AFFORDABLE HOUSING SUBCOMMITTEE

April 21, 2026

AGENDA

- Call to Order & Welcome
- Public Comment
- Approval of Meeting Minutes
  - March 31, 2026
- Presentations
- New Business
  - FY 2027 AHSP Funding Recommendations
- Announcements
- Adjourn

PUBLIC COMMENT



APPROVAL OF MEETING MINUTES



MARCH 31, 2026

NEW BUSINESS

FY27 AHSP FUNDING RECOMMENDATIONS

AFFORABLE HOUSING GOALS

1. Increase the supply of Affordable Housing for rent
2. Increase the supply of Affordable Housing for homeownership, especially for BIPOC households
3. Preserve the supply of Naturally Occurring Affordable Housing
4. Support activities that achieve functional zero Homelessness
5. Support activities that encourage the use of all vouchers

AFFORDABLE HOUSING OBJECTIVES

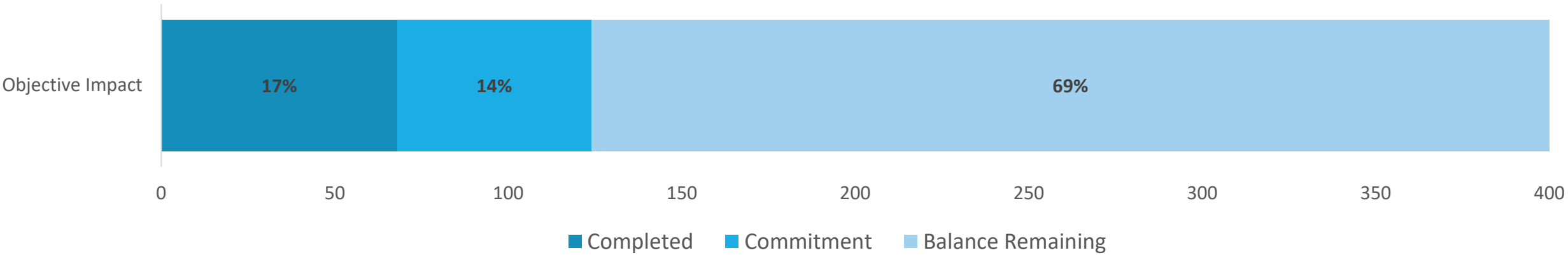
Buncombe County will impact 2,800-3,150 affordable housing units by 2030.

- 1,500-1,850 rental units for households at ≤ 80% AMI
  - average at ≤ 60% AMI across all households
  - 1,200-1,480 units should leverage the LIHTC program
  - 200 units for ≤30% AMI
- 400 ownership units for households at ≤ 80% AMI
- 1,000 repair units for households at ≤ 80% AMI
- 400 ownership or rental units for households at > 80% to ≤ 120% AMI

