



BUNCOMBE COUNTY AFFORDABLE HOUSING FUNDING

Board Retreat: January 2016 for FY2017



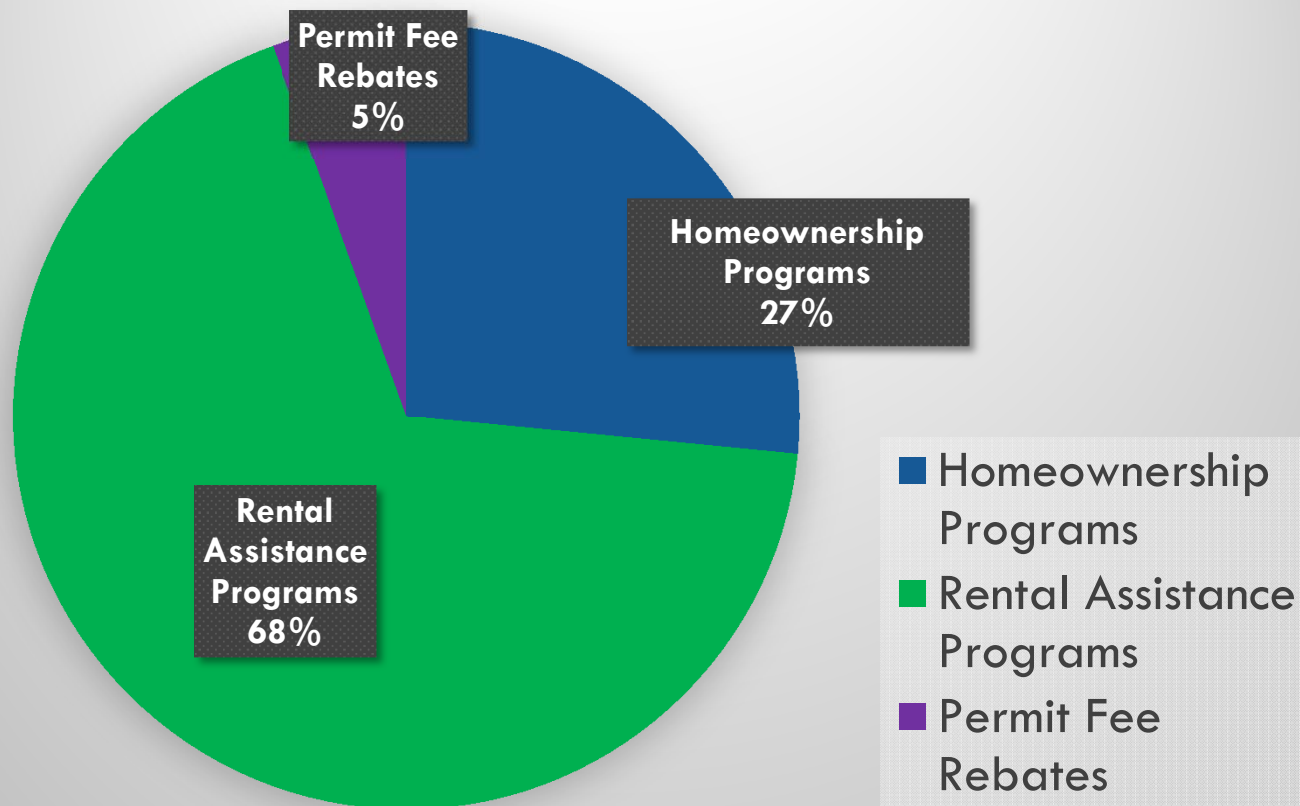
Buncombe County Participation and Leveraging

Accomplishments

- \$8.4 million of County funds have been committed to projects, leveraging \$103 million in other funding.
- For every \$1 in County funds, \$12.26 is leveraged from other sources.

Accomplishments

Number of Assisted Units



Partners

- Clay Heck
- Beaucatcher Commons
- Neil Peek
- Mountain Housing Opportunities
- Eblen Charities
- Homeward Bound
- Affordable Housing Coalition
- Neighborhood Housing Services
- City of Asheville
- NC Finance Agency
- Land of Sky Regional Council
- First Step Farm
- Habitat for Humanity
- Asheville Housing Authority
- On Track
- The ARC
- Our Next Generation
- Matt King Land Development
- NC Division of Community Assistance
- HUD

