



ASHEVILLE HOUSING AUTHORITY
165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801

Top 10 Consolidated Plan Policy Priorities
Addressed by the Lee Walker Heights Redevelopment Project

1. Provide affordable rental housing for households earning 60% of median income or less	212 total units, with 96 deeply affordable
2. Prioritize developments that respond to need for 1BR units and units for low income single wage earner households with children	Expanding from 8 to 96 1BR units
3. Prioritize developments that provide rental housing for very low income people in mixed income developments	See affordable housing calculator next page
4. Control occupancy costs thru energy efficiency and alternative energy production <ul style="list-style-type: none"> • Incorporate sustainability into housing and community design 	Our goal is to meet Enterprise Green Communities standards; roofs solar ready
5. Provide affordable and accessible housing to persons with special needs ... <ul style="list-style-type: none"> • Prioritize developments that include permanent housing for homeless persons • Provide adequate housing options for victims of domestic violence • Prioritize developments that provide interior and exterior accessibility for disabled occupants and “visitability” for guests 	Homeless: RAD units will be filled from HACA wait list DV Survivors: at least 24 units Accessibility/visitability: 184 total units
6. Prioritize locationally efficient sites <ul style="list-style-type: none"> • Coordinate housing development with transportation, jobs, and services and make efficient use of available land and infrastructure • Prioritize higher density construction near employment centers. 	Walking distance to Downtown and Mission; on three bus lines More than doubling density on a current site near Downtown
7. Affirmatively further fair housing	Mixed income in high poverty census tract ; massive expansion of accessible/visitable units
8. Support programs that prepare people for homeownership, including in-depth financial education and home maintenance	HACA Family Self Sufficiency and Homeownership Programs expanding with RAD
9. Target low wealth neighborhoods for improvements that will improve housing conditions and create stronger communities	Census Tract 9 has 52.9% poverty rate; this development will have a positive impact
10. Collaborate with HACA on large scale investments transforming public housing	This is the project.

Asheville/Buncombe Jobs and Gross Rent Affordability

Employer	Position	Starting Pay	Estimated Hours	Annual Income	Affordable Gross Rent*
US DOL	Minimum Wage Part Time	\$7.25	20	\$7,540	\$189
Social Security	Retired/Disabled SSI Recipient			\$8,820	\$221
Buncombe County Schools	Bus Driver	\$14.12	15	\$11,014	\$275
City of Asheville	Cashier (Seasonal)	\$12.50	20	\$13,000	\$325
City of Asheville	Banquet Server (Seasonal)	\$12.50	20	\$13,000	\$325
BC Schools	School Nutrition Assistant II	\$12.50	22.5	\$14,625	\$366
US DOL	Minimum Wage Full Time	\$7.25	40	\$15,080	\$377
____ Brewing	Sanitation Specialist	\$10.00	40	\$20,800	\$520
BC Schools	Exceptional Children Assistant	\$11.75	35	\$21,385	\$535
Mission Health	Certified Nursing Assistant	\$10.48	40	\$21,798	\$545
Mission Health	Anesthesia Technician	\$12.26	40	\$25,501	\$638
BC Schools	Custodian	\$12.50	40	\$26,000	\$650
Just Economics	Asheville Living Wage	\$13.00	40	\$27,040	\$676
Buncombe County	Tax Data Collector 1	\$13.00	40	\$27,040	\$676
Tryon Distributing	Delivery Driver	\$13.50	40	\$28,080	\$702
Buncombe County	Park Ranger	\$13.72	40	\$28,531	\$713
Mission Health	Administrative Assistant	\$14.33	40	\$29,806	\$745
Divinity Beer Systems	Executive Assistant	\$14.50	40	\$30,160	\$754
NC Public Schools	Teacher (BA)			\$35,000	\$875
City of Asheville	Administrative Assistant	\$16.28	40	\$33,862	\$847
City of Asheville	Police Officer	\$17.00	40	\$35,360	\$884

**Gross Rent includes rent and utilities. Calculations do not include allowances for children, medical, etc.*

Affordable Gross Rents at 60% of	1 BR	\$652
Area Median Income (IRS Low	2 BR	\$783
Income Limit)	3 BR	\$903

