AFFORDABLE HOUSING SUBCOMMITTEE

March 17, 2026

AGENDA

- Call to Order & Welcome
- Public Comment
- Approval of Meeting Minutes
  - March 5, 2026
- Presentations
  - FY 2027 AHSP Application Reviews Continued
    - Downpayment Assistance Loan
    - Administrative Support Grant
    - New Start Grant
    - Applicants with Interdependent Requests
- New Business
  - Asheville Regional Housing Consortium Membership Update
- Announcements
- Adjourn

PUBLIC COMMENT



APPROVAL OF MEETING MINUTES



MARCH 5, 2026

PRESENTATIONS

FY27 AHSP APPLICATION REVIEWS CONTINUED

FY27 AHSP APPLICATION REVIEWS THIS MEETING

Category	Applicant	Project Name	Request
Downpayment Assistance	Asheville-Buncombe Community Land Trust	ABCLT Homeownership Downpayment Assistance	$300,000
Single Family Construction to DPA	Asheville Habitat for Humanity	Tried Street	$816,301
Administrative Support	Homeward Bound	Housing Stability & Systems Coordination	$50,000
Administrative Support	Pisgah Legal Services	Homelessness Prevention Program	$50,000
Administrative Support	Mountain Housing Opportunities, Inc.	Building Affordable Housing Capacity	$50,000
New Start	Wild Abundance Social Responsibility Fund	Learn, Build, House; 4-month Carpentry Program	$45,000
Construction Grant	Safe Shelter	Safe Shelter Expansion	$167,100
New Start	Safe Shelter	ATHENA Launch	$50,000
Administrative Support	Safe Shelter	Administrative Support	$20,000
New Start	Heart House Comprehensive Recovery Community	The Heart House	$50,000
Administrative Support	Heart House Comprehensive Recovery Community	The Heart House	$50,000
Total			**$1,648,401**

DOWNPAYMENT ASSISTANCE LOAN REQUESTS

Matthew Card

ASHEVILLE-BUNCOMBE COMMUNITY LAND TRUST

HOMEOWNERSHIP DOWNPAYMENT ASSISTANCE

AHSP REQUEST: $300,000

- AHSP Impact: 10 Households purchasing homes in a land trust model.
- To ensure permanent affordability, ABCLT retains ownership of the land while homebuyers purchase the dwellings at an affordable price (approx. $180,000).
- AHSP Downpayment Assistance is limited to 10% of the cost of the unit to the homebuyer (approx. $18,000)
- Average Assistance per Household: $30,000
- Percent of Funds for Admin: 0%
- Existing County Funds: $0
- AHSP request would support total project cost of $4,000,000 and total impact of 10 households

