# Minutes for October 13, 2026, City Council Meeting

## October 8, 2026, Agenda Briefing Worksession - 11:00 a.m.

### Present

Councilman Bo Hess; Councilwoman Kim Roney; Councilwoman Sheneika Smith; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager DK Wesley; City Attorney Brad Branham; and City Clerk Magdalen Burleson

### Absent

Mayor Esther E. Manheimer; and Vice-Mayor S. Antanette Mosley

### Summary

City Council held an agenda briefing worksession to discuss the upcoming and future agenda items. In addition, City Council reviewed upcoming City Council committees that will be taking place during the next two weeks.

Discussion occurred on the following other issues and updates: Downtown Service District Budget Amendment for Special Projects.

At 11:47 a.m. City Manager Wesley announced the end of the agenda briefing worksession

## October 13, 2026 - Regular City Council Formal Meeting - 5:00 p.m

### Present

Mayor Esther E. Manheimer, Presiding; Vice-Mayor S. Antanette Mosley; Councilman Bo Hess; Councilwoman Kim Roney; Councilwoman Sheneika Smith; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager DK Wesley; City Attorney Brad Branham; and City Clerk Magdalen Burleson

### Pledge Of Allegiance

Mayor Manheimer led City Council in the Pledge of Allegiance.

Mayor Manheimer read a statement regarding Chamber decorum.

## I. Proclamations:

Councilwoman Ullman read the proclamation proclaiming October 2026 as “Domestic Violence Prevention and Awareness Month” in the City of Asheville. She presented the proclamation to April Burgess-Johnson, Executive Director of Helpmate, who briefed City Council on some services of Helpmate.

Mayor Manheimer read the proclamation proclaiming November, 2026, as "National Diabetes Awareness Month" in the City of Asheville. She presented the proclamation to Joanne Rinker, representing the North Carolina Diabetes Advisory Council, who briefed City Council on some activities taking place during the month..

## II. Consent Agenda:

At the request of Councilman Hess, Consent Agenda Items “D” and “E” were removed from the Consent Agenda for discussion and/or individual votes.

**A. Approval of combined minutes of the agenda briefing worksession held on September 17, 2026, and the formal meeting held on September 22, 2026; and the special meeting held on September 24, 2026**

**B. Ordinance Number 5263- Budget amendment for business support during upcoming downtown construction projects and for the purchase and installation of new downtown seasonal décor, to be undertaken by the Asheville Downtown Improvement District - Ordinance Book No. 37 - Page 141**

- The Asheville Downtown Municipal Service District (MSD) was established in 2024. The City began receiving MSD-generated sales tax revenue in August 2025, following the district’s inclusion in Buncombe County’s sales tax distribution formula.
- The City received $487,932 prior to July 1, 2026, and estimates approximately $400,000 in FY27 revenue.
- As part of the FY27 budget, Council approved the use of $400,000 for expenses within the district (Event Support Grant Program - $76,014, Holiday Event Support - $97,986, APD - $226,000)
- Previously collected sales tax funds can be used for additional downtown projects or programs through associated budget amendments.
- The proposed budget amendments would allocate available sales tax funds to two special projects managed by the ADID.
- The initiatives, as carried out by ADID, support the MDS’s established purpose of improving downtown’s public health, safety, welfare, convenience, and economic well-being through enhanced services, and fall within ADID’s existing scope and objectives.

- The Asheville Downtown Improvement District (ADID) would manage both initiatives as the operator of the Downtown MSD in alignment with their contracted objectives.
- Business support during downtown construction - $175,000
    - Funds to support a construction impact mitigation program for North Lexington Avenue ($30,000), Coxe Avenue ($100,000) and Eagle and Market Street Enhancements ($45,000)
    - The program of work for each project would include: business continuity & stakeholder coordination; construction-phase placemaking, access & wayfinding; and neighborhood marketing, corridor activation & media.
    - Corridor-specific scopes and implementation to be coordinated with City staff and district stakeholders, informed by the final construction schedule, staging plan, anticipated impacts, and stakeholder input.
    - Investments would be structured to provide a corridor-wide and public benefits in alignment with the MSD's established purpose and ADID's contracted scope.
    - ADID will report on activities and expenditures through its contracting requirements with the City.
    - The City will retain responsibility for construction management, including site safety, logistics, project coordination, and general public information.

