THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: December 9, 2025

Subject: Housing Authority Bond Issuance for Rocky River Apartments

Staff Resource(s): James Shelton, Community Development Manager
Jannice Ashley, Sr. Assistant City Attorney

Action Requested: Adoption of a resolution approving the issuance of bonds by the Housing Authority of the City of Asheville for Rocky River Apartments.

Background:

- The Asheville Housing Authority was created by the City of Asheville in 1940 in accordance with Chapter 157 of the NC General Statutes.
- It is a public body and is independent from the City with its own powers as outlined in North Carolina General Statute Chapter 157.
- The Housing Authority is governed by a Board of Commissioners, consisting of 7 members, who serve for a 4 year term and are appointed by the Mayor of the City of Asheville.
- The Internal Revenue Service requires that any bonds issued by the Housing Authority for developments such as the one described herein, have the financing plan approved by the City Council, following a public hearing with respect to such a plan.
- Rocky River Apartments NC, LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Borrower") has requested that the Asheville Housing Authority (the "Issuer") issue up to $24,000,000 in multifamily housing revenue bonds for the acquisition and construction of a new 120-unit affordable rental development known as Rocky River Apartments located on a 7.99 acre site at 28 Reynolds Mountain Boulevard in Woodfin, parcel identified as PIN 9730799689 in the Buncombe County Registry.
- The project will consist of 1 building. There will be a mix of 1,2 and 3-bedroom units. All units will be set aside for individuals and families at 30% (28 units), 60% (64 units) and 80% (28 units) or less of Area Median Income ("AMI").
- The affordability period will be 30 years.
- Fitch Irick Corporation is the developer and manager of this project and is an affiliate of the owner.
- Construction is scheduled to commence in December 2025 and has an expected completion date of September 2027.
- Staff notes that approval does not obligate the City in any way to issue or pay for the bonds, or for any debt taken on by the developer.

Council Goals:

- Quality Affordable Housing

Pro(s):

- 120 units of new housing affordable to households at or below 80% of AMI will be constructed.
- The affordability period will be at least 30 years.

Con(s):

- None.

Fiscal Impact:

- This action requires no City resources and has no fiscal impact.

Suggested Motion:

- Motion to adopt a resolution approving the issuance by the Housing Authority of the City of Asheville of up to $24,000,000 of multifamily housing revenue bonds to provide financing for Rocky River Apartments and to satisfy Section 147(f) of the Internal Revenue Code.

Attachment(s):

- Resolution w/ Public Hearing Certification
- Location Map