



AFFORDABLE HOUSING COMMITTEE

Presented by

Matthew Cable and Andrew Mayronne

Community Development Division



BUNCOMBE COUNTY



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

Public Comment will be taken at the end of the meeting



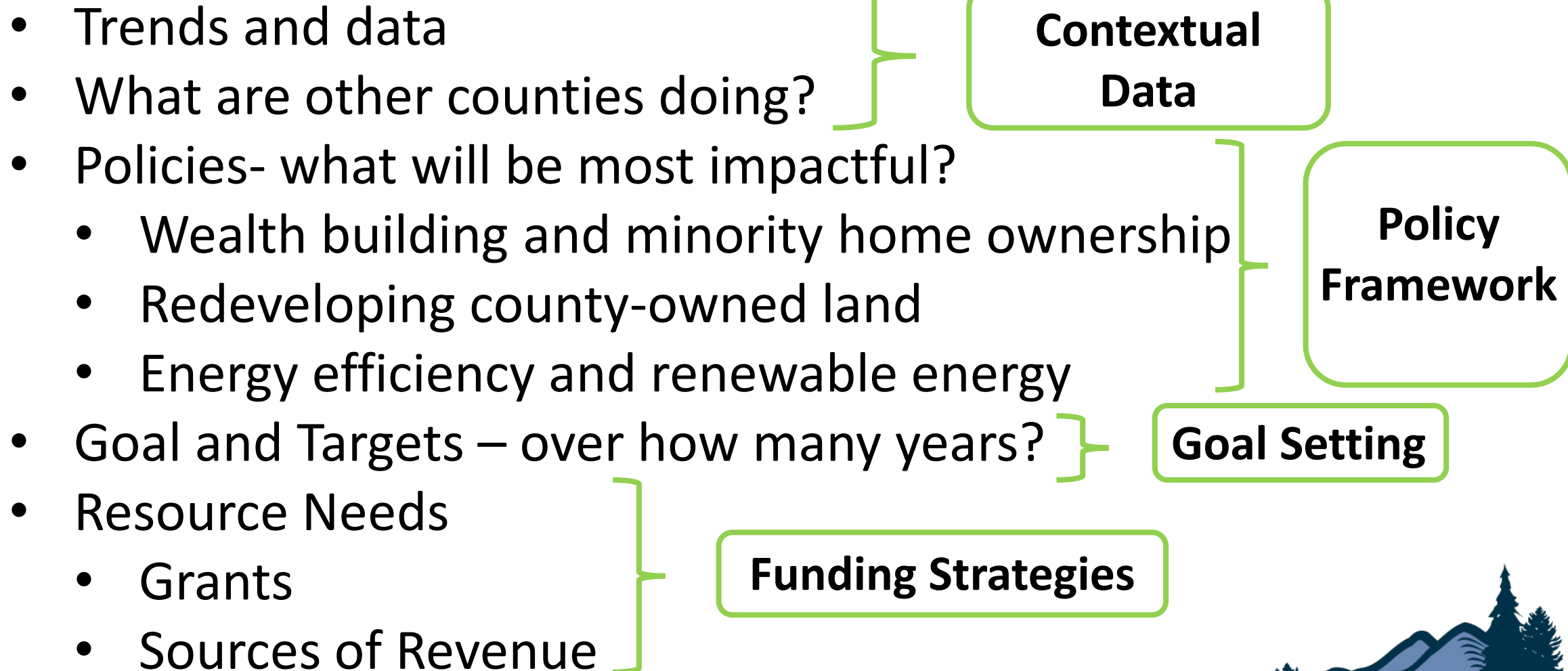
Please refer to the agenda for information regarding submitting comments.