ASHP Request & AMI	
AMI	Households
≤80%	10
Total	10

ASHEVILLE HABITAT FOR HUMANITY

TRIED STREET - NEW CONSTRUCTION TO DPA

AHSP REQUEST: $816,301

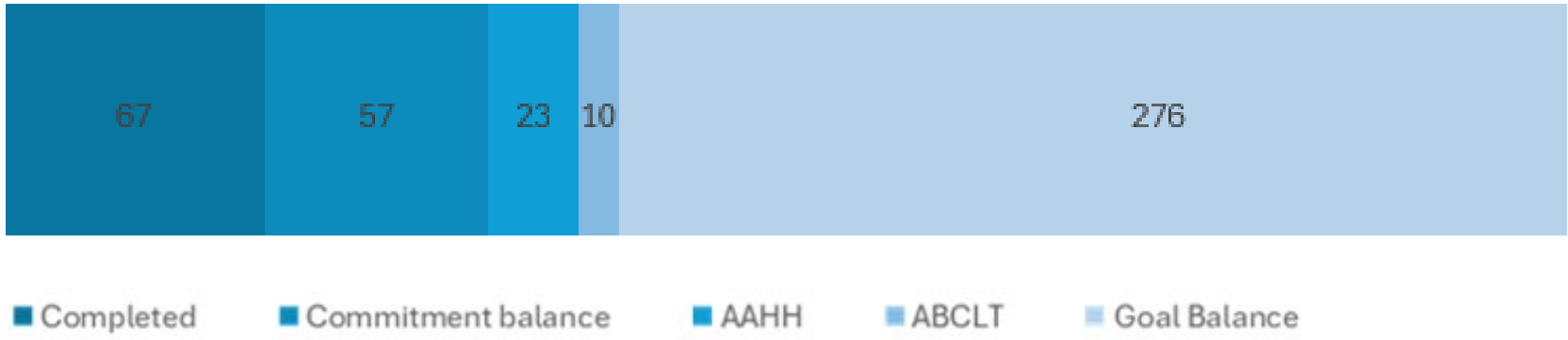
- AHSP Impact: 23 Households
- Average Assistance per Household: $35,491
- Funding to support infrastructure costs for a new subdivision in the Shiloh community. AHSP award converted to Downpayment Assistance on the purchase price for the income eligible homebuyers.
- Percent of Funds for Admin: 0%
- Existing County Funds: $146,000 FY25 Scattered Site DPA and
  $136,954 FY25 Glenn Bridge Phase II
- AHSP request would support total project cost of $8,163,046 for a total impact of 23 new single family and multifamily units

ASHP Request & AMI	
AMI	Household
51-80%	8
40-50%	15
Total	23

POTENTIAL IMPACT ON HOUSING GOAL

HOMEOWNERSHIP

Downpayment assistance helps increase homeownership. Both projects would have a combined impact of 33 homeownership units going toward the goal of increasing homeownership by 400 units for households at ≤80% AMI by 2030.



DOWNPAYMENT ASSISTANCE

TARGET POPULATIONS

Applicant	Helene Impacted	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Homeless	CoC Referral
ABCLT	0%	20%	0%	73%	0%	31%	0%	0%
AAHH	4%	20%	20%	40%	0%	8%	0%	0%

DOWNPAYMENT ASSISTANCE
FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- ABCLT's project, as proposed, does not directly adhere to the AHSP requirements, but appears eligible for funding at an amount less than requested. The project presents a healthy financial position, and is ready for implementation starting July 1, 2026
- AAHH's project adheres to the AHSP requirements, appears eligible for funding, presents healthy financial position, and is ready for implementation starting July 1, 2026

RECOMMENDATION

- Consider full or partial award for both projects

ADMINISTRATIVE SUPPORT PROGRAM GRANT REQUESTS

Lacy Hoyle and Nancy Williams

HOMEWARD BOUND

HOUSING STABILITY & SYSTEMS COORDINATION

AHSP REQUEST: $50,000

- AHSP Impact: 101 households experiencing chronic homelessness who are entering Permanent Supportive Housing (PSH) programs
- Funds to be used to support staffing cost for PSH Housing Specialist position supporting households through housing placement process and managing landlord partnerships
- Qualifying households are referred through the Continuum of Care's Coordinated Entry process, which utilizes our community's By-Name list to place most vulnerable households experiencing literal homelessness into the most appropriate housing intervention for their needs
- Percent of Funds for Admin: 100% ($50,000)
- Existing County Funds: $0
- AHSP request supports total project cost of $319,191 and total impact of 306 households annually across all housing programs

ASHP Request & AMI	
AMI	Household
≤80%	6
≤30%	95
Total	101

PISGAH LEGAL SERVICES
HOMELESSNESS PREVENTION PROGRAM

AHSP REQUEST: $50,000

- AHSP Impact: 30 households at imminent risk of homelessness
- Funds to be used to support staffing costs for the team administering the Homelessness Prevention program, which provides free legal assistance to households to prevent eviction or otherwise stabilize housing
- Qualifying households are linked to program through on-site services at Buncombe County courthouse, referrals by community partners, word of mouth, and walk-ins to office
- Percent of Funds for Admin:100% ($50,000)
- Existing County Funds: $0
- AHSP request would support total project cost of $1,446,976 and total impact of estimated 850 households

