
From: Roger Stancil
Sent: Tuesday, February 20, 2018 10:20 PM
To: Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins
Cc: Loryn Clark; Sarah Vinas; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver
Subject: Council Questions: Item 6: Employee Housing Incentives

Council Question:

- Could you please share the # and % of total Town staff who participated in the data collection (survey, focus groups)?
- Was demographic information collected as part of the survey (i.e. age, income level, etc.)?
- Of those who responded to the survey, do we know how many would qualify for existing housing assistance programs (i.e. Community Home Trust, Habitat, etc.)?
- Could homeownership and budget counseling be provided by current housing partners?
- Employees interested in rentals identified incentives related to Town agreements with existing apartment complexes - were any complexes in particular named and/or identified as of interest?
- Under proposed next steps, partnership with neighboring jurisdictions was named - could you say more about what that could include?

Staff Response: *There were 262 respondents to the first survey, approximately 37% of town employees. There were 180 responses to the second survey, or approximately 26%. Four focus groups were conducted with 38 total employees participating.*

Household income level was collected in the initial survey. Of the 262 respondents, over 60% stated their household makes less than the Area Median Income of \$73,300 (for a household of 4). Demographic information such as age, ethnicity, etc., was not collected.

There are current housing partners that provide homeownership and budget counseling. Partnering with these agencies to provide counseling opportunities is anticipated and a recommendation identified by staff.

There were not any specific apartment complexes identified in the conversations with employees interested in rental incentives.

The strategy of partnering with the school system and/or neighboring jurisdictions is one we are currently exploring. This could include working together to leverage relationships with complexes to provide discounted rental rates. Another strategy that is being explored is the development or provision of rental units for employees. For example, a partnership between Asheville City Schools, Buncombe County, and a local nonprofit resulted in the development of 24 affordable units for teachers.