

MINUTES

Due to the COVID-19 pandemic, no public attendance was permitted. The public was able to view the meeting via Zoom Webinar.

Committee Members Present

Amanda Edwards, Brownie Newman, Parker Sloan

County Staff Present

Matthew Cable, Brandon Freeman, William High, Andrew Mayronne, and Sybil Tate

Call to Order & Welcome

- Chairman Newman called the meeting to order at 1:03 PM
- Mr. Mayronne emphasized the purpose of the meeting is to introduce the applications, and not to recommend funding allocations.
- Chairman Newman voiced support for educating the committee on the candidate projects prior to a funding discussion.

New Business

- Mr. Mayronne presented the FY 2022 Affordable Housing Services Program Applications
- **Asheville Area Habitat for Humanity (Glenn Bridge); Type: New Construction; Request: \$725,000; Total Cost: \$5,542,988; Units: 29**
 - Commissioner Sloan asked for clarification on the project proposals, and what types of materials are provided prior to the project application.
 - Chairman Newman asked for clarification on the loan structure and repayment process.
 - Mr. Mayronne explained that a portion of the request is intended to convert to down payment assistance for the eventual homeowners.
- **Mountain Housing Opportunities (Lakeshore Villas); Type: New Construction; Request: \$1,000,000; Total Cost: \$20,498,767; Units: 120**
 - Commissioner Sloan asked for clarification on how the Committee's choices may impact state funding opportunities.
 - Chairman Newman asked for explanation on the projects funding structure, as the loan request appeared to be a zero-interest loan with a balloon payment.
 - Mr. Mayronne explained staff has asked for a full financial model in order to conduct a full financial analysis in order to better assess the requested loan terms and the need for those terms for project viability.
 - Mr. Cable added that the AHSP policy lists a requirement of when projects should be able to begin construction; however, for this project the proposal does not precisely align with the program guidelines (i.e. the requirement to break ground before January 31, 2022).
- **Mountain Housing Opportunities (Pentland Place); Type: New Construction; Request: \$1,000,000; Total Cost: \$19,338,043; Units: 110**
 - Chairman Newman asked if this project's proposed financing is similar to the earlier MHO project, which Mr. Mayronne confirmed.
- **Volunteers of America (Laurel Wood); Type: New Construction; Request: \$900,000; Total Cost: \$18,732,343; Units: 104**

- Mr. Mayronne indicated that, similar to the earlier projects this applicant's construction initiation would be outside the project guidelines.
- Chairman Newman clarified that there are 50 existing units that would be renovated, and an additional 54 units constructed thereafter.
- Chairman Newman asked whether it was a request for a zero interest loan with a payment at the end, or an annual 2% interest payment.
- Mr. Mayronne emphasized the precise terms have not been finalized, but that the loan structure would be designed to not compromise the affordability of the project.
- Commissioner Edwards asked if the organization has a local connection.
- Mr. Mayronne explained the project staff do not have a clear relationship with Buncombe County, but that the organization has emphasized a desire to continue to work on promoting affordable housing in the area.
- Commissioner Sloan asked for clarification on the project requesting funding from the City of Asheville.
- Mr. Mayronne did not have clear information on the request to the City, but more information would be requested.
- Commissioner Sloan asked for additional information before moving forward regarding the nature of the request to the City of Asheville.
- Chairman Newman voiced concern about splitting projects into city and non-city projects, as city residents pay the same tax rates to the County. He also asked for information on the maximum rents on the units provided by this project, and what the ceiling is for this project.
- **Haywood Street Community Development (Asheland Ave); Type: New Construction; Request: \$1,050,000; Total Cost: \$7,791,723; Units: 42**
 - Chairman Newman asked whether the City is considering whether to dedicate the property for this project, or some other project.
 - Mr. Mayronne confirmed that was staff's understanding, and that the applicant did not currently have site control.
- **Homeward Bound (AB House); Type: New Construction; Request: \$2,000,000; Total Cost: \$12,750,000; Units: 85**
 - Chairman Newman asked if Homeward Bound was expected to request additional funding for site acquisition.
 - Mr. Mayronne replied he understood this was the total request for this phase of the project.
 - Mr. Cable added that it was the totality of the request, but additionally that the project request approaches the project funding maximum of \$25,000 per unit.
 - Commissioner Sloan asked for some history on the funding of housing for the homeless in the area.
 - Mr. Mayronne added that there may have been other projects to house the homeless, but the nature of the definition and scope of housing homeless individuals made it somewhat difficult to say if this was the first such project.
 - Chairman Newman asked if there would be claw back provisions on the funding if the group sold the property at some point in the future.
- **Kirk Booth (16 Restaurant Court); Type: New Construction; Request: \$500,000; Total Cost: \$4,775,566; Units: 40**
 - Chairman Newman asked for clarification on the terms of the request.
 - Mr. Mayronne said that staff would be requesting further information to better understand the funding structure of the project.