ASHP Request & AMI	
AMI	Household
51-80%	75
31-50%	125
<30%	650
Total	850

MOUNTAIN HOUSING OPPORTUNITIES
BUILDING AFFORDABLE HOUSING CAPACITY

AHSP REQUEST: $50,000

- AHSP Impact: 2,654 Households across Mountain Housing Opportunities' range of housing activities including rental development, homeownership construction, downpayment assistance loans, essential home repairs and resident services.
- Funds to be used for MHO's administrative infrastructure—project coordination, financial management, and compliance.
- Average Assistance per Household: $18.84
- Percent of Funds for Admin: 100% ($50,000)
- Existing County Funds: $0
- AHSP request would support total project cost of $11,296,561 and total impact of 2,654 households

ASHP Request & AMI	
AMI	Household
61-80%	1,233
≤60%	1,421
Total	2,654

ADMINISTRATIVE SUPPORT
TARGET POPULATIONS

Applicant	Helene Impacted	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Homeless	CoC Referral
Homeward Bound	10%	45%	100%	0%	90%	10%	100%	100%
Pisgah Legal	60%	24%	40%	30%	0%	28%	3%	0%
Mountain Housing Opportunities	10%	31%	20%	30%	10%	40%	18%	0%

ADMINISTRATIVE SUPPORT
FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- All three (3) projects adhere to the AHSP requirements, appear eligible for funding, present healthy financial positions, and appear ready for implementation July 1, 2026

RECOMMENDATION

- Consider full or partial award for all three (3) projects

NEW START GRANT REQUEST

Nancy Williams

WILD ABUNDANCE SOCIAL RESPONSIBILITY FUND
BUILD, LEARN, HOUSE

AHSP REQUEST: $45,000

ASHP Request & AMI	
AMI	Household
≤80%	1
Total	1

- AHSP Impact: Build 1 tiny home as part of a construction workforce training for women and non-binary individuals then donate the unit to a household displaced by Tropical Storm Helene.
- Average Assistance per Household: $45,000
- Funding would be used to cover material costs including tools, lumber, fixtures, and finishes, making it possible to donate the completed home rather than sell it at cost.
- Percent of Funds for Admin: 0%
- Existing County Funds: $0
- AHSP request would support total project cost of $45,000 and total impact of 1 households

NEW START
TARGET POPULATIONS

Applicant	Helene Impacted	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Homeless	CoC Referral
Wild Abundance	100%	0%	0%	100%	0%	0%	100%	0%

NEW START
FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- The project represents a Construction of Units for Homeownership activity rather than New Start. There is not a current program under the AHSP that aligns with construction of units for donation.

RECOMMENDATION

- An award is not recommended for this request.

APPLICANTS WITH INTERDEPENDENT REQUESTS

Jonathon Jones and Nancy Williams

SAFE SHELTER
SHELTER EXPANSION – CONSTRUCTION GRANT

AHSP REQUEST: $167,100

- AHSP Impact: 15 bed expansion in West Asheville emergency shelter for individuals and families experiencing unsheltered homelessness
- Funds would be used for costs of sprinkler installation required by building code to increase overnight capacity from 20 to 35 guests
- Average Assistance per Shelter Bed: $1,500
- Percent of Funds for Admin: 10% ($16,710) + Additional Administrative Support request of $12,000
- Existing County Funds: $0 (Staff have confirmed that sprinkler installation was not included in the previous ARPA funded shelter operations contract)
- AHSP request would support total project cost of $352,100 and estimated impact of 60 individuals annually

