AFFORDABLE HOUSING SUBCOMMITTEE

January 6, 2026

AGENDA

- Call to Order & Welcome
- Public Comment
- Approval of Meeting Minutes
- Presentations
  - Update from the Housing Authority of the City of Asheville
  - AHSP Application Cycle
- Announcements
- Adjourn

PUBLIC COMMENT



APPROVAL OF MEETING MINUTES



DECEMBER 2, 2025

PRESENTATIONS

UPDATE FROM THE HOUSING AUTHORITY OF THE CITY OF ASHEVILLE

Ella Santos

President & CEO

Housing Authority of City of Asheville (HACA)

Buncombe County Affordable Housing Subcommittee Presentation

January 2026

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HACA Overview: Mission

The mission of the Asheville Housing Authority is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence.

Our core values are Compassion, Fairness, Integrity, Openness, Patience, and Respect.



HACA Overview: Goals

1. **Preserve and Expand Affordable Housing**
   Ensure the long-term availability of safe, high-quality, and affordable housing through preservation, redevelopment, and strategic growth.
2. **Promote Safe, Secure, and Well-Maintained Communities**
   Foster environments where residents feel safe and supported by prioritizing property maintenance, security measures, and partnerships that enhance community safety.
3. **Support Housing Stability and Quality of Life**
   Deliver responsive services and well-managed housing that promote stability, dignity, and overall resident well-being.
4. **Advance Resident Self-Reliance and Economic Opportunity**
   Create pathways to education, employment, and financial independence that empower residents to achieve long-term stability.
5. **Leverage Resources and Community Partnerships**
   Expand public and private resources through collaboration to maximize housing impact and community benefit.
6. **Ensure Equity, Fairness, and Access**
   Implement inclusive, transparent policies that promote fair access to housing and prioritize households with the greatest need.
7. **Operate with Integrity, Openness, and Accountability**
   Maintain strong governance, fiscal transparency, and open communication consistent with HACA's core values.

HACA Overview: Housing Choice Voucher Program

The Housing Choice Voucher Program (HCVP), formerly Section 8, is a federally funded, locally administered program that helps very low-income families, seniors, and people with disabilities access safe, decent, and affordable housing. Voucher holders may choose housing that meets program requirements. The program provides a rental subsidy paid directly to the landlord, and households generally contribute about 30% of their adjusted monthly income toward rent and utilities

Through the HCVP, there are two forms of voucher assistance: Project Based Vouchers (PBV) & Tenant Based Vouchers (TBV):

1. HACA owns and manages 1,525 affordable housing units within Buncombe County. These include PBV properties, where rental assistance is tied to specific units.
2. HACA administers TBV's that allow households to use their assistance in privately owned housing through the Housing Choice Voucher Program. Currently, HACA serves approximately 1,154 households through the TBV program including specialty vouchers.
3. We also provide over 100 PBV's for private developer partnerships and privately owned properties as well.

Total number of vouchers across PBV and TBV: 2,679

PBV Vouchers

- 1525 HACA owned properties
- Approximately 100 PBV to private developers and private owned housing

TBV Vouchers

- HACA administers 1,154 Tenant-Based Vouchers, including the following specialty voucher programs:
  - HUD VASH - 264
  - 5-Year Mainstream & NED (non-elderly but disabled) - 54
  - Foster Youth to Independence (FYI) - 4
  - Homeownership - 74
  - EHV (Emergency Housing Vouchers) -30
  - Enhanced Vouchers-Tenant Protection (EVO) – 10

HACA Overview: Waitlist

HACA currently has approximately 4,000 applicants across its Project-Based Voucher (PBV) waitlists.

- Estimated wait times for PBV units are generally one to three years, depending on household size, unit type, and availability.
- The Housing Choice Voucher waitlist includes approximately 3,300 applicants.
- Wait times are significantly longer than for PBV units, with some applicants remaining on the list since 2019 due to limited federal funding and a tight rental market.



HACA Overview: Properties

HACA serves households with very low and extremely low incomes, typically between 0% and 50% of AMI, as defined annually by HUD. Most households pay 30% of their adjusted income toward rent, with the remainder portion of the rent is subsidized through federal housing programs.

Central Asheville RAD PBV Properties:
- Altamont Apartments – 55 units
- Aston Park Apartments – 161 units
- Bartlett Arms – 114 units

Southside Asheville RAD PBV Properties:
- Southside Apartments (formerly Livingston, Erskine, and Walton Streets) 274 units

West Asheville RAD PBV Properties:
- Deaverview Apartments – 160 units
- Pisgah View Apartments – 256 units

North Asheville RAD PBV Properties:
- Hillcrest Apartments – 227 units
- Klondyke Homes and Scattered Sites – 182 units

Total of 1525 Units



HACA Overview: Properties Cont.

