



AFFORDABLE HOUSING SERVICES PROGRAM (AHSP)

AHSP STATUS UPDATE

Low-Interest Construction Loan Program (Loan)

The applicant (Asheville Area Habitat for Humanity (AAHH)) expended \$307,996.30 in FY 2018/FY 2019 for infrastructure improvements and engineering oversight of construction associated with a project to ultimately contain 12 residential units. AAHH documented infrastructure improvements totaling \$337,710.12 which included: demolition/clearing (\$35,550), erosion control (\$16,266), grading (\$35,814), mobilization (\$29,900), sediment basin (\$7,740), sewer (\$53,901), sewer laterals (\$11,466), storm drainage (\$34,194), storm tech system (\$28,000), surfaces (\$45,490), water (\$33,540), water connection/tap and flow test fees (\$572.12), additional trees (\$400), additional work lot 7/8 (\$1,127), and change order-driveway modifications (\$3,750). AAHH incurred and reported \$303,996.30 of those costs as \$33,713.80 were not immediately charged to AAHH as a result of established retainage (the agreed upon contract price deliberately not charged to AAHH until the contractor’s work is complete to assure the satisfaction of obligations and completion of the construction project). AAHH documented engineering oversight of infrastructure construction expenditures totaling \$4,000.00. Upon receipt of documentation of expenditures by the AAHH, Buncombe County issued payment up to the maximum value of the allocated loan (\$275,000).

The applicant (Swannanoa Bend, LLC) expended \$313,400 in FY 2018 for foundation and piling installation associated with a project to ultimately contain 63 multifamily rental units. Upon provision of documentation of expenditures by Swannanoa Bend, LLC, Buncombe County issued payment up to the maximum value of the allocated loan (\$150,000).

Emergency Repair Program (Grant)

The applicant (Mountain Housing Opportunities (MHO)) expended \$131,237.44 in FY 2018/FY 2019 FYTD for repairs to 28 units (a minimum of 26 units were proposed by MHO) at an average cost of \$4,687.05 per unit. Upon provision of documentation of expenditures, Buncombe County issued payment, leaving a remaining balance of \$18,762.56 for the program through the remainder of FY 2019.

The applicant (Asheville Area Habitat for Humanity (AAHH)) expended \$34,600.46 in FY 2018 for repairs to nine (9) units at an average cost of \$3,844.50 per unit. Upon provision of documentation of expenditures, Buncombe County issued payment up to the maximum value of the allocated grant (\$31,500).

Tenant Based Rental Assistance Program (Grant)

The applicant (Eblen Charities) expended \$1,876.59 in early FY 2019 to assist six (6) households at an average cost of \$234.57 per household. Upon provision of documentation of expenditures, Buncombe County issued payment, leaving a remaining balance of \$38,123.41 for the program available through the remainder of FY 2019.

Permit Fee Rebate Program (Rebate)

Buncombe County expended \$2,985 in FY 2018. This expenditure was associated with 13 building permit rebate applications in FY 2018 and leaves a balance of \$21,365 to support the program through the remainder of FY 2019.

Buncombe County Employee Housing Assistance Program (Loan)

Buncombe County did not allocate FY 2018 funds for this purpose.