- New seasonal decor - $90,000
    - Replace Downtown's more than 40-year-old wreaths with approximately 100 reusable, solar-lit wreaths along its primary commercial corridors.
    - The wreaths would complement ADID's existing commitment to providing holiday lighting in Pack Square Park, Pritchard Park and Triangle Park, creating a more cohesive seasonal experience that supports Downtown businesses and creates a welcoming experience for all.
- Motion to adopt a budget amendment in the amount of $265,000 for business support during upcoming downtown construction projects and for the purchase and installation of new downtown seasonal décor.

**C. Resolution Number 26-197 - Resolution authorizing the City Manager to enter into an Interlocal Agreement with the Town of Black Mountain to allow them to dispose of their leaf material at City-owned property on Hardesty Lane, and to execute amendments adjusting rates as needed - Resolution Book No. 47 - Page 23**

- Since Tropical Storm Helene, local municipalities have been struggling to dispose of leaves due to reduced capacity for leaf processing at local disposal facilities.
- Yard Waste Notification (YWN) sites are small-scale composting and/or mulching operations, regulated by the North Carolina Department of Environmental Quality, designed to repurpose yard waste into a soil amendment or beneficial landscaping material.
- The City of Asheville utilizes a permitted YWN site at a City-owned lot at 120 Hardesty Lane for loose leaf disposal during peak leaf season.
- The YWN site at Hardesty Lane is currently the only YWN site that the City operates, and is only utilized for leaf disposal.

- The Town of Black Mountain has requested an interlocal agreement allowing them to dispose of their leaf material at the City's YWN site, provided the Town transports the material to our site, estimated to be approximately 75 tons annually or 45 loads based on the truck size.
- Both the City of Asheville and the Town of Black Mountain will benefit as a result of this agreement. The Town's costs for transporting their leaf material for disposal will be reduced, and the City will receive revenue from the Town of Black Mountain that can be used to help offset increased operating costs.
- Additionally, increasing the amount of leaf material at the YWN site will enable the City's Public Works Sanitation Division to produce additional usable compost, which can then be utilized by other City divisions / departments.
- The proposed disposal contractual fees for the Town of Black Mountain will be based on the transporting vehicle type - $125 for tandem vehicles and $50 for single-axle vehicles. Proposed fees are calculated in order to recoup City management costs based on usage estimates. These fees are also similar to the current disposal rates at a local yard waste disposal facility.
- Total costs were calculated based on estimated hours for staff and equipment used to prepare and maintain the YWN site, collect and report data, and handle administration (contract management and invoicing). These costs were then applied across the estimated number of truckloads to establish the disposal fees in the contract..
- The resulting revenue for the City of Asheville is expected to be approximately $4,500 annually based on our known operational costs and usage estimates. The costs of the initial year are based upon estimates of the amount of labor and equipment will be required to provide the service. Rates will be reevaluated annually to ensure that costs are being fully recovered.
- The interlocal agreement will have an initial term of one year with four optional one-year renewals, for a potential maximum term of five years.
- Motion to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with the Town of Black Mountain to allow the disposal of leaf material at City-owned property on Hardesty Lane, and to execute, and to execute amendments adjusting fees as needed.

**D. Resolution to authorize the City Manager to execute a contract with Rivertop Contracting, Inc. for riverfront parks & greenway landscape maintenance services for one year; with an option to renew for up to four years**

This item was removed from the Consent Agenda for discussion and/or an individual vote.

**E. Resolution to authorize the City Manager to execute a contract with Rivertop Contracting, Inc. for downtown park landscape maintenance services for one year; with an option to renew for up to four years**

This item was removed from the Consent Agenda for discussion and/or an individual vote.

