

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

Meeting Date: June 1, 2009

Subject: Public Hearing on 2008 Community Development Block Grant (#06-C-1600) Closeout for Shuey Knolls Phase III

Attachments: PowerPoint Presentation

SUMMARY OF REQUEST:

In 2006 the Board of Commissioners partnered with Habitat for Humanity by applying for and receiving a Community Development Block Grant (CDBG, Grant # 06-C-1600) in the amount of \$189,840.00. The CDBG Housing Development project assisted Henderson County Habitat for Humanity to increase the amount of affordable housing available to county residents. In 2008, the Board of Commissioners approved Phase III for the Shuey Knolls. The CDBG funds provided 1,200 linear feet of water line and road improvements to serve 21 homes in Phase III of Shuey Knolls. The County began the request for proposal process in 2008 and the project was completed in the spring of 2009. A public hearing is required to formally closing out the grant.

Staff will provide a brief presentation on the Shuey Knolls Phase III project to the Board.

BOARD ACTION REQUESTED:

No action is required by the Board.

Suggested Motion: No motion suggested.

Shuey Knolls Community Development Block Grant Community Development Project

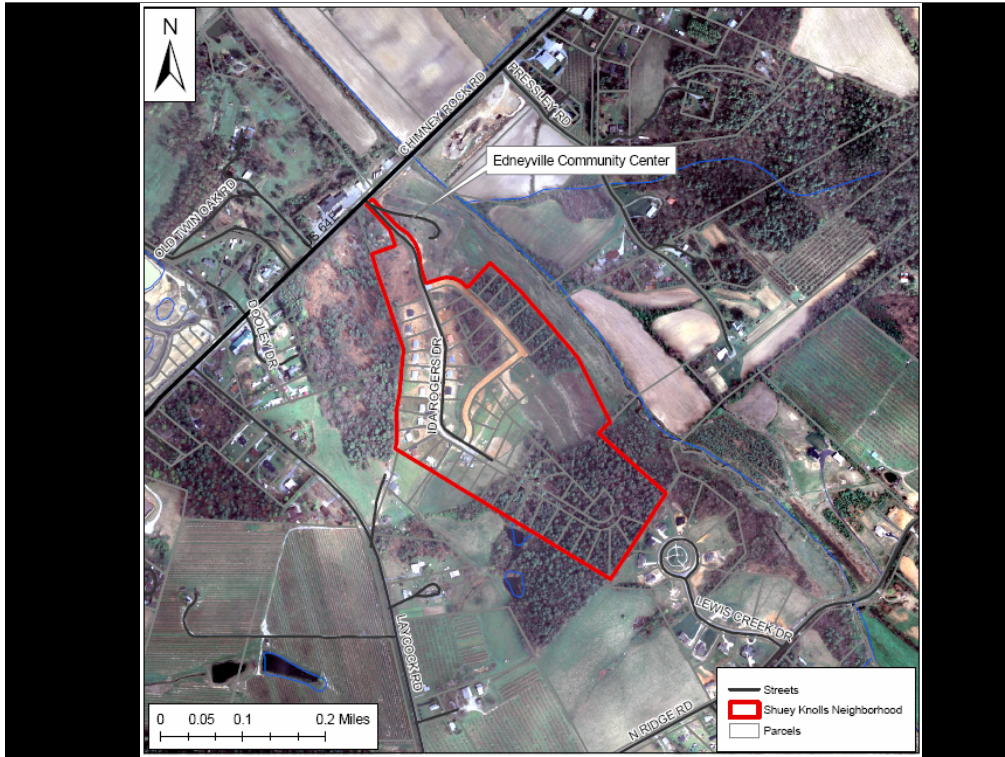


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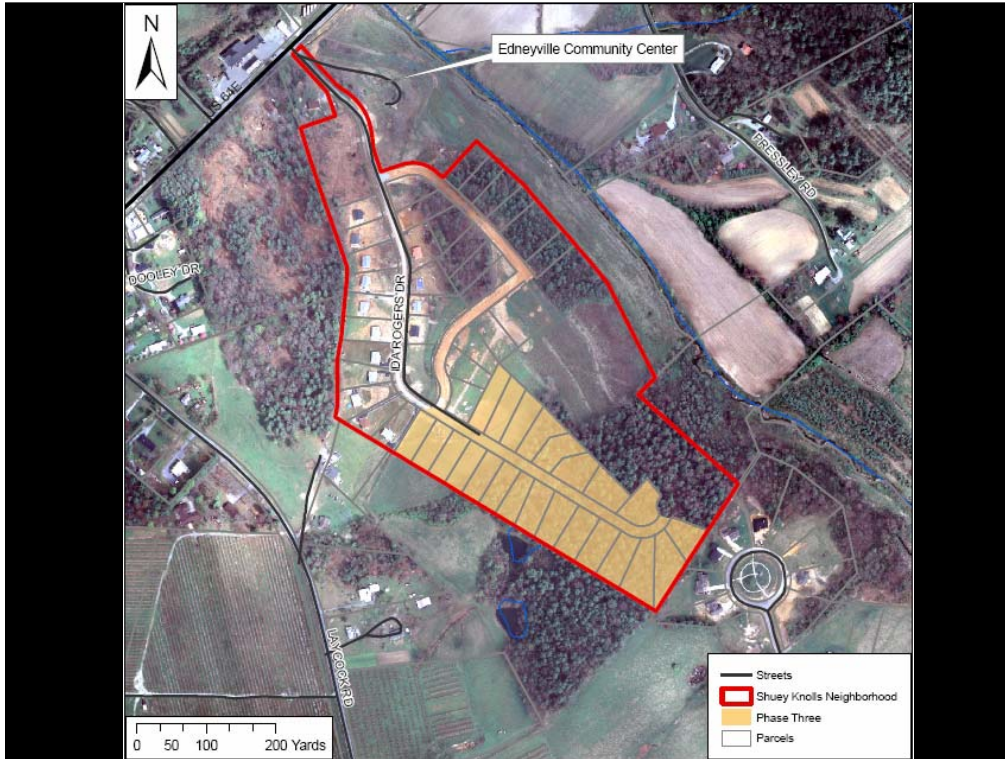
In 2006 the Board of Commissioners partnered with Habitat for Humanity by applying for and receiving a Community Development Block Grant (CDBG, Grant # 06-C-1600) in the amount of \$189,840.00. These funds were used to assist Habitat for Humanity's Shuey Knolls development by increasing the amount of affordable housing available to county residents.



The increasing popularity of Henderson County as an area to relocate or retire to has created a shortage of affordable housing ownership and rental options for low/moderate residents of the area. The Asheville Metropolitan Statistical Area (MSA), of which Henderson County is part, has one of the highest rates of housing cost increases in the country. In many instances, the only affordable housing ownership option is manufactured housing, which does not build the equity like stick built or modular units. Henderson County Habitat For Humanity's Shuey Knolls subdivision is one attempt to offset the affordability housing gap within the county by building quality single family housing that is both affordable and builds equity for low/moderate income residents.



