AGENDA

- Call to Order & Welcome
- New Business
  - Middle Income Housing Strategies – James Shelton (10 mins)
  - FY 2021 AHSP Contract Status – Matthew Cable (5 mins)
  - FY 2022 AHSP Contract Status & Extensions – Matthew Cable (5 mins)
- Next Steps
- Announcements
- Public Comment
- Adjourn
MIDDLE INCOME HOUSING STRATEGIES

James Shelton

MIDDLE-INCOME HOUSING STRATEGIES

IMPORTANT FACTS

Middle-Income Household:
  • Household with income between 80% and 120% AMI

Buncombe County Middle-Income Household Four Person Household:
  • Household with annual income between $64,250 and $95,750

Other NC jurisdictions find the market is supplying affordability to middle-income households

Funding:
  • General Fund $$$ unable to be used to support housing for middle-income households
  • Bond $$$ is able to be used to support construction of housing for middle-income households provided at least 40% of units in a project are reserved for households of low or moderate income (NCGS § 159-48 (c)(6))
MIDDLE-INCOME HOUSING STRATEGIES

Use Available Land
Upzoning
Small Lots, Small Houses
Downpayment Assistance

MIDDLE-INCOME HOUSING STRATEGIES

Use Available Land

• Infill
  • Encourage use and discourage disuse of vacant/unused lots

• County-owned Land
  • Selling or leasing County land with deed restrictions for extended affordability to middle-income households
MIDDLE-INCOME HOUSING STRATEGIES

**Upzoning**

- **Zone to allow for more homes**
  - Ex: Durham changing all single-family zoning to allow duplexes

- **Build Up**
  - Projects near urban center and on transit routes should maximize footprint use

- **Buncombe County’s Community Oriented Development**
  - Developers can get points for “workforce” housing units
  - Ex: Villas at Avery Creek & Reflection Point

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**Small Lots, Small Houses**

- **Accessory Dwelling Units**
- **Tiny Cottages**
- **Townhomes**

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**BUNCOMBE COUNTY**

7

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**BUNCOMBE COUNTY**

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**MIDDLE-INCOME HOUSING STRATEGIES**

**Downpayment Assistance**

- **Partner with employers**
  - Ex: Biltmore provides a $3 to $1 matching program (up to $4,500) for down-payment assistance for first-time homebuyers

- **Buncombe County cannot provide direct downpayment assistance to homebuyers, but could provide loans to partner organizations**

**Questions?**
FY 2021 AHSP Contract Status

Matthew Cable

<table>
<thead>
<tr>
<th>FY 2021 AHSP Projects</th>
<th>Anticipated Impact (Units/HH)</th>
<th>Actual Expenditures to Date</th>
<th>Impact to Date (Units/HH)</th>
<th>Balance of Obligation</th>
<th>Percent Open</th>
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<tbody>
<tr>
<td>Jasper Homestead LLC Multifamily Development</td>
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<td>$106,848</td>
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<td>Habitat for Humanity Emergency Repair</td>
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<tr>
<td>Mountain Housing Opportunities Emergency Repair</td>
<td>46</td>
<td>$300,000</td>
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<td>Eliada New Start Homeless Services Building Design</td>
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<td>CIMA PODER New Start Home Repair</td>
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<td>On Track Education Program</td>
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<td>526</td>
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<td>Total</td>
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<td>$1,787,127</td>
<td>890</td>
<td>$110,848</td>
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# FY 2022 AHSP Contract Status & Extension

## FY 2022 AHSP Contract Status & Extension

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<tr>
<th>FY 2022 AHSP Projects</th>
<th>Anticipated Impact (Units/HH)</th>
<th>Actual Expenditures to Date</th>
<th>Impact to Date (Units/HH)</th>
<th>Balance of Obligation</th>
<th>Percent Open</th>
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<tbody>
<tr>
<td>Habitat for Humanity Construction Loan to DPA Glen Bridge*</td>
<td>29</td>
<td>$450,000</td>
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<td>Eblen Charities Tenant Based Rental Assistance</td>
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<td>Habitat for Humanity Emergency Repair</td>
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<td>Mountain Housing Opportunities Emergency Repair</td>
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<td>OnTrack Expanding Homeownership Possibilities Program New Start</td>
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<td>Ferry Road Predevelopment Services (DFI)*</td>
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<td>Affordable Housing Feasibility Study (DFI)*</td>
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<td>Total</td>
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<td>598</td>
<td>$611,956</td>
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## NEXT STEPS FOR REMAINDER OF 2022

<table>
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<tr>
<th>Meeting Date</th>
<th>Update, Discussion, &amp; Actionable Items</th>
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<td><strong>August 2</strong></td>
<td><strong>Updates</strong>: DHHS; Affordable Housing Dashboard; Affordable Housing Feasibility Study</td>
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| **September 6** | **Updates**: Affordable Housing Mapping; Coronavirus Relief Funds Emergency Repair Award Implementation; CDBG Neighborhood Revitalization Grant Application; NCHFA LIHTC Awards  
**Discussion**: FY 2024 AHSP Revisions |  |
| **October 4**  | **Updates**: FY 2022 Contract Status; Affordable Housing Website  
**Discussion**: FY 2024 AHSP Revisions |  |
| **November 1** | **Discussion**: FY 2024 AHSP Revisions  
**Actionable Item**: Recommend FY 2024 AHSP for Adoption by Full Board of Commissioners |  |
| **December 6** | **Updates**: FY 2022 Contract Status; 2030 Affordable Housing Goals Advancement  
**Discussion**: Affordable Housing Committee Bylaws |  |
ANNOUNCEMENTS

Community Development Welcomes New Staff
Nancy Williams, Community Development Program Manager
Jake Ekberg, Community Development Grants Manager

PUBLIC COMMENT

ADJOURN