- Commissioner Sloan asked for greater detail on the type of loan requests.
- **ARC of Buncombe County; Type: TBRA; Request: \$25,000; Total Cost: \$25,000; Units: 15**
 - Mr. Mayronne provided an overview of the request.
- **Eblen Charities; Type: TBRA; Request: \$100,000; Total Cost: \$150,000; Units: 67**
 - Chairman Newman asked about the existing \$7.8 million in grant funding for rental assistance, and how it would tie into projects such as this.
 - Commissioner Edwards asked for an updated budget, as the packet information reads that the applicant provided a 2021 budget.
 - Mr. Cable provided clarity on the application submittal.
- **Eliada Homes; Type: TBRA; Request: \$13500; Total Cost: \$342,429; Units: 7**
 - Mr. Mayronne provided an overview of the request.
- **Asheville Area Habitat for Humanity; Type: Emergency Repair; Request: \$305,000; Total Cost: \$620,013; Units: 55**
 - Commissioner Sloan noted that limiting the scope geographically to projects only within the County and outside the City of Asheville would be unresponsive of the project goals.
 - Chairman Newman added his support for eliminating any geographic policy requirements that Buncombe County funds be used outside of the City of Asheville.
- **Mountain Housing Opportunities; Type: Emergency Repair; Request: \$300,000; Total Cost: \$774,000; Units: 40**
 - Commissioner Sloan asked for clarification on CDBG and whether it would be an annual allocation.
 - Mr. Mayronne responded it was a biennial process, and that the county hoped to apply in the fall of calendar year 2021.
- **Asheville-Buncombe Community Land Trust; Type: New Start; Request: \$25,000; Total Cost: \$286,963; Units: 2**
 - Mr. Mayronne provided an overview of the request.
- **OnTrack ; Type: New Start; Request: \$25,000; Total Cost: \$629,975; Units: 365**
 - Commissioner Edwards asked if the project application mentioned any investment in digital devices given current learning opportunities during the Covid-19 pandemic.
 - Mr. Mayronne was unaware of any focus on expanding teaching technology as proposed by the project applicant.
- Chairman Newman requested greater clarification on the Volunteers of America project, and for guidance on the acquisition of existing housing and whether the funds are for rehabilitation of standing units versus the creation of new units. Chairman Newman was curious what the economics of the two different aspects of the project would be.

Next Steps

- FY 2022 AHSP Application Review Schedule

Announcements

Public Comment

- Public comment:
 - No public comment was received prior to the meeting
 - Comment was received by Evan Richardson:

- My name is Evan Richardson. I am a resident of Buncombe County and a woman's healthcare provider who is concerned about the impact that systemic racism and poverty has on the health of women and children – unstable housing and racism are indicated in contributing to the black/white inequity in infant mortality. I am aware of the resolution that the Commissioners passed declaring structural racism a public health and safety crisis. I am concerned about approval of Affordable Housing projects that occur on lands appropriated by the County/City as part of Urban Renewal without an intentional discussion about the potential for these areas to be dedicated to Reparations for African American residents of Buncombe County. Has there been OR will there be specific consideration of this use of these lands in alignment with this resolution and the Counties strategic plan?
- Santiago Cely asked for clarification on the timing of the allocations process.
 - Mr. Cable explained that the process requires budget allocations and the contracting for any allocations would begin in July.

Adjourn

- Chairman Newman adjourned the meeting at 2:36 PM