Other

- Asheville Terrace – 248 units
- Woodfin - 19
- Woodridge - 160
- Maple Crest RAD PBV Property: 96 PBV units only; the waiting list for other tax credit units is maintained by property management
- Brevard – 163 units
- Curve/Short – 2 units

Privately Owned (PBV)

- Life House Apartments – 20 vouchers
- Shangri-La/Step Up/Riverford– 100 vouchers, 50 of which are allocated to HUD-VASH
- Laurel Wood/VOA – 26
- Fairhaven Summit – 24
- LDG - Meribel/Monticello - 58
- 319 Biltmore - 33
- Redwood Commons – 8
- Homeward Bound/Compass Point Village – 67



HACA Overview: FY 2025 Income Limits Buncombe County

FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Asheville, NC MSA	$93,100	Very Low (50%) Income Limits ($) Click for More Detail	32,600	37,250	41,900	**46,550**	50,300	54,000	57,750	61,450
		Extremely Low Income Limits ($)* Click for More Detail	19,600	22,400	26,650	**32,150**	37,650	43,150	48,650	54,150
		Low (80%) Income Limits ($) Click for More Detail	52,150	59,600	67,050	**74,500**	80,500	86,450	92,400	98,350

HACA Overview: RAD PBV Contract Rents & Payment Standards

Current RAD Contract Rents since 12/1/2024						
	0BR	1BR	2BR	3BR	4BR	5BR
Central AVL (Aston/Altamont/Bartlett)	634	896	1021			
Southside (Livingston/Erskine/Walton)		838	957	1052	1143	1165
West AVL (Pisgah View/Deaverview)		853	1026	1244		
North AVL (Hillcrest/Klondyke/Scattered)		859	969	1070	1159	1186
FY2025 HUD Fair Market Rents	*1286*	*1347*	*1512*	*1944*	*2566*	*2950*
2025 FMR + 20%	*1543*	*1616*	*1814*	*2332*	*3079*	*3540*
Note: Maple Crest is on a different renewal schedule and is not included here.						

New - RAD Contract Rents with 5.2% OCAF, effective 12/1/2025						
	0BR	1BR	2BR	3BR	4BR	5BR
Central AVL (Aston/Altamont/Bartlett)	666	942	1074			
Southside (Livingston/Erskine/Walton)		881	1006	1106	1202	1225
West AVL (Pisgah View/Deaverview)		897	1079	1308		
North AVL (Hillcrest/Klondyke/Scattered)		903	1019	1125	1219	1247
FY2026 HUD Fair Market Rents	*1227*	*1429*	*1567*	*1905*	*2629*	*3023*
2026 FMR + 20%	*1472*	*1714*	*1880*	*2286*	*3154*	*3627*
Note: Maple Crest is on a different renewal schedule and is not included here.						

HACA's Role in Affordable Housing: Countywide Impact and Partnerships

Partnership with the Continuum of Care (CoC)
HACA is an active partner in the Asheville-Buncombe Continuum of Care, working collaboratively to address homelessness and align housing resources with community needs. Through this partnership, HACA coordinates closely with the CoC to support households experiencing homelessness or housing instability.

Coordinated Entry and Housing Preferences
In collaboration with the CoC, HACA will start administering housing preferences through the Coordinated Entry system to ensure that limited housing resources are prioritized for households with the greatest need. Coordinated Entry referrals help streamline access to PBV and TBV units, support equitable placement, and strengthen connections to supportive services that promote long-term housing stability.

System Alignment and Outcomes
By aligning voucher resources with the CoC's coordinated entry process, HACA helps reduce barriers to housing, improve system efficiency, and support countywide goals related to homelessness prevention, rapid rehousing, and permanent supportive housing.

HACA’s Role in Affordable Housing: Bond Financing and LIHTC Support

HACA serves as a key conduit for leveraging tax-exempt bond financing to support Low-Income Housing Tax Credit (LIHTC) developments across the county. Many of these projects have also received county support and rely on HACA’s inducement resolutions to advance.

Recent and Active LIHTC Projects Include:

- Rocky River
- Pine Lane
- Arden Terrace
- 319 Biltmore / Laurel Street
- Riverford



HACA supports LIHTC and mixed-finance developments by providing PBV's to select partner projects, helping ensure long-term affordability and housing stability for low-income households. PBV's serve as a critical financing tool by providing a stable, predictable rental subsidy that strengthens underwriting, attracts public and private investment, and helps close financing gaps, making affordable housing developments financially viable.

What's Ahead: Moving to Work

MTW status allows approved Housing Authorities to propose and receive regulatory waivers that broadly assist with:

- Incentivizing family self-sufficiency
- Promoting housing choice
- Improving cost effectiveness through regulatory simplification.