Continued Discussion of Program Feedback



Feedback Summary



Suggested Timeline

Meeting Date	Discussion Topic
July 13, 1pm	Contextual Data - existing AH goals in Strategic Plan and Equity Plan; trends/draft dashboard
August 3, 1pm	Contextual data - What are other local governments doing?
August 17, 1pm	Policy Framework
September 7, 1pm	Policy Framework
September 21, 1pm	Goal Setting
October 5, 1pm	Funding Strategies
October 19, 1pm	Program review
Nov. 2, 1pm	Application review discussion
Nov 16, 1pm	Application review and budget/contract discussion
December 7, 1pm	Final application review



CONTEXTUAL DATA: Existing Plans and Goals



Strategic Plan/Business Plan

Vibrant Economy

Implement land use strategies that encourage affordable housing near transportation and jobs

Dept . Business Plan: Planning

Create a land use inventory for most appropriate areas for affordable housing

Explore AH policy option through the Comp Plan process

Target: 250 households supported by the Affordable Housing Services program

Environment and Energy Stewardship

Reduce greenhouse gas emissions

Dept. Business Plan: Sustainability

Contract for weatherization and energy efficiency services for low-income communities

Create a low-income solarization 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

Cost Burden by Income Bracket



The National Housing Act recommends that a household pay no more than 30% 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 **1,206** households.

\$54,970

Median Income
4.1% below the 2019 North Carolina Median Income of \$57,341

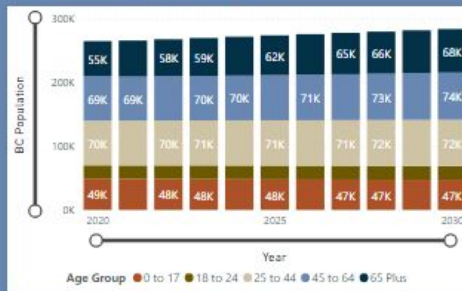
\$979

Median Monthly Housing Costs
3.9% above the 2019 North Carolina Median Monthly Housing Cost of \$941

Part of rectifying the Affordable Housing issues in Buncombe County is addressing the Homeownership Gap. As of 2019 there is a **29.9%** gap between White and Black county residents in terms of Homeownership. Up from **26.6%** in 2016.

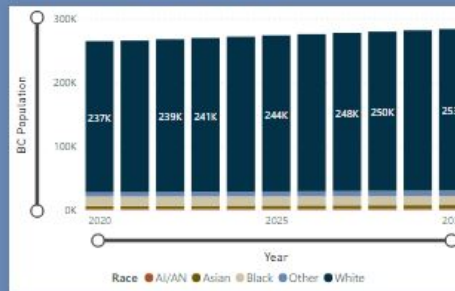
FACTS

Population Growth by Age



The Buncombe County population is projected to skew older led by increases in persons aged 45 and older, but also by a decrease in those 17 and younger.