In July 2003 the planning board approved the Master Plan for the Shuey Knolls neighborhood project. Shuey Knolls neighborhood is a phased development. Over a five year period, approximately eighty (80) new single family homes, and the infrastructure needed to support the new construction will be built for sale to low to moderate residents of Henderson County.



In 2008, the Board of Commissioners approved CDBG funding for Phase III of Shuey Knolls. The highlighted area shows the portion referred to as Phase III.



The Phase 3 project assisted Habitat for Humanity in providing 1,200 feet of water line and road improvements to serve 21 homes. Increasing Henderson County's affordable housing stock.



This is a picture of the newly constructed road where new homes will be built. The primary road construction was completed by December of 2008.



The County began the request for proposal process in 2008 and the project was completed in the spring of 2009.

The project came in well under budget and the scope of work was increased to maximize use of the grant. As a result, additional site stabilization improvements were installed. This change will allow for better water quality and reduced long term costs in the future .



When Phase three is completely built out, The homes will look similar to the homes shown here in Phase two.



This home, recently constructed, illustrates a typical home in Shuey Knolls.



This is a picture of a new phase three home under construction.

Shuey Knolls (Phase II Homes)



There is one more Phase left in Shuey Knolls and construction should start some time soon in 2009. Henderson County Habitat For Humanity's Shuey Knolls subdivision is just one attempt to offset the affordability housing gap within the county by building quality single family housing that is both affordable and available for low or moderate income residents.



The Shuey Knolls Neighborhood is located in Edneyville on the south side of US HWY 64 and is adjacent to the new Edneyville Community Center that will also benefit community residents.



Now, in order to close out the grant, the board is required to receive public comment.