**F. Resolution Number 26-200 - Resolution of the Housing Authority of the City of Asheville to adopt a resolution approving the issuance of up to $9,750,000**

**Multifamily Housing Revenue Bonds or Notes to provide financing for 319 Biltmore B to satisfy Section 147(f) of the Internal Revenue Code, with no City financial obligation associated with the bonds or any debt taken on by the developer - Resolution Book No. 47 - Page 26**

- 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.
- 319 Biltmore B, 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 $9,500,000 in multifamily housing revenue bonds for the acquisition and construction of a new 112-unit affordable rental development known as 319 Biltmore B located on a 3.54 acre site at 4 John Walker Avenue, in the City of Asheville parcel identified as PIN 9648-46-0425 in the Buncombe County Registry.
- The project will consist of one residential building. There will be a mix of studios, 1, 2, and 3-bedroom units. All units will be set aside for individuals and families at or below 80% of Area Median Income ("AMI"); 41 of the units shall be affordable to and occupied by individuals and families at or below 60% AMI and 31 of the units shall be affordable to and occupied by individuals and families at or below 30% of AMI.
- The affordability period will be 40 years.
- LSR Biltmore B, LLC (Laurel Street) is the developer of this project and is an affiliate of the owner.
- Construction is scheduled to commence in December 2026 and has an expected completion date of June, 2028.
- 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.
- Motion to adopt a resolution approving the issuance by the Housing Authority of the City of Asheville of up to $9,750,000 of multifamily housing revenue bonds or notes to provide financing for 319 Biltmore B Avenue and to satisfy Section 147(f) of the Internal Revenue Code.

**G. Monthly municipal property tax refunds or releases per North Carolina General Statute section 105-381**

- Buncombe County currently bills and collects City property taxes
- At the August 22, 2023, meeting, City Council approved an addendum to the existing tax collection agreement with Buncombe County to ensure that it fully

conforms to the provisions of Chapter 105 of the North Carolina General Statutes, entitled The Revenue Act.
- As part of that compliance, the City Council must, on a monthly basis, approve all property tax releases and refunds that have been approved by the Buncombe County Board of Commissioners.
- City of Asheville refunds and releases for August 2026 are included in the document.
- Motion to adopt City of Asheville property tax refunds and releases for the month of August 2026.

Mayor Manheimer asked for public comments on any item on the Consent Agenda, but received none.

Councilwoman Turner moved for the adoption of the Consent Agenda with the deletion of Consent Agenda Items “D” and “E”. This motion was seconded by Councilwoman Ullman and carried unanimously.

# Items Removed From The Consent Agenda For Individual Votes

**D. Resolution Number 26-198 - Resolution to authorize the City Manager to execute a contract with Rivertop Contracting, Inc. for riverfront parks & greenway landscape maintenance services for one year; with an option to renew for up to four years - Resolution Book No. 47 - Page 24**

- The Parks & Recreation Department is responsible for maintenance of the Wilma Dykeman Greenway, Jean Webb Park, & 8 River Arts Place along the French Broad River.
- A Request for Proposals was advertised for interested companies to provide landscape maintenance services for one (1) year with an option to renew for an additional four (4) years.
- Rivertop Contracting, Inc. was selected based on experience, qualifications, understanding of the scope of services, cost, and availability.
- The contractor will provide all labor, materials, and supplies for the operations and management of landscape maintenance services, ensuring the parks & greenway will be maintained in a well-kept, safe, and efficient manner.

**E. Resolution Number 26-199 - Resolution to authorize the City Manager to execute a contract with Rivertop Contracting, Inc. for downtown park landscape maintenance services for one year; with an option to renew for up to four years - Resolution Book No. 47 - Page 25**

- The Parks & Recreation Department is responsible for maintenance of Pack Square Park, Rankin Park, Pritchard Park, Grace’s Garden, & Triangle Park located downtown.

- A Request for Proposals was advertised for interested companies to provide landscape maintenance services for one (1) year with an option to renew for an additional four (4) years.
- Rivertop Contracting, Inc. was selected based on experience, qualifications, understanding of the scope of services, cost, and availability.
- The contractor will provide all labor, materials, and supplies for the operations and management of landscape maintenance services, ensuring the parks & greenway will be maintained in a well-kept, safe, and efficient manner.

Councilman Hess expressed concern that we budgeted $5.8 Million for Parks & Recreation Department's asset management - specifically mowing and landscaping for parks. He felt we need to make full use of our existing staff and equipment before using outside contractors. He said a comparison was not included in the staff reports of using internal work vs. outsourcing it. He felt that $5.8 Million can be redirected to other parks, in particular Weaver Park, and to re-open up community center hours. He suggested a friendly amendment to approve the two contracts for only one year and then review these contracts again before future renewals.

Mayor Manheimer said that we put out a Request for Proposals and we can't change the contract specifications because all respondents responded to what we asked them. She noted that it will be up to the City Manager to sign any future renewals or not.

