

# Asheville Regional Housing Consortium (ARHC) Meeting

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# Asheville Regional Housing Consortium (ARHC)

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## History:

- Formed in 1993 to increase local governments' ability to provide affordable housing for low- and very-low-income residents within the four-county Consortium area
- IMPORTANT – Asheville City Council is the responsible (legal) entity

## Benefit:

- Consortium model offers smaller communities which do not qualify for a HOME allocation, the ability to participate in the program

# Goal of the HOME Investment Partnerships Program

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- To implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very-low-income Americans
- Grants, direct loans, loan guarantees, rental assistance, security deposits
- Requires a match

# HOME Eligible Activities

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- Homeowner rehabilitation
- Homebuyer (acquisition, new construction, or rehab)
- Rental development (acquisition, new construction, or rehab)
- Tenant-Based Rental Assistance (TBRA)

# Participating Jurisdiction (PJ) Responsibilities (aka - Lead Entity)

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- Prepare, submit and monitor the Consolidated Plan, Annual Action Plan (AAP) and Consolidated Annual Performance Evaluation Report (CAPER)
- All obligations in the execution of the ARHC HOME Program including:
  - Development of Applications/Accept/reject applications
  - Match requirements
  - Consolidated Plan Requirements
  - Project review procedures

## PJ Responsibilities (aka - Lead Entity) Continued

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- Eligibility Property Standards
- Affordability Period
- Developer Agreements
- Monitoring
- Match and Match Tracking
- Recaptured Funds
- Technical Assistance; and
- Staff Support

## PJ Responsibilities (aka - Lead Entity) Continued

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- Income Targeting
- Subsidy Layering Review – Critical Importance
- Developer Capacity
- FHEO
- NEPA/HUD Environmental Review
- Uniform Relocation Act
- Prevailing Wage (Davis Bacon and Related Acts)

# Consortium Responsibilities

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- Provide non-binding guidance regarding use of HOME dollars



# FY 23/24 PJ/Consortium Goals

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- Provide ongoing training to Consortium and interested parties (Technical Assistance).
- Create new project evaluation process. Site and Neighborhood Standards will a part of the project evaluation process
- Affirmative Fair Housing Marketing – To be included as a part of the application rating process; for projects with five or more units. Requires marketing and monitoring.
- Create over-the-counter program
- Create a Community Housing Development Organization (CHDO). Provide TA to AB-CLT and new NPO's throughout the four-county region.
- The Consolidated Plan and AFFH. Work with Land of Sky as long-range planning consultant
- Reparations – COA and Buncombe County
- Work with Housing Authorities

# Looking Forward - Next 30 Days

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- Prepare a new application and applicant evaluation procedures for the annual application process and over the counter application process. This includes HOME-ARP.
- Amend Policies and Procedures Manual to address proposal evaluation procedures, Fair Housing and Equal Opportunity, Site Selection, Environmental Justice, CHDO and Technical Assistance Policies.

# Consortium Actions

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- Appoint a committee (of four or five) to work with staff on developing a new application and scoring criteria
  - Consider offering additional points for project site/location, partnerships with AB-CLT, Section 3, MBE/WBE and Urban Renewal/Reparations, Homelessness, and Affirmative Fair Housing Marketing Plan

# Questions and Discussion