ASHP Request & AMI	
AMI	Beds
≤80%	15
Total	15

SAFE SHELTER

ATHENA LAUNCH – NEW START

Affordable Tiny Home Educational Network of Asheville

AHSP REQUEST: $50,000

ASHP Request & AMI	
AMI	Household
≤60%	1
Total	1

- AHSP Impact: Construct 1 of 6 tiny homes for rent as a pilot for Safe Shelter guests who have experienced homelessness or face other barriers accessing traditional housing
- Average Cost per Unit: $50,000
- Safe Shelter plans to coordinate with tiny home builders, workforce educators and community organizations to construct units with volunteer labor and donated materials
- Funds would be used for builder's risk insurance and staff costs for an on-site project manager and a project coordinator.
- Percent of Funds for Admin: 100% ($50,000) + Additional Administrative Support request of $8,000
- Existing County Funds: $0
- AHSP request would support total project cost of $300,000 to construct 6 tiny homes for rent

SAFE SHELTER
ADMINISTRATIVE SUPPORT

AHSP REQUEST: $20,000

- AHSP Impact: 15 shelter bed expansion and 1 tiny home constructed for rent
- Funds would be used for staff costs associated with project coordination, financial management, reporting, and compliance oversight for the Safe Shelter Construction Grant expansion and ATHENA Program requests
- AHSP Average per Bed/Unit: $1,250
- Approximately 60% ($12,000) of this request will support for the Safe Shelter Construction Grant and 40% ($8,000) will support the ATHENA Program.
- Percent of Funds for Admin: 100% ($20,000)
- Existing County Funds: $0
- AHSP request would support total project cost of $672,100 and total impact of 16 new beds/units

ASHP Request & AMI	
AMI	Units
≤80%	15
≤60%	1
Total	16

SAFE SHELTER
TARGET POPULATIONS

Applicants	Helene Impacted	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Homeless	CoC Referral
Safe Shelter	60%	30%	30%	60%	60%	30%	60%	70%

SAFE SHELTER
FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- Any award considered must be conditioned on the applicant securing an IRS non-profit designation
- Income eligibility of guests at or below 80% AMI must be documented
- Financial documentation submitted was insufficient to determine financial health of the applicant and it is unclear if the organization will be solvent beyond May 2026.

SAFE SHELTER
FUNDING CONSIDERATIONS

RECOMMENDATION

- Shelter Expansion Construction Grant generally adheres to the AHSP requirements, appears eligible for funding and appears ready for implementation July 1, 2026, if the applicant were still solvent.
- ATHENA Launch does not align with the New Start Program because (1) the project's housing activity is construction of units for rent, and (2) administrative costs for unit construction does not represent a new or innovative strategy. Staff recommend the applicant consider applying in a future cycle under the Construction Loan Program and include administrative costs in the application budget, if funding is still needed for the project

SAFE SHELTER
FUNDING CONSIDERATIONS

RECOMMENDATION

- Administrative Support generally adheres to the requirements of the AHSP requirements, appears ready for implementation July 1, 2026, and would be eligible for funding. A full or partial award may be considered. It should be noted that an administrative award may need to be adjusted to reflect decisions on award of AHSP funds for the applicant's other requests.
- Consider full or partial award for two (2) projects.

HEART HOUSE COMPREHENSIVE RECOVERY COMMUNITY

HEART HOUSE – NEW START

AHSP REQUEST: $50,000

ASHP Request & AMI	
AMI	Units
≤30%	8
Total	8

- AHSP Impact: 8 transitional housing bed and free supportive services, for up to 2 years for people experiencing homelessness
- Funds will be used to rent and operate a 4-bedroom house in West Asheville to provide support groups, 24/7 peer support staff, connection to medical/mental health services, accountability plans, vocation classes, employment support, housing counseling, food and transportation.
- Average ASHP per bed: $6,250
- Percent of Funds for Admin: 0%
- Existing County Funds: $0
- AHSP request would support a total administrative budget of $115,000 and total impact of 30-60 people annually

HEART HOUSE COMPREHENSIVE RECOVERY COMMUNITY

HEART HOUSE – ADMINISTRATIVE SUPPORT

AHSP REQUEST: $50,000

- AHSP Impact: 8 transitional housing bed and free supportive services, for up to 2 years for people experiencing homelessness
- Funds to be used for overall administrative budget specifically the creation of the Executive Director and Program Manager positions.
- Average AHSP per bed: $6,250
- Percent of Funds for Admin: 100% ($50,000)
- Existing County Funds: $0
- AHSP request would support project start up cost of $240,224 and total impact of 30-60 individuals