Assistant Parks & Recreation Director Pete Wall explained the parks in each of the contracts, noting that the vendors have changed throughout the years.

Mayor Manheimer instructed the City Manager to provide Council with detailed information on the landscaping contracts, along with informing City Council after the first year of the contract prior to any renewals.

Councilwoman Turner moved to adopt a resolution to authorize the City Manager to execute a contract with Rivertop Contracting, Inc. for landscape maintenance services for one (1) year for $73,843, with an option to renew for up to four (4) additional years for a total contract value not to exceed $369,215. This motion was seconded by Councilwoman Ullman and carried on a 6-1 vote, with Councilman Hess voting "no."

Councilwoman Turner moved for the adoption of the resolution to authorize the City Manager to execute a contract with Rivertop Contracting, Inc. for landscape maintenance services for one (1) year for $92,545, with an option to renew for up to four (4) additional years for a total contract value not to exceed $462,725. This motion was seconded by Councilwoman Ullman and carried on a 6-1 vote, with Councilman Hess voting "no."

## III. Presentations & Reports:

**Manager's Report - Stormwater Asset Inventory and Assessment Project**

Stormwater Regulatory Manager Shannon Simpson said the last City-wide stormwater assessment was conducted in the late 1980's/early 1990's, and an updated assessment is critical. This assessment ensures strict adherence to the NPDES MS4 Permit mandates under the Federal Clean Water Act. The Assessment identifies aging infrastructure, system gaps, critical assets, and areas for improvement that will increase the City's resilience. The impact of a comprehensive assessment will (1) proactively upgrade high-risk assets to reduce damages and failures; (2) prioritize vulnerable communities and advance nature-based solutions; (3) standardized protocol for GIS data "collection and maintenance"; and (4) roadmap for capital improvement and operations maintenance projects.

A comprehensive and phased approach is (1) The overall long-term goal is a City-wide Stormwater Infrastructure Assessment; (2) Includes mapping, infrastructure condition, and system capacity modeling for storm events of varying intensity; (3) Recommendations are incorporated into planning for capital projects and maintenance improvements; and (4) City-wide Assessment is divided into phases by watersheds and will require multiple years to complete.

Major watersheds are Town Branch, Beaverdam Creek, portions of French Broad River, Haw Creek, Hominy creek, Moore Branch, Reed Creek, Ross Creek, Smith Mill Creek, Swannanoa River, and Sweeten Creek.

Regarding Phase 1 - Town (Nasty) Branch Watershed - Neighborhoods include Downtown, South Slope, The Block, South French Broad, Aston Park Tower, Bartlett Arms Apartments, Southside United, and Livingston Heights. The key tasks will be (1) Planning Support (a) Risk and prioritization framework development; (b) Planning and Modeling SOP; (c) Areas for CIP projects and Prioritizing Maintenance; and (d) Identification of Resilient Infrastructure opportunities; and (2) Inventory and Assessment (a) Field survey of up to 2600 stormwater structures and pipes; (b) Protocol for all future phases: data collection and long-term database maintenance SOPs; and (c) Hydrologic and hydraulic system modeling. She then reviewed a chart of the risk-based approach. The timeline and milestones would be winter/spring 2026 - project initiation and schedule, data review - complete; summer/fall 2026 - field surveys and CCTV assessments - in progress; fall 2026 - SCM opportunity mapping and system capacity modeling - in progress; end of 2026 - final grant report and deliverables - not started ; and winter 2027 - framework for prioritizing stormwater system improvements - not started. The contract amount is $900,000 and the consultant is Ardurra Group, Inc.

Next steps include (1) Planning for Future Phases: Deliverables from phase 1 allows us to schedule, budget, and prioritize watersheds for future phases with Phase 2 planned for FY28 budget; and (2) Stormwater Capital Projects and In-house Maintenance: (a) Projects already on the Stormwater CIP list will stay on the list, but may be prioritized differently; and (b) Integrate prioritized small projects and maintenance into operations.

Key takeaways include (1) Proactive, risk-based planning - assess system to inform stormwater capital projects and ongoing maintenance, prioritize watershed needs, and focus resources where risk and needs are greatest; (2) Phased, multi-year approach: the full assessment will be comprised of multiple contracts over many years, with Phase 1

currently underway in the Town “Nasty” Branch watershed; (3) Foundation for future phases - Phase 1 will guide future watershed prioritization, scheduling, and budgeting.

