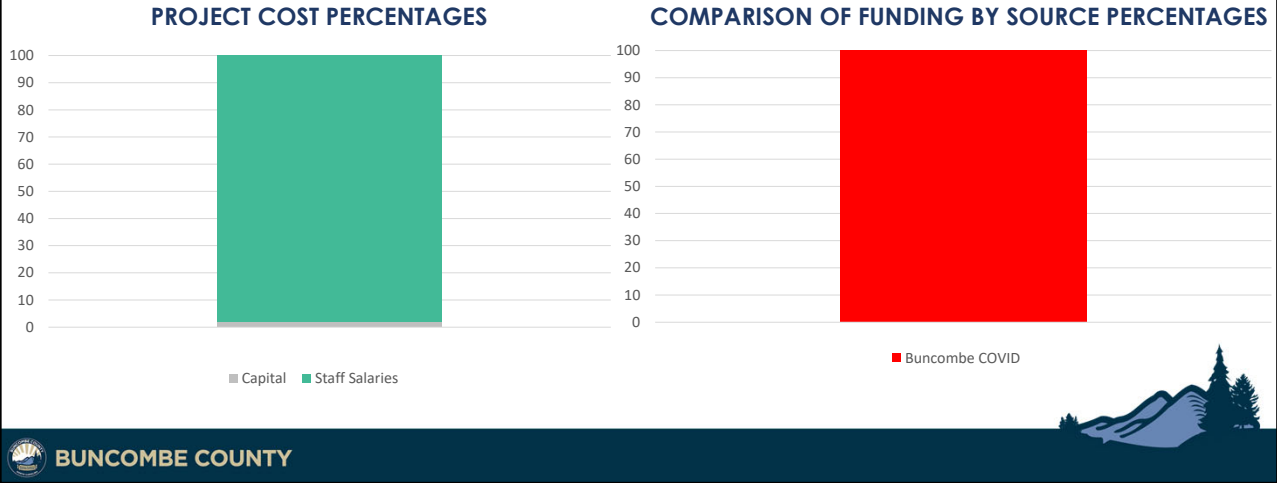
## BUNCOMBE COUNTY HHS

### Community Paramedic Project – Mobile Outreach Team

#### AMI LEVELS ASSISTED

- This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county that are likely < 30 % AMI

# BUNCOMBE COUNTY HHS Community Paramedic Project – Mobile Outreach Team



113

# BUNCOMBE COUNTY HHS Community Paramedic Project – Mobile Outreach Team

## STAFF COMMENTS

- This proposal includes funding for 2 years. The annual ask is \$572,000 with a total ask of \$1,144,000 for 2 years
- Bulk of funding in this request is for operating costs because prior request to fund capital needs was already approved
- Presents opportunity to collect vital data, problem solve in the field, and implement stronger programs in the future using relationships and data built


BUNCOMBE COUNTY

114

## BUNCOMBE COUNTY SHERIFF'S OFFICE Detention Center Strategic Investment

REQUEST: \$407,635

<b>-</b>	<b>\$-</b>	<b>\$407,635</b>	<b>\$1.00 : \$0.00</b>	<b>-</b>	<b>-</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability

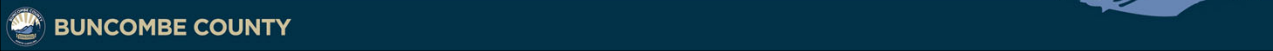


115

## BUNCOMBE COUNTY SHERIFF'S OFFICE Detention Center Strategic Investment

**SUMMARY HIGHLIGHTS**

- Project would provide services and protective gear for detainees
- Structured to provide PPE, mental health tools, and additional equipment to keep facility clean and safe
- Includes vaccination incentives and educational software for detainees



116

# BUNCOMBE COUNTY SHERIFF'S OFFICE

## Detention Center Strategic Investment

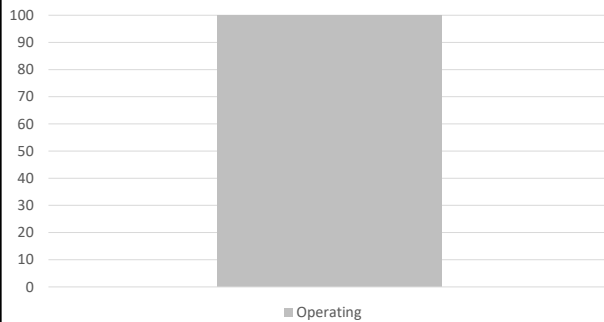
### AMI LEVELS ASSISTED

- This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county

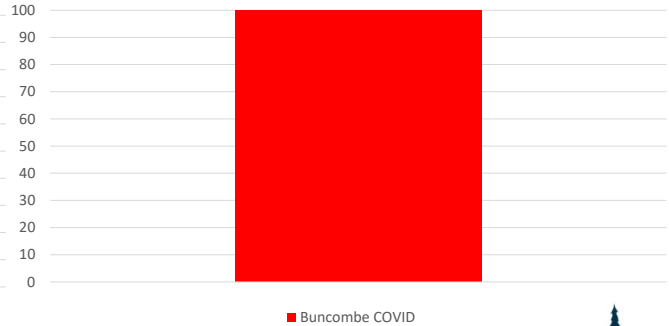
# BUNCOMBE COUNTY SHERIFF'S OFFICE

## Detention Center Strategic Investment

PROJECT COST PERCENTAGES



COMPARISON OF FUNDING BY SOURCE PERCENTAGES



## BUNCOMBE COUNTY SHERIFF'S OFFICE Detention Center Strategic Investment

### STAFF COMMENTS

- Proposal is a one-time investment that would all the detention center to have some flexibility of obtaining items they would not have otherwise budgeted for