Instead of following every standard regulation exactly as written, MTW agencies can combine funding, simplify rules, and test new policies, as long as they meet HUD's guidelines.

Since 2023, the program has allowed HACA to implement landlord incentives, simplified income verifications, expanded funding for new developments, and Stepped Rent.

- Stepped Rent is a new method of calculating rent amounts by setting an initial portion based on income and stepping it up by a small, predictable amount each year regardless of income.
- Households that increase their income get to keep more of that money rather than paying it out in rent, and households that experience losses of income may request renewable hardship adjustments.



What's Ahead: Moving to Work Cont.

In 2026, HACA plans to implement two additional MTW Waivers:

1. Triennial reexaminations will allow most families to recertify income every three years instead of every year, allowing for less administrative burden on staff and residents.

2. A new work requirement will require non-exempt households to maintain a minimum of 15 hours per week of gainful employment.

The goal of this new work requirement is to:

- Encourage workforce participation and long-term economic independence
- Align housing assistance with pathways toward self-sufficiency
- Support residents in building employment history and job skills
- Exemptions and Protections



To ensure fairness and avoid undue hardship, exemptions will apply to:

- Elderly and disabled households
- Households receiving special purpose vouchers
- Adults caring for young children or other dependents
- Additional hardship exemptions and reasonable accommodations may be available on a case-by-case basis.

Employment Support Services

To support compliance with the work requirement, free employment assistance will be provided through Resident Services, including:

- Job search and placement support
- Resume and interview preparation
- Referrals to workforce training, education programs, and community partners

Together, these MTW waivers aim to modernize program operations, improve resident stability, and strengthen connections between housing assistance and economic opportunity while maintaining safeguards for vulnerable households.

What's Ahead: Waitlist Preferences

HACA is initiating local preferences across PBV and TBV waiting lists for households experiencing homelessness or domestic violence with a commitment to supportive services, as well as transfer priorities for existing PBV residents, including priority needs transfers and Family Self-Sufficiency (FSS) participants.

1. **Project-Based Voucher (PBV) Waiting List:** Preference is provided to households experiencing homelessness or domestic violence who will receive ongoing supportive services for at least one year after move-in. Applicants must have a documented Coordinated Entry referral from the Asheville-Buncombe Continuum of Care.

Coordinated Entry referrals will:

- Ensure preferences are applied consistently and equitably
- Prioritize households with the greatest need
- Strengthen connections to supportive services that promote housing stability

Supportive services may be provided by:

- Local homeless services agencies
- Domestic violence agencies
- Social services
- School social work
- Mental health agencies



One-Bedroom and Efficiency Units: Due to high demand, this preference is applied on an alternating basis. For each preference household housed in a one- or zero-bedroom unit, at least one non-preference household with an earlier application date/time will be housed.

What's Ahead: Waitlist Preferences Cont.

2. Tenant-Based Voucher (TBV) Waiting List

- Homelessness or Domestic Violence with Supportive Services: HACA will provide a preference for up to 50 tenant-based vouchers per year for households referred through the Coordinated Entry system, as verified by the Continuum of Care.
- "Moving On" Preference: A minimum of 50 tenant-based vouchers are reserved for stably housed households exiting supportive housing or losing expiring federal rental assistance, accessed exclusively through Coordinated Entry.
- Emergency Housing Voucher (EHV) Transition: Preference is provided to households whose Emergency Housing Vouchers are expiring through no fault of the family to prevent returns to homelessness.

3. Transfer Waiting Lists (PBV Residents Only)

- Priority Needs Transfers required due to disability-related accommodations, VAWA emergencies, safety concerns, or required moves through no fault of the household (including redevelopment, disasters, or unit size changes) take priority over new admissions and voluntary transfers.
- Family Self-Sufficiency (FSS) Participants: FSS participants living in PBV properties receive a one-time transfer preference to another PBV property, provided they are working and compliant with their FSS Contract. These transfers are processed after priority needs transfers and before other voluntary transfers.

What's Ahead: PBV RFP Process

HACA will issue an RFP for developers seeking PBVs whose projects have not already gone through a competitive funding process.

Under HUD rules and HACA's Administrative Plan, projects previously selected through a competitive process (such as LIHTC, HOME, or similar programs) may receive PBVs without a separate PBV RFP, provided:

- The project was competitively awarded within the past three years
- The original award did not assume PBVs.

This approach allows HACA to streamline timelines and strengthen project feasibility for eligible LIHTC developments. Once HUD confirms the number of PBVs available, HACA will proceed with an RFP for projects that do not meet these criteria.

PBV Capacity Overview

- HUD allows PHAs to project-base up to 20% of their total voucher portfolio.
- With 2,679 total vouchers, HACA may project-base up to 535 vouchers across all projects combined.
- This cap applies agency-wide, regardless of ownership.
- PBVs serving exclusively elderly or disabled households are exempt, allowing additional PBVs for other populations.