Funding Sources and Tools

Funding Sources

- ❑ Affordable Housing Services Program
- ❑ HOME
- ❑ CDBG
- ❑ Other County Funds

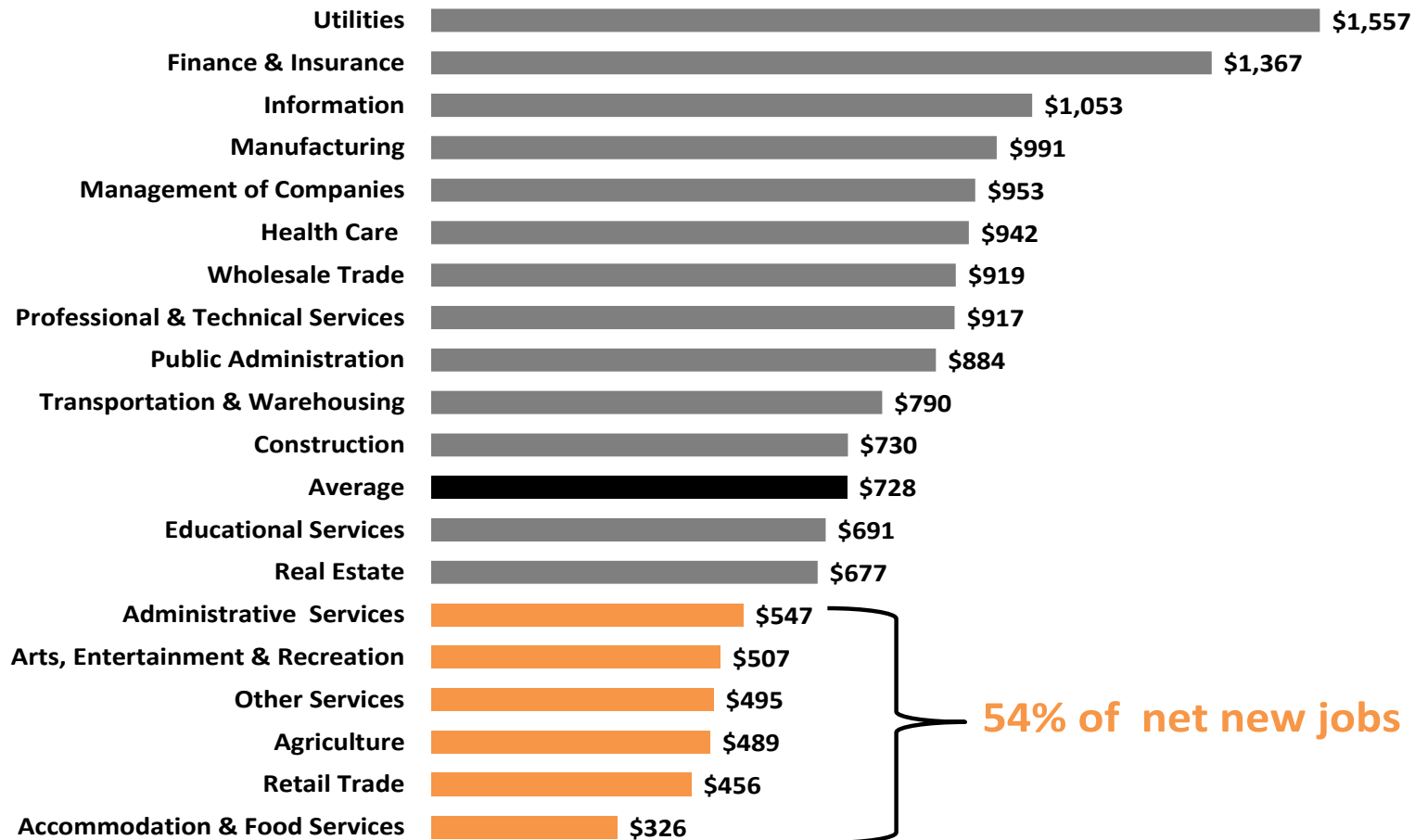
Tools

- ❑ Permit Fee Rebates
- ❑ Low interest loans
- ❑ County owned property for Construction or Rehabilitation
- ❑ Employee Assistance
- ❑ Emergency Repair/Rehab
- ❑ Downpayment Assistance
- ❑ Tenant Based Rental Assistance



Needs: Wages and Housing Costs in Buncombe County

Buncombe Industries by Average Weekly Wage 2015



Living Wage and Affordable Housing

- The living wage for a single individual living in Western North Carolina for 2015 is **\$12.50/hour without employer provided health insurance**, or **\$11.00/hour with health insurance provided by the employer**. This amounts to **\$26,000/year without benefits**, or **\$22,880/year with benefits**, assuming a 40-hour work week, 52 weeks a year.
- \$26,000 means \$650/ monthly for housing
- \$22,800 means \$570/monthly for housing

Rental Affordability

2016 Fair Market Rent (HUD)

- 1-Bedroom (\$664)
- 2-Bedroom (\$819)
- 3-Bedroom (\$1,073)

BC Median Market Rent (Bowen)

- 1-Bedroom (\$830)
- 2-Bedroom (\$916)
- 3-Bedroom (\$1,021)

- Occupancy Rate: 99.2%

Cost Burdened in Buncombe County

Renters

- 44.5% are Cost Burdened
- 21.7% are Severe Cost Burdened

Homeowners

- 26.0% are Cost Burdened
- 9.9% are Severe Cost Burdened

Estimated Need for Affordable Housing

Number of Units Needed Each Year By 2020

	Up to 80% of AMI	80-120% of AMI
Rental	457	259
Ownership	378	380



Local Funding Options

Impact of Additional Funding

Proposed Annual Allocations

	Percent of Funding	Amount of Subsidy per Unit	Number of Units with \$3 Million	Number of Units with \$4 Million
Rental Development	60%	\$20,000	90	120
Homeownership	30%	\$20,000	45	60
Other: TBRA, Repair, etc.	10%	\$5,000	60	80
			195	260

Considerations for Affordable Housing

- ❑ Housing Bonds
- ❑ \$.01 /Tax Rate
- ❑ Additional General Fund Allocation
- ❑ Affordable Housing Incentive Grant
- ❑ New Public-Private Partnerships
- ❑ Continue to pursue zoning changes related to increased density
- ❑ Land Donation