## BUNCOMBE COUNTY SCHOOLS FOUNDATION Road to Resilience

**REQUEST: \$3,500,000**

<b>-</b>	<b>\$-</b>	<b>\$0</b>	<b>\$1.00 : \$0.06</b>	<b>-</b>	<b>-</b>
<b>Units</b>	<b>Request Per Unit</b>	<b>Administrative</b>	<b>Leverage Ratio COVID \$ : Other \$</b>	<b>AMI Target</b>	<b>Period of Affordability</b>

# BUNCOMBE COUNTY SCHOOLS FOUNDATION

## Road to Resilience

### SUMMARY HIGHLIGHTS

- Proposes to construct a “Student and Family Resource Center”, a one-stop community-based hub for McKinney-Vento, migrant, and underserved students and families
- Designed to improve access to integrated information, direct and referral services, and face-to-face contact with homeless coordinator
- Will include laundry services and showers, which will help decrease truancy in students
- Transportation will be provided as needed

# BUNCOMBE COUNTY SCHOOLS FOUNDATION

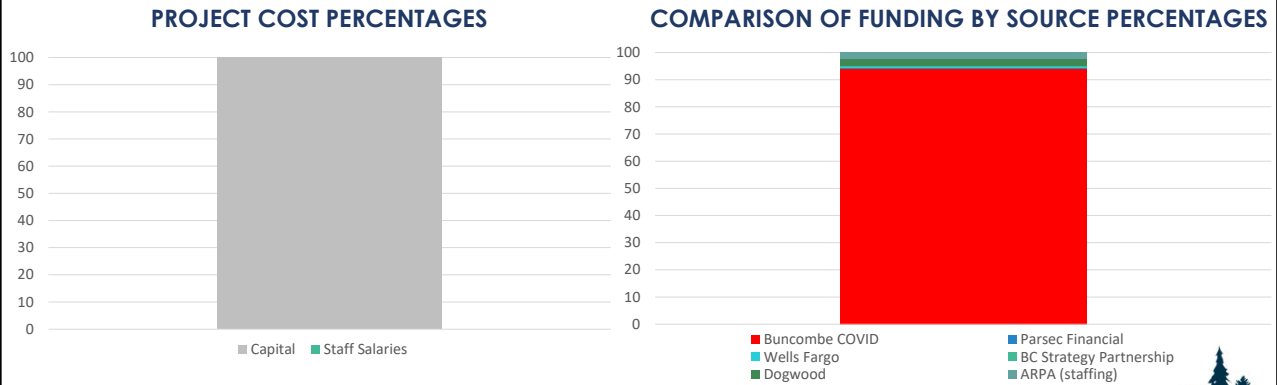
## Road to Resilience

### AMI LEVELS ASSISTED

- This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county that are likely < 30 % AMI

# BUNCOMBE COUNTY SCHOOLS FOUNDATION

## Road to Resilience



# BUNCOMBE COUNTY SCHOOLS FOUNDATION

## Road to Resilience

### STAFF COMMENTS

- The McKinney-Vento and Foster Care Coordinator for BCS will also serve as the director of the center
- Will assist families with applications for housing, application assistance for public benefits, complete referrals for mental health and contact shelters for families when needed, provide food bags, clothing center for families to shop(no charge), hygiene and cleaning supplies, diapers/wipes, and connect families with local agencies as needed

## SISTAS CARING 4 SISTAS

### Infrastructure Support for Community Based Doulas Supporting Homeless Families

# REQUEST: \$1,157,967

<b>-</b>	<b>\$-</b>	<b>\$1,157,967</b>	<b>\$1.00 : \$1.80</b>	<b>-</b>	<b>-</b>
Units	Request Per Unit	Administrative	Leverage Ratio COVID \$ : Other \$	AMI Target	Period of Affordability



125

## SISTAS CARING 4 SISTAS

### Infrastructure Support for Community Based Doulas Supporting Homeless Families

#### SUMMARY HIGHLIGHTS

- Offers direct doula services to women of color and supports families in achieving healthcare that is affordable, available, accessible, accommodating, and accepting
- Project would allow organization to sustain and expand services that increased during the pandemic
- Funding from this grant will provide opportunities to develop more robust data collection systems related to housing (in)security and other social determinants of health



126



# SISTAS CARING 4 SISTAS

## Infrastructure Support for Community Based Doulas Supporting Homeless Families

**AMI LEVELS ASSISTED**

- This project does not intend to provide housing to anyone, but it will serve some of the most vulnerable populations of the county that are likely < 30 % AMI



127

# SISTAS CARING 4 SISTAS


## Infrastructure Support for Community Based Doulas Supporting Homeless Families

### PROJECT COST PERCENTAGES

Category	Percentage
Capital	0%
Operating	100%

### COMPARISON OF FUNDING BY SOURCE PERCENTAGES

Funding Source	Percentage
Buncombe COVID	35%
MAHEC	10%
Other grants	30%
Dogwood	5%
UNC PCORI (Federal Grant)	10%
Donations	5%



128

# SISTAS CARING 4 SISTAS

## Infrastructure Support for Community Based Doulas Supporting Homeless Families

### STAFF COMMENTS

- Project’s mission is to reduce adverse birth-related outcomes among individuals of color by providing doula services, advocacy, and education with a vision to eliminate the barriers contributing to birth-related inequities among individuals of color
- This in turn can lead to reduced housing crises



## NEXT STEPS

AHC Meeting Date	Discussion Topic / Event
July 19 Special Called	COVID Recovery Funding; Workforce Housing



**ANNOUNCEMENTS**



**PUBLIC COMMENT**



**ADJOURN**



**BUNCOMBE COUNTY**