Debbie Alford, Housing Program Manager
Leigh Hackney, Rapid Rehousing Director
256,000 people live in Buncombe County.
30,000 people visit Asheville every day. 10.9 Million visitors in 1 year
Tourists spend 5 million dollars in our community each day.
15% of jobs in our area supported by tourism.
Market Rate Housing Vacancy is 4%. Affordable Housing Vacancy is under 1%.
52% of renters pay 1/3 or more of income towards housing.
Housing Placement Team

❖ Dedicated staff working with landlords
  • 3 Housing Specialists
  • 75% of clients in scattered site
  • 69 landlords

❖ Identifying housing options
  • Community Networking
  • Housing Preferences

❖ Build relationships with new and existing landlords
  • Double security deposits
  • Rent payable directly to landlords
  • Timely maintenance reporting
  • Mediation when concerns arise
  • Damage reimbursement
Buncombe County Eviction Filings

- 2013: 2050
- 2014: 2342
- 2015: 1927
- 2016: 2219
- 2017: 2088
Buncombe County Homelessness Prevention Program

• Started: January 2018
• Funding: Emergency Solutions Grant
• Who we serve: Very low income individuals and families, who are at imminent risk of homelessness from their leased unit.
• Staff: 40% of one case manager
Outcomes

• 2018
  • Projected: 8 Households
  • Served: 27 Households
  • 25 households successfully avoided homelessness
  • 1 become over income
  • 1 unknown
  • 52% were at risk of losing a housing subsidy
  • 66% had children in the household
  • 100% Retention rate

• 2019
  • Projected: 12 Households
  • Served: 8 Households
  • 8 New households successfully avoided homelessness
  • 63% were at risk of losing a housing subsidy
  • 75% had children in the household
Community Partnership

Asheville Housing Authority
- Referrals
- Payment plans

Local non-profit legal services
- Referrals
- Client advocacy with landlord

City & County school social workers
- Referrals
- Client engage and communicate

Local domestic violence agencies
- Referrals
- Client engage and communicate
Goals/Vision for the future

• Increase staff capacity for diversion work
  • Alternative salary funding
  • Help identify realistic housing options based on clients’ resources & options

• Increase engagement for families before they are homeless & early in a homeless crisis

• Engage more community resources for assistance

• Make additional stakeholder connections
  • Jails & prisons
  • Rehabilitation & other treatment facilities