POTENTIAL IMPACT ON HOUSING GOAL

OWNERSHIP UNITS FOR HOUSEHOLDS AT ≤80% AMI

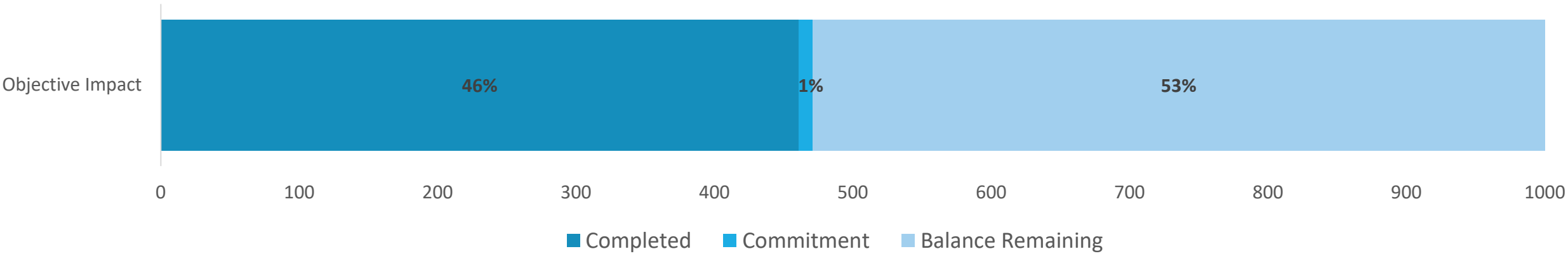
GOAL = 400



POTENTIAL IMPACT ON HOUSING GOAL

REPAIR UNITS FOR HOUSEHOLDS AT ≤80% AMI

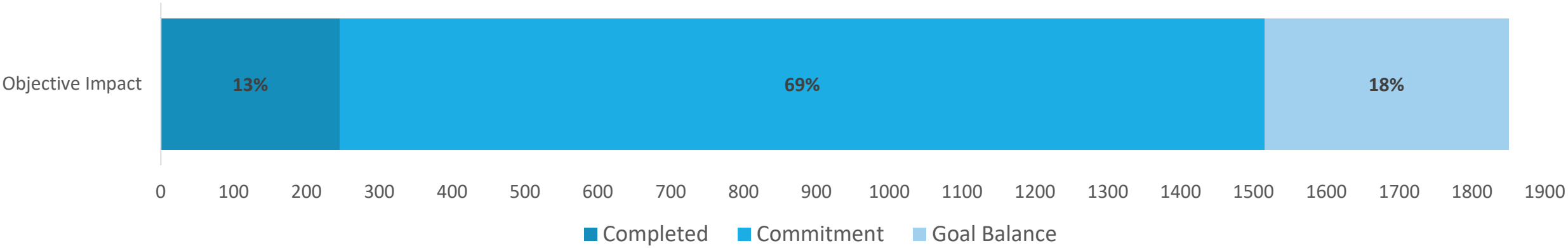
GOAL = 1,000



POTENTIAL IMPACT ON HOUSING GOAL

RENTAL UNITS FOR HOUSEHOLDS AT ≤80% AMI

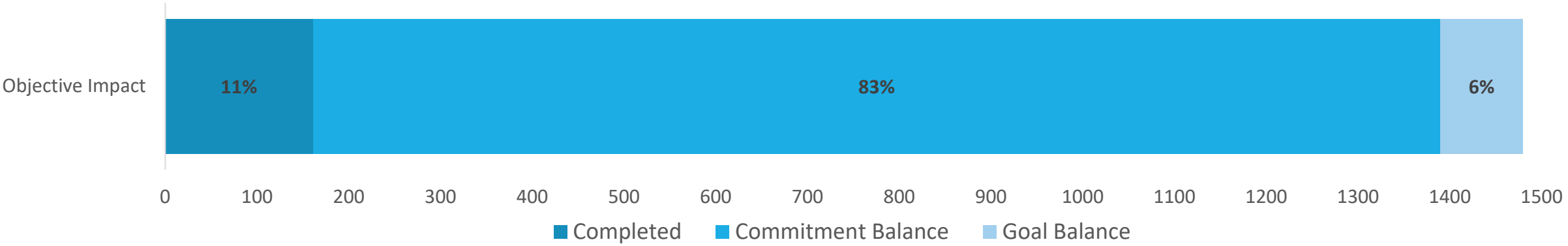
GOAL = 1,850



POTENTIAL IMPACT ON HOUSING GOAL

RENTAL UNITS LEVERAGING LIHTC

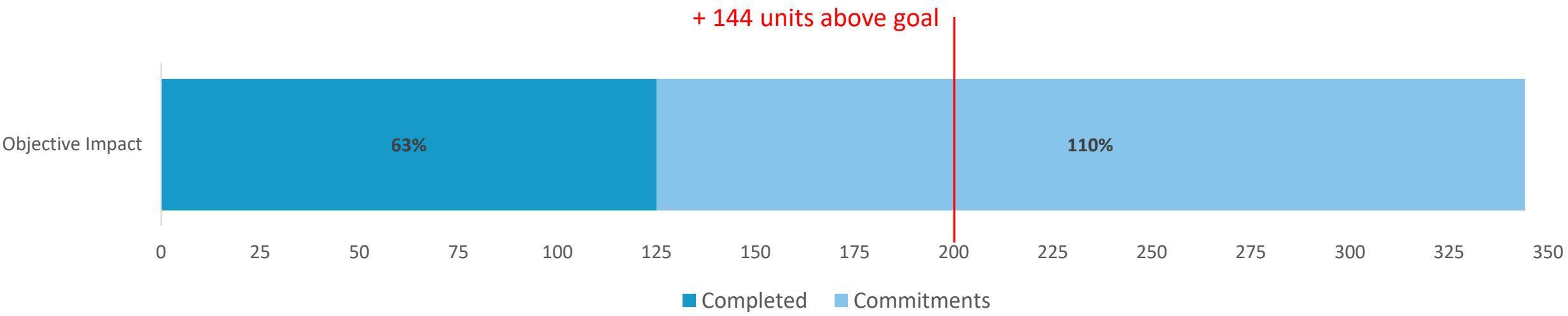
GOAL = 1,480



POTENTIAL IMPACT ON HOUSING GOAL

RENTAL UNITS FOR HOUSEHOLDS AT ≤30% AMI

GOAL = 200



NEXT STEPS

- Subcommittee votes to approve funding recommendations
- Staff issue conditional award letters to recommended projects as needed.
- Board of Commissioners consider recommendations for funding during FY27 budget development process
- Board of Commissioners approve FY27 Budget in June 2026
- Staff execute contracts with approved projects to fund housing activities beginning July 1, 2026

ANNOUNCEMENTS



ADJOURN