In response to Councilwoman Roney, Stormwater Division Manager Derek Wainscott asked that any stormwater complaints be directed to the Asheville App which will be routed to him for response.

## IV. Public Hearings:

**A. Public hearing to conditionally rezone 99999 Tried Street and 990 West Chapel Road from RS-8 Residential Single-Family High Density District to RS-8 Residential Single-Family High Density District/Conditional Zone**

**Ordinance Number 5264- Ordinance to conditionally rezone 99999 Tried Street and 990 West Chapel Road from RS-8 Residential Single-Family High Density District to RS-8 Residential Single-Family High Density District/Conditional Zone - Ordinance Book No. 37 - Page 142**

Urban Planner III Sam Starr-Baum said said that this is the consideration of an ordinance to conditionally rezone 99999 Tried Street and 990 West Chapel Road from RS-8 Residential Single-Family High Density District to RS-8 Residential Single-Family High Density District/Conditional Zone. This public hearing was advertised on October 2 and 9, 2026.

From staff report:

Project Location and Contacts:

- 99999 Tried Street and 990 W Chapel Road (PINs 9657-13-2806, 9657-14-2055, 9657-14-4225, 9657-14-4174, 9657-13-4808, and 9657-13-2806).
- Owner: Asheville Habitat for Humanity.
- Applicant: Jared DeRidder/WGLA Engineering.

Summary of Petition:

Project Site

- The project area consists of multiple properties totalling 4.45 acres located at 99999 Tried Street, and identified in the Buncombe County land records as PINs 9657-13-2806, 9657-14-2055, 9657-14-4225, 9657-14-4174, 9657-13-4808, and 9657-13-2806.
- The subject properties are zoned predominantly RS-8 CZ as a result of the previous conditional zoning action in 2017 under Conditional Zoning Ordinance No.4612. However, 990 West Chapel Road is currently zoned RS-8 and will be a part of this new conditional zoning.
    - Given the new geographic addition of 990 W Chapel, a substantially new layout, and revised technical modifications, this application is too distinct from the original to constitute a simple amendment to the conditional

zoning. This project will be processed as an entirely new conditional zoning.

- Given the size of the project (under 50 residential dwelling units), a conditional zoning to the Residential Expansion - Conditional Zone (RES EXP - CZ) district is not permissible.
    - This project only requires City Council review and approval because of an existing Conditional Zoning on many of the subject parcels.
- The site has one existing residential structure at the time of this memo's publication, which is addressed as 990 West Chapel Road. The home was built in 1963, and is currently owned by Asheville Habitat for Humanity. This property was not part of the original 2017 CZ under ordinance 4612.
- Based on the Living Asheville Comprehensive Plan Future Land Use Map (FLUM) the property is currently designated "Traditional Neighborhood". A change in the Future Land Use Map is not required as part of this conditional zoning petition.

Overall Project Proposal

- New building construction includes five (5) single-family residences and eighteen (18) townhomes along a newly created right-of-way, Tried Street.
    - 100% of the 23 units are slated to be affordable at a level of 80% Area Median Income (AMI) or below.
    - As stated above, this project would ordinarily qualify as a major subdivision, but the lot standards and attached nature of townhomes require technical modifications that can only be possible through conditional zoning.

Technical Modifications

- The project is seeking technical modifications to development standards through the conditional zoning process including:
    - 0' interior side setbacks for townhouse lots.
    - Reduction of minimum lot size to 3,742 square feet
    - Reduction of minimum lot width to 32 feet.

Site Layout and Design

- Maximum building height for buildings in the RS-8 CZ district is 40 feet. The maximum building height of the proposed project is approximately 17' 6" as measured to the ceiling of the highest floor.
- Maximum density in the RS-8 CZ district is typically determined by the lot size standards, but the overall density for this project is 5.11 units/acre. This is in alignment with the density found throughout the Shiloh neighborhood.
- The minimum lot size and lot width are beneath the RS-8 requirements and will need technical modifications. The minimum lot size for an RS-8 lot is 4,000 square feet, and the minimum lot width is 40 feet. While the lot sizes vary on the Tried Street project, the smallest of the lots are 3,742 square feet and 32 feet wide.
- The project is compliant with the minimum required front and rear setbacks of the RS-8 District, which is 15 feet. The applicant will need a technical modification for

the interior side setback. The district standard is 6', but the applicant is requesting 0' for the 18 townhomes.
- There are no maximum impervious standards for RS-8 CZ projects. The proposed project would result in a total impervious area of 29.67%.

