Affordable Housing Subcommittee
March 31, 2026 1:00 p.m. – 2:30 p.m.
30 Valley Street Meeting Room/engage.buncombecounty.org

MINUTES

The meeting was held in person, with the public invited to attend in person or virtually. The public was able to view the meeting via engage.buncombecounty.org.

Committee Members Present: Resident Member Meaghan Austin, Resident Member Joe DeCredico, Chairwoman Amanda Edwards**,** Commissioner Parker Sloan.

County Staff Present: Matthew Cable, Matthew Card, Jake Ekberg, Curt Euler, William High, John Hudson, Jonathon Jones, Elizabeth Odderstol, Jay Shih

Call to Order & Welcome

Chairwoman Edwards called the meeting to order at 1:02

Public Comment below for details on how to submit comment before or during the meeting.***

Meeting Minutes

- Resident Member Austin made a motion to approve the minutes from the March 17th, 2026 subcommittee meeting. Commissioner Sloan seconded the motion. The motion passed unanimously.

Presentations

- FY 2027 AHSP New Construction Applications Continued
    - No action taken.

New Business

- Coxe Avenue & Ferry Road Update
    - Resident Member Austin motioned to recommend to the Board of Commissioners the following:
        - Designate $9,942,628 in bond funds, $1,264,015 in prior year unallocated AHSP funds and program income, and $3,593,357 in general funds to support the Coxe Avenue and Ferry Road projects.
        - Approve a $9,800,000 loan to the Coxe Avenue Project and a combined $5,000,000 loan to the Ferry Road Project with the following recommended loan terms for both: (1) term of at least twenty (20) years, (2) fixed interest rate of 2% with no balloon payments due for at least fifteen (15) years, (3) an amortization period of the loan at twenty (20) years, and (4) payments due annually from available cash flow.
    - Resident Member DeCredico seconded the motion. The motion passed unanimously.

Announcements

Adjourn

Resident Member DeCredico motioned to adjourn the meeting at 2:02. Commissioner Sloan seconded the motion. The motion passed unanimously.

Documents

Draft Minutes (March 17, 2026)
March 31, 2026 AHSP Staff Reports

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*** Public comment will be taken in person and via electronic means. Public comment can be provided in advance of the meeting. The following criteria for comment will apply to public comment submitted in advance of the meeting: (1) any public comment must be sent between 8:00 a.m. and 5:00 p.m. the day before an Affordable Housing Committee Meeting to jake.ekberg@buncombecounty.org or by leaving a message at (828) 250-4834; and (2) must be no more than 350 words. When the meeting begins, it will appear on the Affordable Housing Committee page at engage.buncombecounty.org, the comment feature will be active on Public Input and you can provide information to the committee through the comment section or through voicemail.