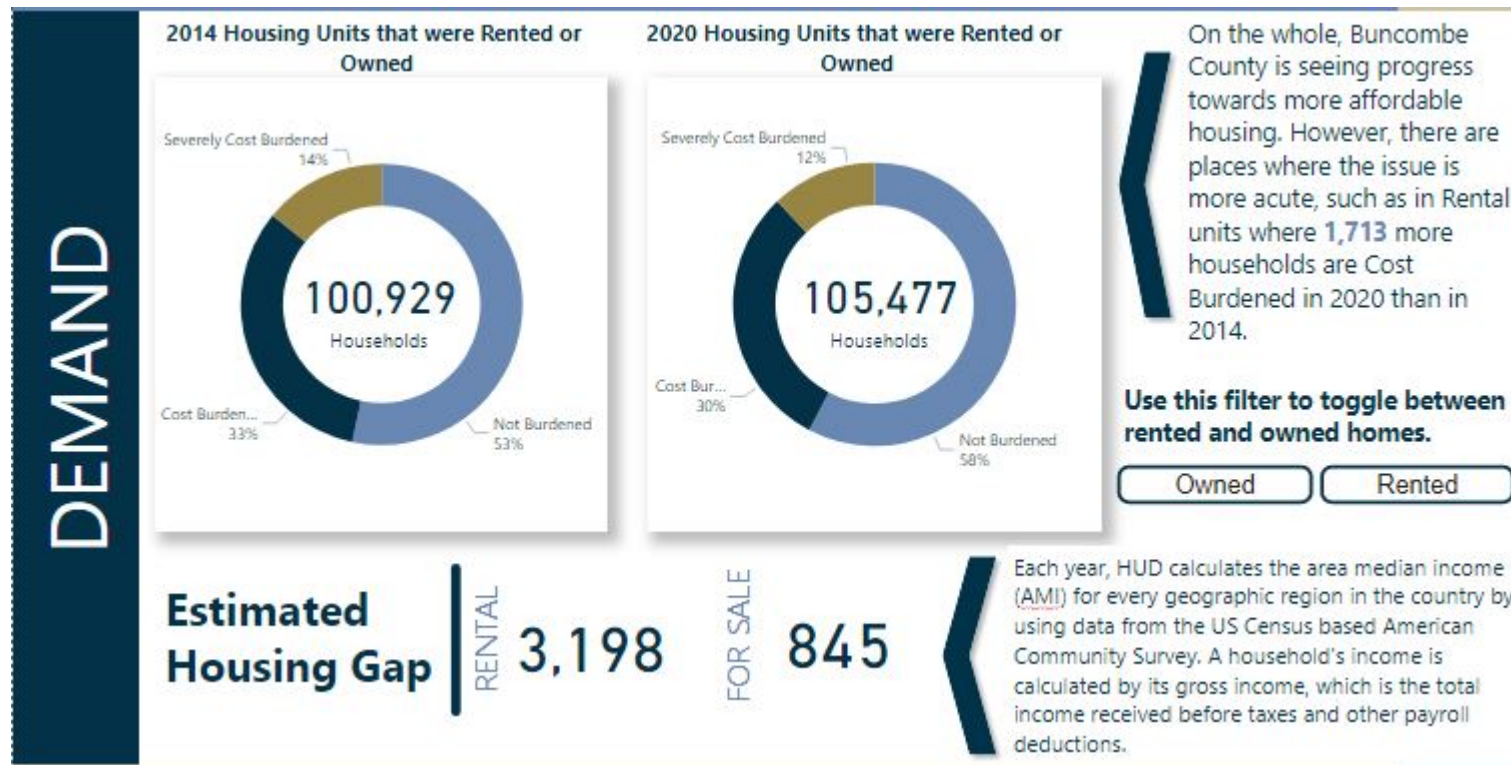
Population Growth by Race



The African American population is projected to decrease in size and as a percent of the population.



Affordable Housing Draft Dashboard

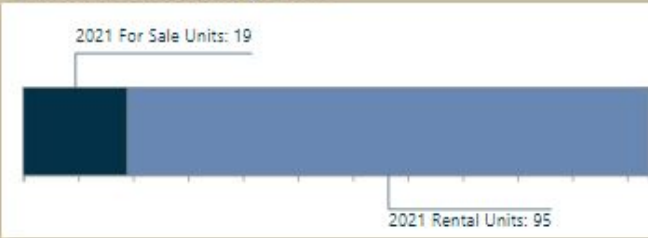


Affordable Housing Draft Dashboard

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](#).

Subsidized Housing Units



Active Permits for Housing Unit Development



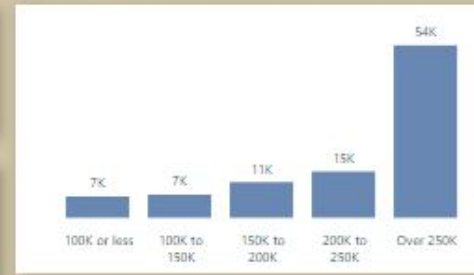
Between fiscal year 2018 and 2020, Buncombe County issued **5,555** residential construction permits resulting in an average of **1,852** units annually at an average construction cost of **\$283,831**. On average, **1,466** units had a construction cost under \$250K in this period.¹

County Residential Parcels

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



SUPPLY



Next Steps

Review Of What Other Counties Are Doing To Address Affordable Housing



Mowed Fields, Vacant Land = Opportunities!

