AFFORDABLE HOUSING COMMITTEE

Presented by
Matthew Cable and Andrew Mayronne
Community Development Division
AGENDA

✓ Call to Order & Welcome
✓ New Business
  • Continuation of Program Discussion Items – Review of Proposed Transparency Dashboard
  • Discussion of Vacant and Underutilized Land for Affordable Housing
  • Consider Revision of Asheville Habitat for Humanity’s FY22 AHSP Award
✓ Next Steps
✓ Announcements
  • Special HOME-ARP Allocation
✓ Public Comment
✓ Adjourn
Public Comment will be taken at the end of the meeting.

Please refer to the agenda for information regarding submitting comments.
Continued Discussion of Program Feedback
Feedback Summary

- Trends and data
- What are other counties doing?
- Policies- what will be most impactful?
  - Wealth building and minority home ownership
  - Redeveloping county-owned land
  - Energy efficiency and renewable energy
- Goal and Targets – over how many years?
- Resource Needs
  - Grants
  - Sources of Revenue

Contextual Data

Policy Framework

Goal Setting

Funding Strategies
## Suggested Timeline

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Discussion Topic</th>
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<tbody>
<tr>
<td>July 13, 1pm</td>
<td><strong>Contextual Data</strong> - existing AH goals in Strategic Plan and Equity Plan; trends/draft dashboard</td>
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<tr>
<td>August 3, 1pm</td>
<td><strong>Contextual data</strong> - What are other local governments doing?</td>
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<td>August 17, 1pm</td>
<td><strong>Policy Framework</strong></td>
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<td>September 7, 1pm</td>
<td><strong>Policy Framework</strong></td>
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<td>September 21, 1pm</td>
<td><strong>Goal Setting</strong></td>
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<td>October 5, 1pm</td>
<td><strong>Funding Strategies</strong></td>
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<tr>
<td>October 19, 1pm</td>
<td>Program review</td>
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<tr>
<td>Nov. 2, 1pm</td>
<td>Application review discussion</td>
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<tr>
<td>Nov 16, 1pm</td>
<td>Application review and budget/contract discussion</td>
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<tr>
<td>December 7, 1pm</td>
<td>Final application review</td>
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CONTEXTUAL DATA: Existing Plans and Goals
## Strategic Plan/Business Plan

<table>
<thead>
<tr>
<th>Vibrant Economy</th>
<th>Environment and Energy Stewardship</th>
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<tr>
<td>Implement land use strategies that encourage affordable housing near transportation and jobs</td>
<td>Reduce greenhouse gas emissions</td>
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<td>Create a land use inventory for most appropriate areas for affordable housing</td>
<td>Contract for weatherization and energy efficiency services for low-income communities</td>
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<td>Explore AH policy option through the Comp Plan process</td>
<td>Create a low-income solarization program</td>
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**Target:** 250 households supported by the Affordable Housing Services program

**Target:** FY21 – 200 homes served; FY26- 500 homes served
Racial Equity Action Plan

• Initiative: Improve housing outcomes for the most impacted communities

• Actions:
  • Target funding to address specific affordable housing needs for BIPOC populations, ensuring geographic regions and specific populations receive the appropriate housing intervention
  • Revise the County’s affordable housing strategy in light of changing housing needs to address BIPOC population needs
  • Recommend strategies to address any gaps in service in meeting the needs of the chronically homeless and those experiencing mental health conditions in BIPOC populations
  • Review zoning to determine if BIPOC populations are disproportionately and harmfully impacted by their application
  • Collaborate with local, state and federal entities, as well as community partners, to create affordable housing for BIPOC populations and eliminate barriers to fair housing
  • Provide BIPOC populations with access to energy efficiency services
  • Sustain and expand rates of BIPOC homeownership
Contextual Data: Affordable Housing Dashboard and Trends
Affordable Housing Draft Dashboard

The National Housing Act recommends that a household pay no more than 20% of their gross income on housing. Households spending more than 30% of income in the lower income brackets have remained steady; however, households in the $35-50k income bracket has decreased by 1,205 households.

**Facts**

- Median Income: $42,466
- Median Monthly Housing Costs: $979
- Median Monthly Housing Cost of $54,970

Part of rectifying the Affordable Housing issues in Buncombe County is addressing the Homeownership Gap. As of 2019 there is a 59% gap between White and Black county residents in terms of Homeownership. Up from 26.6% in 2016.

**Population Growth by Age**

- The Buncombe County population is projected to show decline in persons aged 65 and older, but also a decrease in those 17 and younger.

**Population Growth by Race**

- The African American population is projected to decrease in size and as a percent of the population.
Affordable Housing Draft Dashboard

On the whole, Buncombe County is seeing progress towards more affordable housing. However, there are places where the issue is more acute, such as in rental units where 1,713 more households are Cost Burdened in 2020 than in 2014.

Use this filter to toggle between rented and owned homes.

Estimated Housing Gap

<table>
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<tr>
<th>RENTAL</th>
<th>FOR SALE</th>
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<td>3,198</td>
<td>845</td>
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Each year, HUD calculates the area median income (AMI) for every geographic region in the country by using data from the US Census based American Community Survey. A household’s income is calculated by its gross income, which is the total income received before taxes and other payroll deductions.
Affordable Housing Draft Dashboard

In fiscal year 2021, Buncombe County subsidized the production of 19 For Sale Affordable Housing Units and 95 Rental Affordable Housing Units for a total of 114 new units.

More information on Affordable Housing Projects can be found on our [website].

Active Permits for Housing Unit Development

Between fiscal year 2018 and 2020, Buncombe County issued 5,555 residential construction permits resulting in an average of 1,852 units annually at an average construction cost of $283,831. On average, 1,466 units had a construction cost under $250K in this period.

Why is $250,000 such an important number? This is the threshold below which housing is considered affordable. 42.3% of residential parcels, or 39,805 residential parcels in Buncombe County, have a tax value of $250,000 or less.

39,805
Number of Parcels 250K or Under

42.3%
Percent of Parcels 250K or Under
Next Steps

Review Of What Other Counties Are Doing To Address Affordable Housing
Mowed Fields, Vacant Land = Opportunities!
Other Ideas/Partnerships

6.2 Acres App. Vacant BC Owned

1.5 Acres App. Vacant BC Schools

Williams Baldwin Teacher Campus
Consider Revision of AAHH’s FY22 Award

• The committee reviewed and approved $450,000 in AHSP funds for Asheville Area Habitat for Humanity’s Glenn Bridge project
• The full request of $725,000 was presented to the committee to be broken out as $435,000 towards downpayment assistance (DPA) and $290,000 for construction
• The amount of the eventual award makes the delineation and management of DPA and construction funds challenging
• Habitat has requested that the full $450,000 now be directed towards DPA
  • Staff supports the request
NEXT STEPS

ANNOUNCEMENTS

PUBLIC COMMENT

ADJOURN