Access, Sidewalks and Parking

- Access to the site is from a non-signalized left-hand turn off West Chapel Road, a city maintained street.
- The anticipated traffic for Tried street is below 300 daily trips, and therefore internal sidewalks are not required. A 5' sidewalk is proposed along the property line that abuts W Chapel Road.
- Parking is no longer required, but the applicant is still proposing 46 spaces–2 per unit. This is in alignment with previous city parking requirements.
- Both the Shiloh Community Plan 2025 and the Living Asheville Comprehensive Plan call for greater pedestrian connectivity in the immediate vicinity of this project. The TRC memo noted that "the applicant is not required, but is encouraged to work with the Transportation Department and Parks and Recreation Department to explore ways to improve and protect existing gravel and natural surface trails on and near the subject property".
- As of this memo, the applicant is seeking to petition the city to assume maintenance responsibility of Tried Street as a public Right of Way. This matter is ongoing, and will be resolved prior to the final review by the Technical Review Committee.

Landscaping / Open Space / Tree Canopy

- Street trees are required for every 40 linear feet of property abutting West Chapel Road.
- Since this does not meet the threshold requirements to be rezoned to an expansion district, the typical 20'-wide "Type A" landscape buffer is *not* required where the site is adjacent to less intensive RS and RM zoning districts.
- Retaining walls are shown, but heights are still not final. Retaining walls over 4' must be designed by a NC licensed engineer, and load calculations must be provided for. Retaining walls over 6' in height, but within 35' of the Tried Street ROW must meet facing or landscaping standards per 7-10-5.
- Per UDO Section 7-11-4, major subdivisions must provide open space. In their PZC resubmittal the applicant has indicated that they will be providing 15% or 24,542 square feet of open space, divided equally between natural and recreational open space.
- The project proposes to meet Tree Canopy Preservation requirements through the preservation of existing canopy. The project site is "class C" with 41-75% (54%) coverage averaged from all parcels. In order to meet the preservation requirements to be exempt from open space requirements, the site will need to preserve 49,029 square feet (before ROW and easement reductions).

Consistency with the Comprehensive Plan and Other Plans:

<u>Living Asheville Comprehensive Plan (2018)</u>

- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan, including:
    - **Encourage Responsible Growth** - by prioritizing greater densities of development overall, throughout the city as appropriate.
    - **Increase and Diversify the Housing Supply** - by increasing the supply of housing, including affordable housing in proximity to schools, transit and parks.
- The proposed development is compatible with the Future Land Use designation of "Traditional Neighborhood" which is proposed, in part, as "a mix of housing types such as single family with accessory dwelling units, duplexes, townhomes and multifamily apartments usually located seamlessly together".

<u>Shiloh Community Plan (2025)</u>

- The proposed development supports a number of goals in the Shiloh Community Plan, including:
    - **Land Use Goal #2: Provide assistance for affordable housing and home improvement.**
        - *Strategy 2*. Explore opportunities for the construction of affordable housing in the Shiloh community.
    - **Land Use Goal #4: Protect, enhance and complement the existing character of Shiloh**
        - *Strategy 2*. Target areas (particularly in the core area) for redevelopment and infill that complement existing development and are, or can be, supported by existing infrastructure (or improved infrastructure).
            - While generally keeping residential density consistent with the current densities allowed in the Shiloh community, promote some greater densities and development patterns in transition areas.

Staff Recommendation:

- Staff recommends approval of this rezoning request based on the reasons stated above.

Committee(s):

- Technical Review Committee (TRC) - July 20, 2026 - approved with conditions.
- Planning & Zoning Commission (PZC) - September 2, 2026 - approved 6-0

Mr. Starr-Baum reviewed the existing and proposed zoning, the aerial imagery and the future land use map. He then reviewed the site plan, along with the landscape plan. Affordable housing is included in the Project: All units (100%) will be designated for a minimum of 20 years. All units (100%) will be designated affordable to those earning 80% or less of Area Median Income as established by the US. Dept. of Housing & Urban Development. Technical modifications include (1) 0' interior side setbacks for townhouse lots; (2) reduction of minimum lot size from 4,000 square feet to 3,742 square feet; and

(3) reduction of minimum lot width from 40 feet to 32 feet. He said the Technical Review Committee approved the project with conditions. The Planning & Zoning Commission voted unanimously to approve the project with the condition. He then explained how the project was consistent with the Living Asheville Comprehensive Plan and aligns with the Shiloh Community Plan. He said that staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning.