Challenges Affecting HACA & the Asheville Housing System

Long Waiting Lists and Limited Supply

- HACA has an extensive wait list for housing assistance, meaning many eligible families wait a long time to receive public housing or voucher placement.
- This reflects a broader shortage of affordable rental units in Asheville's housing market, where many households are cost-burdened (spending too much of their income on rent).



Housing Market Pressures

- Lack of affordable units and rising costs make it harder for voucher holders to find landlords willing to accept vouchers, exacerbating housing instability.
- Large portions of the city's rental stock are cost-burdened or out of reach for low-income households.
- Recent HUD funding cuts further compound these challenges by making it harder for HACA to attract and retain participating landlords, reducing available housing options and increasing housing instability.



Homelessness & Housing Instability

- Regional efforts to cut homelessness have struggled to meet goals, reflecting the persistent gap between need and resources.
- Natural disasters like storms (e.g., Helene) can worsen displacement and housing scarcity.

Market Barriers & NIMBYism ("Not In My Back Yard")

- Local debates over land use and infill housing (such as "missing middle" development) show community resistance to higher-density or flexible zoning, which can slow the creation of affordable units.

Challenges Affecting HACA & the Asheville Housing System: Solutions & Strategies

We look forward to partnering with you to help find solutions and strategies for the overall housing challenges we are experiencing.

Here are some of the solutions and strategies we are taking on:

- **Increase Housing Production and Preservation:** Support new development and protect existing affordable housing through LIHTC partnerships, bond financing, and targeted use of Project-Based Vouchers.
- **Optimize Voucher Utilization:** Align voucher strategies with current market realities to improve access, lease-up success, and long-term housing stability.
- **Deepen Cross-Sector Partnerships:** Strengthen coordination with the County, local governments, developers, and the Continuum of Care to better align housing resources and supportive services.
- **Focus on High-Need Populations:** Prioritize households facing homelessness, domestic violence, and housing instability through coordinated entry and data-informed preferences.
- **Plan for Resilience and Recovery:** Incorporate disaster preparedness and recovery strategies to reduce displacement and protect vulnerable residents.
- **Advance Policy and Community Dialogue:** Facilitate open, transparent conversations with community members and decision-makers to explore balanced solutions that support housing affordability, neighborhood stability, and inclusive growth.

We look forward to working with you to implement practical, community-driven solutions that address Asheville's housing challenges and increase access to affordable housing.





Recommendations & Questions



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AHSP APPLICATION CYCLE

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FY 2027 AHSP APPLICATION SCHEDULE

December 17, 2025	Application Published
January 8, 2026	Pre-application Conference
January 30, 2026	**Applications Due**
February 2026	Staff Review Applications
March/April 2026	Staff Present Applications to Subcommittee
April 30, 2026	Subcommittee Recommendations Due
May/June 2026	Budget Message, Hearing & Adoption

APPLICATION OVERVIEW

Eligible Project Types

- Construction (Loan & Grant)
- Downpayment Assistance (Loan)
- Tenant Based Rental Assistance (Grant)
- Emergency Repairs (Grant)
- New Start (Grant)
- Administrative Support (Grant)

Application Summary

- Project description and applicant experience
- Community need and proposed deliverables
- Target populations and Social Determinates of Health impact
- Attachments: budget, audited financials, pro forma, site plans, certifications…etc.

PRIORITIES AND PREFERENCES

Strong preference will be given to projects that:

- Demonstrate intent to leverage other sources of debt, equity, or other funding prior to and beyond the AHSP request.
- Include deferred developer fees.
- Accept rent vouchers.
- Accept housing referrals from the Continuum of Care for households experiencing homelessness.
- Include renewable energy systems, install all electric appliances and equipment, participate in local utility efficiency programs, and/or demonstrate compliance with energy efficiency standards including but not limited to ENERGY STAR.
- **Prioritize affordable housing for Buncombe County residents permanently displaced by Tropical Storm Helene**

REVIEW AND RECOMENDATION

Staff Analysis

- Staff host a non-mandatory pre-application conference for potential applicants
- Interviews may be conducted for clarification after applications submitted
- Projects are reviewed for program compliance, applicant capacity, feasibility, cost reasonableness, financial health of applicant, leveraged sources, risk, and impact
- Staff compile and present project summaries for Subcommittee consideration

Subcommittee Recommendations

- Projects may be recommended at full request or partial award support
- Recommendation may include specific contract terms and loan interest rates
- Funding is approved by the Board of Commissioners during budget process

FY 2027 AHSP APPLICATION

www.buncombenc.gov/affordablehousing

www.buncombenc.gov/apply

ANNOUNCEMENTS



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