



AFFORDABLE HOUSING & BUNCOMBE COUNTY

Presented by

Matthew Cable



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PRESENTATION OVERVIEW

Background

- Part I. Assessment of Need
- Part II. History of Buncombe County Affordable Housing Work
- Part III. Affordable Housing Goals

Funding

- Part IV. The Affordable Housing Services Program
- Part V. CDBG-NR & ARPA FRF Funds
- Part VI. Affordable Housing Bond

Innovation

- Part VII. Affordable Housing Feasibility Study
- Part VIII. Community Oriented Development
- Part IX. Expanding Opportunities
- Part X. Buncombe County Affordable Housing Website



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PART I. ASSESSMENT OF NEED

HOUSING NEEDS ASSESSMENT 2020

- “The focus of this analysis is to assess the market characteristics of, and to determine the housing needs for, Buncombe County.” – Bowen National Research 2020 HNA
- Process:
 - Evaluate various socio-economic characteristics
 - Inventory and analyze housing supply (rental and owner product)
 - Conduct stakeholder interviews
 - Evaluate special needs populations
 - Provide housing gap estimates to help identify housing needs

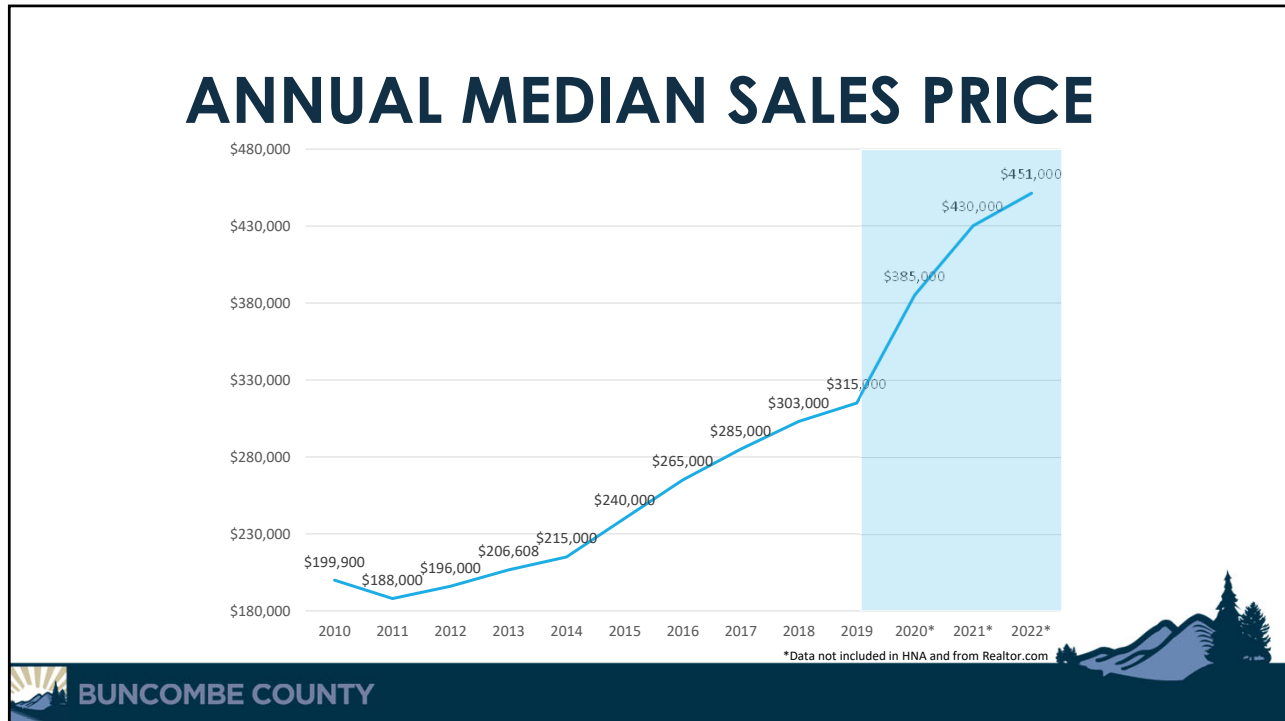
WHAT DOES AFFORDABLE MEAN

- **Affordable Housing:** Housing that costs no more than 30% of a household's monthly gross income, including utilities (HUD)
- **Cost Burdened:** Spending more than 30% of income on housing
- **Severely Cost Burdened:** Spending more than 50% of income on housing

MEDIAN RENTS MARKET RATE MULTIFAMILY

BEDROOM	BATH	2014 MEDIAN RENT	2019 MEDIAN RENT	2020 MEDIAN RENT*
STUDIO	1	\$667	\$825	NP
1 BR	1-2	\$830	\$1,050 - \$2,155	\$1,147
2 BR	1-2.5	\$800 - \$1,031	\$1,068 - \$1,310	\$1,195-1,375
3 BR	1-3.5	\$739 - \$1,100	\$889 - \$6,928	\$1,595
4 BR	1.5-2	\$789 - \$1,005	\$1,000 - \$1,560	NP

