FY 25 AFFORDABLE HOUSING SERVICES PROGRAM & AFFORDABLE HOUSING GO BOND COMMITMENTS

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AFFORDABLE HOUSING GOALS

1. Increase the supply of Affordable Housing for rent
2. Increase the supply of Affordable Housing for homeownership, especially for BIPOC households
3. Preserve the supply of Naturally Occurring Affordable Housing (NOAH)
4. Support activities that achieve functional zero Homelessness
5. Support activities that encourage the use of all vouchers
AFFORDABLE HOUSING OBJECTIVES

Buncombe County will impact 2,800-3,150 affordable housing units by 2030.

- 1,500-1,850 rental units for households at ≤ 80% AMI
  - average at ≤ 60% AMI across all households
  - 1200-1480 units should leverage the LIHTC program (will leverage an estimated $100 - $120 million in tax credit equity to Buncombe Co.)
- 200 units for ≤30% AMI
- 400 ownership units for households at ≤ 80% AMI
- 500 repair units for households at ≤ 80% AMI
- 400 ownership or rental units for households at > 80% to ≤ 120% AMI
AFFORDABLE HOUSING COMMITTEE RECOMMENDATIONS IMPACT

Units for Rent
• Development of 688 affordable units for rent (37% of goal)

Units for Ownership
• Development of 5 affordable units for homeownership (1.25% of goal)
• Downpayment assistance loans to 4 low- or moderate-income households (1% of goal)

Emergency Repairs
• Emergency repairs to 161 low- or moderate-income households (32% of goal)

Homelessness Prevention
• Tenant based rental assistance to 615 low- or moderate-income households
• Construction of an emergency shelter for survivors of domestic violence
IMPACT ON HOUSING GOAL
RENTAL UNITS FOR HOUSEHOLDS AT ≤80% AMI
GOAL = 1,850

Completed
Previously Committed
Recommended to Commit/Recommit FY 25
Balance
IMPACT ON HOUSING GOAL
OWNERSHIP UNITS FOR \leq 80\% AMI
GOAL = 400

- Completed: 30
- Previously Committed: 85
- Recommended to Commit/Recommit FY 25: 9
- Balance: 276
IMPACT ON HOUSING GOAL

EMERGENCY REPAIR

GOAL = 500

- Completed: 287
- Committed: 110
- Balance: 161
AFFORDABLE HOUSING COMMITTEE FUNDING RECOMMENDATIONS

• Reallocate $3,122,792 of prior year unallocated Affordable Housing Services Program funds to support 10 projects

• Extend $10,294,195 of prior Affordable Housing GO Bond funds award to continue to support 2 previously approved projects

• Allocate $15,587,436 of Affordable Housing GO Bond funds to support 6 new projects
## FY25 AHSP RECOMMENDATIONS

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,577,940</td>
<td>Available AHSP Funds (FY23 &amp; FY24)</td>
</tr>
<tr>
<td>$1,286,000</td>
<td>Emergency Repair Grants (161 Units)</td>
</tr>
<tr>
<td>$151,000</td>
<td>Tenant Based Rental Assistance (615 HHs)</td>
</tr>
<tr>
<td>$300,000</td>
<td>Construction Grant (25 Units)</td>
</tr>
<tr>
<td>$146,000</td>
<td>Downpayment Assistance Loans (4 Units)</td>
</tr>
<tr>
<td>$136,954</td>
<td>Construction to Downpayment Assistance (5 Units)</td>
</tr>
<tr>
<td>+ $1,102,838</td>
<td></td>
</tr>
<tr>
<td>$3,122,792</td>
<td>Total</td>
</tr>
<tr>
<td>$455,148</td>
<td>Remaining Balance for Future Allocation (Unallocated FY23 &amp; FY24)</td>
</tr>
</tbody>
</table>
## EMERGENCY REPAIR GRANTS

<table>
<thead>
<tr>
<th>Organization</th>
<th>Grant Amount</th>
<th>Impact</th>
<th>Total Project Cost</th>
<th>Percent of Funds for Admin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asheville Area Habitat for Humanity</td>
<td>$574,000</td>
<td>82 Home Repairs</td>
<td>$1,393,458</td>
<td>0%</td>
</tr>
<tr>
<td>Mountain Housing Opportunities</td>
<td>$400,000</td>
<td>40 Home Repairs</td>
<td>$1,309,479</td>
<td>4.8%</td>
</tr>
</tbody>
</table>
# Emergency Repair Grants