ASHP Request & AMI	
AMI	Household
≤30%	8
Total	8

HEART HOUSE COMPREHENSIVE RECOVERY COMMUNITY
TARGET POPULATIONS

Applicant	Helene Impacted	Age 55+	Disability	BIPOC	Justice Involved	Vouchers	Homeless	CoC Referral
Heart House	0%	15%	100%	18%	75%	0%	100%	50%

HEART HOUSE
FUNDING CONSIDERATIONS

COMMUNITY DEVELOPMENT DIVISION STAFF COMMENTS

- Both projects adhere to the AHSP requirements and appear eligible for funding.
- The applicant is requesting advanced grant payments.
- It is not clear that the project is ready for implementation. The project appears to be in an early planning phase with location, staffing, and financial sustainability still to be established.

RECOMMENDATION

- Staff recommend the applicant consider applying in a future cycle when the project plan is more complete.

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Total			**$1,648,401**

QUESTIONS?

ASHEVILLE REGIONAL HOUSING CONSORTIUM MEMBERSHIP UPDATE

Jonathon Jones

ASHEVILLE REGIONAL HOUSING CONSORTIUM

- The Cranston-Gonzalez National Affordable Housing Act of 1990 established the HOME Investment Partnerships Program managed by the U.S. Department of Housing and Urban Development (HUD).
- The Asheville Regional Housing Consortium (HOME Consortium) was formed by local units of government in 1992 to direct federal entitlement funds toward increasing the availability of safe and affordable housing.
- HUD allocates approximately $1.2M annually to the HOME Consortium to support housing construction, rehabilitation, homeownership and rental assistance activities.
- The City of Asheville serves as the Participating Jurisdiction to provide program management and administrative support.

ASHEVILLE REGIONAL HOUSING CONSORTIUM MEMBERSHIP

Member Government	Type	Representatives
City of Asheville	Lead Entity/Participating Jurisdiction (PJ)	2
Buncombe County	Unincorporated Areas of Buncombe County	2
Black Mountain Town	Place within Buncombe County	1
Montreat Town	Place within Buncombe County	1
Woodfin Town	Place within Buncombe County	1
Henderson County	Unincorporated Areas of Henderson County	1
Fletcher Town	Place within Henderson County	1
City of Hendersonville	Place within Henderson County	1
Madison County	Unincorporated Areas of Madison County	1
Mars Hill Town (NEW)	Place within Madison County	1
Marshall Town (NEW)	Place within Madison County	1
Transylvania County	Unincorporated Areas of Transylvania County	1
Brevard City	Place within Transylvania County	1

- Member governments in Buncombe, Henderson, Madison and Transylvania counties executed a Joint Cooperation Agreement in 2010.
- Mars Hill and Marshall have historically participated as members.
- The Joint Cooperation Agreement must be updated by each member's governing body to officially recognize the townships as members.

REQUESTS FOR SUBCOMMITTEE ACTION

- Recommend the Board of Commissioners approve an updated Joint Cooperating Agreement of the Asheville Regional Housing Consortium to include Mars Hill and Marshall as member local governments.

ANNOUNCEMENTS



JUST HOME FUNDING OPPORTUNITY

- Buncombe County is accepting “Just Home Project” proposals from partners interested in developing housing that supports individuals experiencing housing instability and repeated incarceration.
- Identified developer may be eligible to receive a MacArthur Foundation loan up to $5 million.
- Application includes a high-level overview of a Housing Investment Action Plan (HIAP) which will guide the funding opportunity.
- Virtual Information Session: Thursday, April 2, 2026, at 1:00pm. Attendance is encouraged but not required. Link provided in application.
- Application Deadline: **Wednesday, April 15 at 12:00pm.**
- Interested developers may apply at buncombenc.gov/apply.
- Questions may be sent to Max Taintor (max.taintor@buncombenc.gov).

ADJOURN