*From WNC 2021 HNA



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HOUSING GAP ESTIMATES

<p>2020 HNA</p> <p>Rental Housing Gap Estimates</p> <ul style="list-style-type: none"> ✓ <80% AMI: 3,198 <ul style="list-style-type: none"> • <50% AMI: 2,168 <ul style="list-style-type: none"> • <30% AMI: 1,124 • 30%-50% AMI: 1,044 • 51%-80% AMI: 1,030 ✓ 80-120% AMI: 904 <p>For Sale Housing Gap Estimates</p> <ul style="list-style-type: none"> ✓ <80% AMI: 845 ✓ 80-120% AMI: 2,673 	<p>2021 WNC HNA</p> <p>Rental Housing Gap Estimates</p> <ul style="list-style-type: none"> ✓ <80% AMI: 4,837 <ul style="list-style-type: none"> • <50% AMI: 3,936 <ul style="list-style-type: none"> • <30% AMI: Not specified • 30%-50% AMI: Not specified • 51%-80% AMI: 901 ✓ 80-120% AMI: 602 <p>For Sale Housing Gap Estimates</p> <ul style="list-style-type: none"> ✓ <80% AMI: 1,561 ✓ 80-120% AMI: 693
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PART II. HISTORY OF BUNCOMBE COUNTY AFFORDABLE HOUSING WORK



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HISTORY OF BC AFFORDABLE HOUSING WORK

- **2004:** Board establishes “Housing Trust Fund”, staff develops initial AHSP Policy and Application, Board designates \$300,000 to support the AHSP and accepts applications and approves funding for the first AHSP projects
- **2017:** Board approves a Resolution of Commitment to Strategic, Sustainable Priorities which includes the following goal: “Ensure comprehensive opportunities for affordable and safe housing as a foundation for healthy and thriving families and neighborhoods”
- **2019:** Board creates affordable housing subcommittee, appoints Commissioners to the Affordable Housing Committee, institutes a new process of reviewing projects, holds first meetings, and establishes Community Development Division of the Planning Department



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AFFORDABLE HOUSING COMMITTEE



Brownie Newman
Chairman



Amanda Edwards
*Vice Chair
District 2*



Parker Sloan
District 3



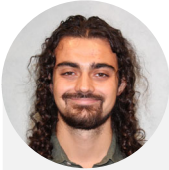
COMMUNITY DEVELOPMENT DIVISION



Matthew Cable
Division Manager



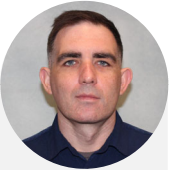
Matt Card
CD Analyst



Jake Ekberg
CD Grant Manager



Heather Higgins
Administrative Assistant



Jonathon Jones
Lead CD Analyst



Nancy Williams
CD Program Manager



New! Vacant
*Homelessness Program
Manager*



Chloe Donohoe
*Affordable Housing Bond Manager
County Manger's Office*



AN INCREASE IN INVESTMENT

- General Fund Transfers to the AHSP:
 - FY 2019: \$299,250 (July 1, 2018 – June 30, 2019)
 - FY 2020: \$2,236,845 (July 1, 2019 – June 30, 2020)
 - FY 2021: \$2,236,845 (July 1, 2020 – June 30, 2021)
 - FY 2022: \$2,311,845 (July 1, 2021 – June 30, 2022)
 - FY 2023: \$2,311,845 (July 1, 2022 – June 30, 2023)
 - FY 2024: \$2,311,845 (July 1, 2023 – June 30, 2024)

AHSP INVESTMENTS TO DATE

- **\$38.4 Million** to support **4,448 units/household**

	FY2021	FY2022	FY2023	FY2024
Amount Allocated	\$1,937,975	\$1,708,568	\$1,300,000	\$16,958,909
# Projects	9	6	3	13
# Funded Agencies	8	4	3	11
# New Units Supported	84	149	104	565
# Households Supported	820	431	69	295
# Total Units/Households Supported	904	580	173	860

PART III. AFFORDABLE HOUSING GOALS



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AFFORDABLE HOUSING GOALS

1. Increase the supply of Affordable Housing for rent
2. Increase the supply of Affordable Housing for homeownership, especially for BIPOC households
3. Preserve the supply of Naturally Occurring Affordable Housing (NOAH)
4. Support activities that achieve functional zero Homelessness
5. Support activities that encourage the use of all vouchers



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AFFORDABLE HOUSING OBJECTIVES

Buncombe County will impact 2,800-3,150 affordable housing units by 2030.

