

City of Asheville
North Carolina



*Our quality of service,
your quality of life.*

AFFORDABLE HOUSING STRATEGIES



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- Example



AFFORDABLE HOUSING STRATEGIES



RENTAL HOUSING GAP



- 3,580 affordable rental units needed by 2020
- 64% are needed by households earning 80% or less of median income
- 21% pay >50% of their gross income for rent
- 75% <60% AMI pay >30% for housing costs

AFFORDABLE HOUSING STRATEGIES



OWNER HOUSING GAP

- 3,879 affordable new ownership units needed by 2020
- 70% of households are looking for homes priced under \$200,000
- 14% of current homes listed are listed \$200,000
- Current median sales price: \$275,000



AFFORDABLE HOUSING STRATEGIES



Asheville's Toolbox

- Funding Streams
 - General Obligation Bond: \$25 Mil
 - Federal Funds (HOME, CDBG): \$2 Mil
 - Local Housing Trust Fund: \$500,000
 - Capital Improvement Program: \$2 Mil
 - Land Use Incentive Grant: by project
 - Fee Grant Program: by project
- City-Owned Land
- Density Bonus
- Conditional Zoning



AFFORDABLE HOUSING STRATEGIES



\$25 MILLION GO BOND



- \$15 Mil: Repurposing High-Yield City-Owned/Option sites
- \$5 Mil: Housing Trust Fund
- \$3 Mil: Land-Banking
- \$1 Mil: Community Land Trust
- \$1 Mil: Down-Payment Assistance

AFFORDABLE HOUSING STRATEGIES



LAND USE INCENTIVE GRANT



- Modeled after “Tax Increment Financing” (TIF), but deferred revenues are not set-aside for the project
- Annual grant equal to City property tax, number of years determined by scoring matrix
- Additional grant of a % of permits’ fees

AFFORDABLE HOUSING STRATEGIES



LAND USE INCENTIVE GRANT

- At least 10% of the units must be affordable for households earning 80% or less of the Area Median Income.
- The affordable units must be affordable to and leased to income-eligible households for at least 15 years.
- Must be located to provide convenient access to jobs, schools and services. The applicant may make the case for convenient access.



AFFORDABLE HOUSING STRATEGIES



CITY-OWNED LAND

- Due Diligence prior to RFQ/P
- Subsidy-Stacking
- In-Fill Strategies

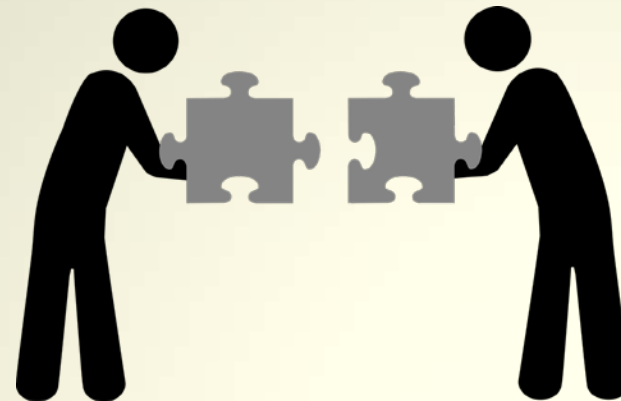


AFFORDABLE HOUSING STRATEGIES



CURRENT PROJECT EXAMPLE

- Public-Private Partnership
 - City-Owned Land
 - Private Developer
- 50-Year Land Lease w/ 50 Years Affordability
- 64 Rental Unit Mixed-Income Development
- Subsidy-Stacking
 - Land
 - LUIG
 - HTF Loan



AFFORDABLE HOUSING STRATEGIES



What's Next ...

- Expedited Review Process
 - From Concept to CO
- Asheville open for business
 - Affordable Housing / New Ideas / Listening
 - New Developers while respecting current players
- Public / Private Housing Coalition
- Infill Development
 - Updated info regarding lot size & ADUs
 - Incremental Development
 - Real Estate 101
- Review & Analyze success of tools / New Eyes
- Economic / Social / Equity / Community / Health



AFFORDABLE HOUSING STRATEGIES



City of Asheville

Affordable Housing webpage:

http://www.ashevillenc.gov/departments/community/community_development/affordable_housing/default.htm

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