<table>
<thead>
<tr>
<th>Organization</th>
<th>Funding</th>
<th>Impact</th>
<th>Total Project Cost</th>
<th>Percent of Funds for Admin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colaborativa La Milpa PODER Emma</td>
<td>$252,000</td>
<td>24 Home Repairs</td>
<td>$252,000</td>
<td>0%</td>
</tr>
<tr>
<td>United Community Development of NC</td>
<td>$60,000</td>
<td>15 Home Repairs</td>
<td>$201,102</td>
<td>20%</td>
</tr>
</tbody>
</table>
## Tenant Based Rental Assistance Grants

<table>
<thead>
<tr>
<th>Organization</th>
<th>Grant Amount</th>
<th>Impact</th>
<th>Total Project Cost</th>
<th>Percent of Funds for Admin</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Eblen Charities</strong></td>
<td>$126,000</td>
<td>150 Households with special consideration to older adults (65+) and families facing homelessness</td>
<td>$480,000</td>
<td>5%</td>
</tr>
<tr>
<td><strong>The ARC of Buncombe County</strong></td>
<td>$25,000</td>
<td>37 Households with Residents with IDD Assisted</td>
<td>$63,000</td>
<td>12%</td>
</tr>
</tbody>
</table>
Helpmate
$300,000

- Construction of new emergency shelter facility designed to serve households experiencing homelessness due to domestic violence.
- Impact: 43 beds in 25 non-congregate units; 300 households served annually
- Total Project Cost: $14,371,368
### Asheville Area Habitat for Humanity

**Scattered Site Downpayment Assistance**

- **Recommended Loans:** $146,000
- **Total Project Cost:** $1,460,000
- **Impact:** Downpayment Assistance Loans to 4 Households
- **Percent of Funds for Admin:** $0
Asheville Area Habitat for Humanity: Glenn Bridge Phase II

- Recommended Loan: $136,954
- Total Project Cost: $1,369,543
- Units: 5 homes for ownership
- Location: 898 Glenn Bridge Road (Arden)
STAR POINT - CONSTRUCTION LOAN

Mountain Housing Opportunities

- Recommended Loan: $1,102,838
- Total Project Cost: $16,085,116
- Units: 60
- LIHTC 2023 9% Award: $1,165,500
- Location: 16 Restaurant Court, Asheville
## FY25 Affordable Housing GO Bond Recommendations

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$36,308,357</td>
<td>Balance of Affordable Housing GO Bond Funds</td>
</tr>
<tr>
<td>$1,826,000</td>
<td>Continued Loan – Redwood Commons (70 Unit)</td>
</tr>
<tr>
<td>$8,468,195</td>
<td>Continued Loan – Meribel (156 units)</td>
</tr>
<tr>
<td>$800,000</td>
<td>New Loan – Laurel Wood (104 Units)</td>
</tr>
<tr>
<td>$7,889,950</td>
<td>New Loan – Rocky River Apartments (120 Units)</td>
</tr>
<tr>
<td>$6,517,699</td>
<td>New Loan – Pine Lane (126 Units)</td>
</tr>
<tr>
<td>+ $379,787</td>
<td>New Loan – Lofts at Swannanoa (52 Units)</td>
</tr>
<tr>
<td>$25,881,631</td>
<td>Total</td>
</tr>
<tr>
<td>$10,426,726</td>
<td>Remaining Balance for Future Allocation</td>
</tr>
</tbody>
</table>
LAUREL WOOD
Volunteers of America

- Recommended Loan: $800,000
- Total Project Cost: $25,960,184
- Units: 104
- LIHTC 2022 4% Award: $880,007
- Location: 650 Caribou Road (Asheville)
ROCKY RIVER APARTMENTS
Fitch Irick Development

- Recommended Loan: $7,889,950
- Total Project Cost: $43,512,259
- Units: 120
- LIHTC 4% Credit Estimate: $2,001,696
- Location: 22-48 Reynolds Mtn Blvd (Woodfin)
ASHEVILLE AFFORDABLE PINE LANE

Roers Company

- Recommended Loan: $6,517,699
- Total Project Cost: $45,615,457
- Units: 126
- LIHTC 4% Estimate of Credits: $1,972,426
- Location: 9999 Pine Lane (Asheville)
LOFTS AT SWANNANOA
WDT Development

- Recommended Loan: $379,787
- Total Project Cost: $14,762,536
- Units: 52
- LIHTC 2024 9% Applicant: $1,293,086
- Location: 2236 US Highway 70 (Swannanoa)
RECOMMENDED MOTION & REQUESTED ACTION

Approve budget amendment, establish Affordable Housing Services Program FY25 as a project and establish new Affordable Housing GO Bond projects.