

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

- MEETING DATE:** February 4, 2019
- SUBJECT:** 2019 HOME Grant Applications
- PRESENTER:** Autumn Radcliff, Planning Director
- ATTACHMENTS:**
1. Summary of Habitat for Humanity HOME Application
 2. Summary of WDT Development, LLC HOME Application

SUMMARY OF REQUESTS:

Henderson County has received notification that two grant applications are being submitted to the Asheville Regional Housing Consortium for HOME Investment Partnerships Program (HOME) funds. HOME funds are administered through the Asheville Regional Housing Consortium. All projects propose to serve County residents within a range of median household income.

Henderson County Habitat for Humanity is requesting \$270,000 in HOME funds to aid in down payment assistance for homebuyers in Dodd Meadows residential neighborhood off Crest Road. Using the grant funds, Habitat for Humanity plans to provide affordable housing for families whose income is between 30% and 80% of the median income in Henderson County with a 30-year 0% interest loan.

WDT Development, LLC is requesting \$320,000 to assist with needed gap financing to support the 2019 NCHFA proposed 9% tax credit application for a proposed development consisting of 64 senior housing rental units located off Boylston Highway in Mills River at the intersection of Hwy 280 and NC 191. All rents will target individuals making between 40% and 80% of the Henderson County median income.

These grants require no County matching funds. The Asheville Regional Housing Consortium requires approval by the Board of Commissioners as part of the application process.

BOARD ACTION REQUESTED:

Board of Commissioner approval of the HOME funding applications to the Asheville Regional Housing Consortium is required.

Suggested Motion:

I move that the Board approve the HOME applications for Henderson County Habitat for Humanity and WDT Development, LLC.

Henderson County Board of Commissioners

Asheville Consortium HOME Proposal from Henderson County Habitat for Humanity

Henderson County Habitat for Humanity is requesting Asheville Consortium HOME support in the amount of \$270,000 to provide down payment assistance, which therefore reduces the monthly house payment, for eighteen qualified Habitat homebuyers currently living in substandard housing.

Dodd Meadows is our newest community development designed to provide quality, affordable housing for low- and very low-income families of Henderson County. Low- and very low-income are defined as families who fall within 30% to 80% of the Area Median Income as adjusted for family size. Dodd Meadows is located in East Flat Rock at the corner of Crest Road and East Blue Ridge Road.

Henderson County Habitat finances the homes we construct with 30 year 0% interest loans. Our commitment is to guarantee that a qualified family's monthly housing costs, including principal payments, and escrows for homeowner insurance, property taxes, and Homeowners Association fees, do not exceed 30% of the family's gross monthly income. An award from the Asheville Consortium will help to keep the final financed amount of the home purchase down, thereby helping to ensure that every Habitat house in Dodd Meadows is "affordable" as defined by the Department of Housing and Urban Development (HUD).

Henderson County Board of Commissioners

Asheville Consortium HOME Proposal

From

WDT Development, LLC

Our Project History:

WDT Development, LLC has been providing low-income housing since 2005. It has been a goal of ours to provide housing, especially senior housing in areas where demand is high and there is opportunity for us to develop. We have been successful with applications for 9% tax credits which have provided high-quality senior housing from the Henderson, NC area to Gastonia, NC. It is our wish to expand our success through the Western North Carolina counties. Here is a list of affordable 9% rental communities which we have developed and built:

- 1) Garden Walk Villas / 48 senior units
- 2) Garden Park Villas / 40 senior units
- 3) Carey Chapel Village / 56 single family high efficiency units
- 4) Garden Gate Villas / 56 senior units
- 5) Villas at Union Trace / 60 senior units

Along with the above workforce and senior affordable housing developments, WDT Development, LLC has also built approximately 100 affordable owner-occupied homes utilizing programs available through the NCHFA and USDA-RD. Our senior communities are very popular and most of the seniors enjoy moving in and having a sense of independence but also having neighbors close by to enjoy spending time with. The units are very energy-efficient so that the bills stay low for the senior citizens. These high-quality units give seniors a place to age-in-place independently, yet to also enjoy the companionship of other seniors with shared interests. Many of our communities host “TV nights,” craft sessions, Bingo nights, exercise classes, and community potlucks. The feedback we receive from seniors and their families is overwhelmingly positive. Many seniors have a difficult time remaining in single-family homes that are aging and that they can no longer maintain. Families tell us that they feel safe with their parents in our communities. We have a secure-entry system, so only the seniors living there can access the building with a code. Knowing there are neighbors and a Site Manager to look after their parents and notice if they are not out and about in the community and mail areas of the building is very helpful to many families.

Our Proposed Development:

We have made application to build (64) sixty-four high-quality, yet affordable, senior housing rental units in the Town of Mills River. All rents will target those making between 40% and 80% of the Henderson County median income. The proposed development is located off Boylston Highway, very close the intersection where Hwy 280 and Hwy 191 intersect. This immediate area is growing rapidly and the opportunity to provide needed and high-quality senior housing in this area is not one that comes available easily. There is no such development in the area, and the need for high-quality affordable senior housing is in strong demand. We would like to mention that it is our full intention to make these units as energy-efficient as economically possible by using high insulation values, better windows, and high efficiency heat pump units. The buildings will feature elevators so that they are fully handicap accessible and the seniors do not have to climb any stairs. Some of the units will also include handicap accessible features such as grab bars, roll-in showers, lowered counter tops and appliances with front controlled knobs for those who are in wheel chairs or with limited mobility. We also typically have features such as pull strings in the units to alert others if a resident encounters a problem and needs help.

Our Funding Request:

WDT Development, LLC is requesting the Asheville Consortium HOME support in the amount of \$320,000 to assist with needed gap financing to support our 2019 NCHFA proposed 9% tax credit application. The overall development will cost an estimated \$10,917,000. Most of us are very aware of ever increasing construction costs and the high land costs associated with western NC that prohibits the development of high-quality housing that is also affordable to many seniors on fixed incomes as well as moderate-income seniors. These monies will be used in conjunction with other sources of funding to support our project and see it to fruition. It is also our hope to reduce rents as much as possible prior to our submission of the final application to the NCHFA, but that amount of reduction will be dependent on the level of support the consortium is able to provide.

Respectfully yours-

The Project Staff of WDT Development, LLC