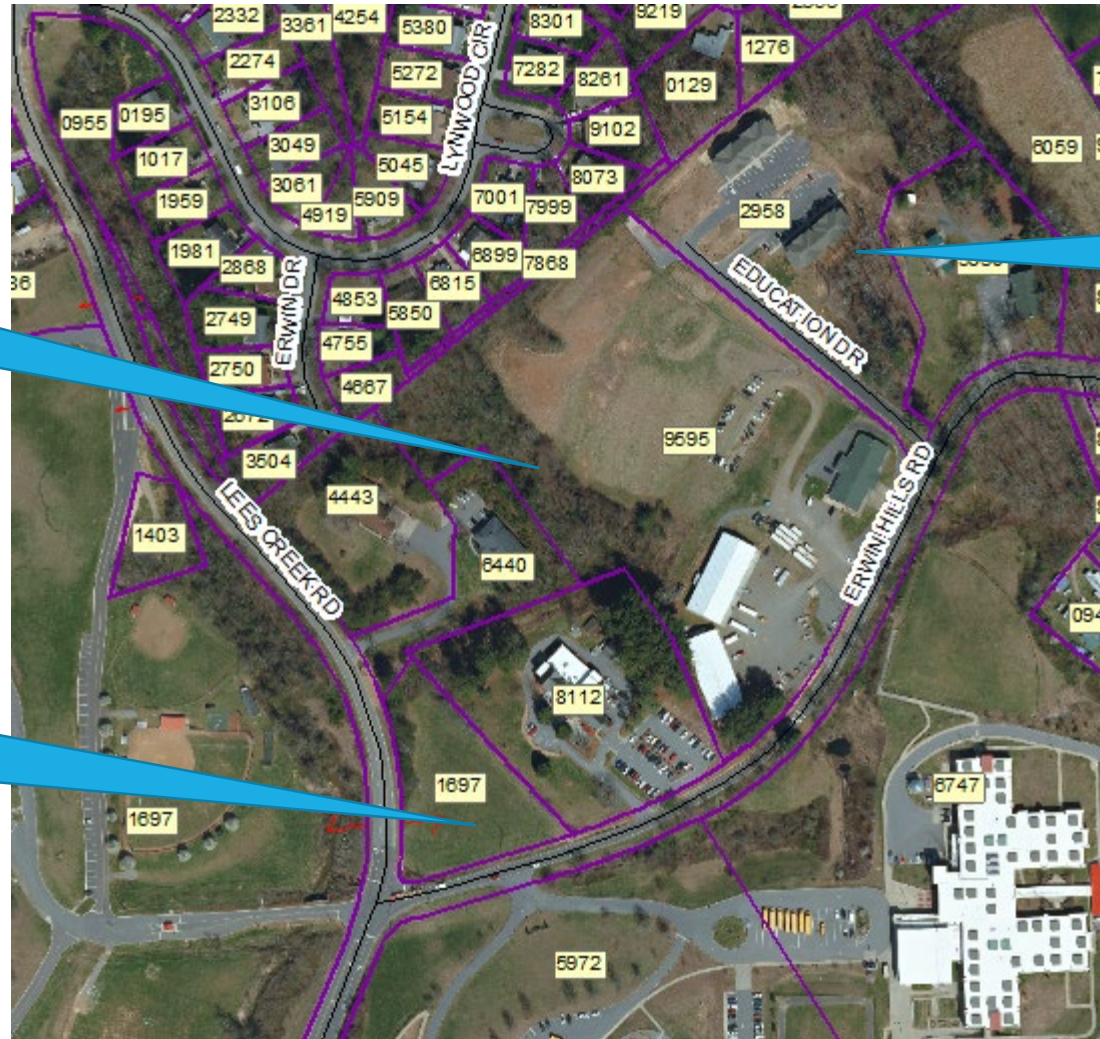


Other Ideas/Partnerships

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