- 1,500-1,850 rental units for households at \leq 80% AMI
 - average at \leq 60% AMI across all households
 - 1200-1480 units should leverage the LIHTC program (will leverage an estimated \$100 - \$120 million in tax credit equity to Buncombe Co.)
 - 200 units for \leq 30% AMI
- 400 ownership units for households at \leq 80% AMI
- 500 repair units for households at \leq 80% AMI
- 400 ownership or rental units for households at $>$ 80% to \leq 120% AMI



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PART IV. AHSP



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AFFORDABLE HOUSING SERVICES PROGRAM

- Open Call: December – February
- Pre-Application Conference: January
- Affordable Housing Committee Review of Applications: March – April
- Board of Commissioners Approval of Allocations: June



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AHSP SUPPORTED ACTIVITIES

- Construction of new affordable single-family or multifamily housing units for sale or rent (or non-revenue generating) which must meet state and local building codes and must be stick-built or system-built (modular);
- Conversion of existing non-residential structure(s) and rehabilitation of existing affordable housing structure(s) for affordable single-family or multifamily housing units for sale or rent (or non-revenue generating) which must meet state and local building codes and must be stick-built or system-built (modular);
- Downpayment assistance for income eligible homebuyers;
- Tenant-based rental assistance in connection with homelessness prevention;
- Emergency repair of single-family units for income eligible clients; and
- New start programs providing opportunities for affordable/safe housing for healthy/thriving families and neighborhoods which are innovative in approach.
- Administration Program

*Eligible activities must take place within Buncombe County.



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PART V. CDBG-NR & ARPA FRF FUNDS

CDBG NR & ARPA FRF FUNDS

- \$400,000 CDBG Neighborhood Revitalization
- Source: NC Department of Commerce
- Focus: Home Repair

- \$400,000 ARPA Fiscal Recovery Funds
- Source: Buncombe County
- Focus: Home Repair

PART VI. AFFORDABLE HOUSING BOND

AFFORDABLE HOUSING BOND

- Buncombe County residents approved a \$40 million bond
- Management: Affordable Housing Bond Program Manager
- Processes:
 - Utilize existing AHSP to identify projects
 - Additional strategies to be identified/determined
- Status
 - Initial Allocation: \$12.9M
 - Balance Unallocated: \$27.1M

PART VII. AFFORDABLE HOUSING FEASIBILITY STUDY

AFFORDABLE HOUSING FEASIBILITY STUDY

- **Consultant:** UNC School of Government Development Finance Initiative (DFI)
- **Period of Performance:** 12-24 months
- **Properties:** County identified sites including county-owned downtown properties
- **Deliverables:**
 - Phase 1: Sites Assessments**
 - Prioritizing list of properties with recommendations
 - Phase 2: County Selects Three (3) Sites & Move Forward With:**
 - Public input
 - Additional architectural work
 - Preparing financial models
 - Proposing private development programs
 - Solicitations for developments
 - Development agreements

FEASIBILITY STUDY PHASE 2 SITES

<p>Coxe Ave (50-52) 4% LIHTC 120 LMI Units \$234K Cost/Unit (est) \$60K Gap/Unit (est)</p>			<p>Valley St 4% LIHTC 150 LMI Units \$218K Cost/Unit (est) \$51K Gap/Unit (est)</p>
		<p>Erwin Hills Rd 4% LIHTC 160 LMI Units \$215K Cost/Unit (est) \$27K-\$48K Gap/Unit (est)</p>	

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PART VIII. COMMUNITY ORIENTED DEVELOPMENT

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COMMUNITY ORIENTED DEVELOPMENT (COD)

Goal: Equitable affordable and middle-income housing achieved through zoning incentives (density)

Points-Based Scoring System:

- Community Score
- Environment & Transit Score
- Economy Score

COD ZONING INCENTIVES

Increase Density to Max of 250% (if application earns 250 points)

Example in R2 District: 5-acre lot with a density of 12 units per acre

- Without COD = 60 units
- With COD at Max Points/Max Density = 150 units

COD PROCESS

Interested in Developing a COD

- Pre-application Conference with Development Services & Community Development
- Pre-Audit of Points Table
- Entitlement Process
- Deed Restrictions*

COD Post Entitlement and Development Expectations*

- Adequate on-site management to conform to requirements
- Verification of unit affordability and adherence to restrictions

*If affordable housing/middle-income housing is a component.



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PART IX. EXPANDING OPPORTUNITIES



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EXPANDING OPPORTUNITIES

1. Collaborating with Municipal Community Development staff
2. Ferry Road Predevelopment Study
3. Potential External Grant Funding
4. Other County Departments
 - APRA FRF Funding
 - Sustainability Office Funding
 - Home and Community Care Block Grant Funding
 - Department of Health and Human Services



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PART X. BUNCOMBE COUNTY AFFORDABLE HOUSING WEBSITE



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PART VI

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Planning & Development Affordable Housing Development Boards Plans Resources

Affordable Housing Housing Resources Search for Housing Map What Do I Qualify for? Locate & Contact


Affordable Housing

Buncombe County is working to ensure comprehensive opportunities for affordable and safe housing as a foundation for healthy and thriving families and neighborhoods.


I Need Help With...




RENTER
RESOURCES



HOMEOWNER
RESOURCES



HOMELESSNESS
RESOURCES





COUNTY AFFORDABLE
HOUSING FUNDING

www.buncombecounty.org/affordablehousing

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QUESTIONS?

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