When Councilwoman Roney asked if there was a plan for renewable energy or anything that would hinder renewable energy installation, Mr. Andy Barnett, Executive Director of the Asheville Area Habitat for Humanity, said that they have created opportunities for owners to install residential solar after the point of construction. He said they do their best to build solar ready.

In response to Councilwoman Turner, Mr. Starr-Baum said that the development will accept Housing Authority vouchers.

Vice-Mayor Mosley was pleased how the applicant worked in unison with the neighborhood on this nice project.

Mayor Manheimer opened the public hearing at 6:05 p.m.

Norma Baynes and Sophie Dixon, both from the Shiloh community, spoke in support of this project and supported what they are doing in their community.

Mayor Manheimer closed the public hearing at 6:07 p.m.

Councilwoman Smith moved to approve the repeal and replacement of Conditional Zoning Ordinance No. 4612 (2017) with this new conditional zoning request for the property located at 99999 Tried Street and 990 W Chapel Road from Residential Single-Family High Density (RS-8) and Residential Single-Family High Density Conditional Zone (RS-8 CZ) to Residential Single-Family High Density Conditional Zone (RS-8 CZ), and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) Prioritizes greater densities of development overall, throughout the city as appropriate; and 2) Increases the supply of housing, including affordable housing, in proximity to schools, transit and parks. This motion was seconded by Vice-Mayor Mosley and carried unanimously.

**B. Public Hearing to consider an amendment to the conditional zonings (Ord. Nos. 3921, 4856, and 4995) at 264 and 274 Enka Heritage Parkway and 1455 Sand Hill Road for the purposes of amending the site plan and project conditions.**

**Ordinance Number 5265 - Ordinance to amend the conditional zoning (Ord. Nos. 3921, 4856, and 4995) at 264 and 274 Enka Heritage Parkway and 1455 Sand Hill Road for the purposes of amending the site plan and project conditions - Ordinance Book No. 37 - Page 148**

Urban Planner III Sam Starr-Baum said that this is the consideration of an amendment to the conditional zonings (Ord. Nos. 3921, 4856, and 4995) at 264 and 274 Enka Heritage Parkway and 1455 Sand Hill Road for the purposes of amending the site plan and project conditions. This public hearing was advertised on October 2 and 9, 2026.

From Staff Report:

Project Location and Contacts:

- The project site consists of 39.6 acres on parcels located at the following addresses:
    - 264 Enka Heritage Parkway - PIN: 9617-43-4110, owner: Enka Samet LLC, ~17 acres
    - 274 Enka Heritage Parkway - PIN: 9617-33-6190, owner: Enka Samet LLC, ~17 acres
    - 1455 Sand Hill Road - PIN: 9617-32-2081, owner: Fletcher Partners INC, ~5.6 acres
- Applicant(s): Nettie Boyle, BL Companies; Derek Allen, ASKLaw

Summary of Petition:

Project Site

- The project site consists of three properties totalling approximately 39.6 acres located at 264 Enka Heritage Parkway, 274 Enka Heritage Parkway and 1455 Sand Hill Road.
- The project site is currently vacant land and was previously used for debris management following Tropical Storm Helene. The site has been cleared of debris.
- There are several areas shown on the project site labeled as “Areas of possible contamination”. The source for this information is a recorded notice of brownfield soil. Exhibit B of the recorded notice (mapping the areas in 2014) is available for reference in Book 140 Page 1 at the Buncombe County Register of Deeds.
- The Enka Heritage Parkway parcels are currently zoned Commercial Expansion - Conditional Zone (COM EXP-CZ) by Ordinance No. 4853 adopted on January 26, 2021 and amended by Ordinance No. 4995 adopted on January 24, 2023 and further as amended as to a separate parcel (261 Enka Heritage Parkway, PIN 9617-43-3817) not subject to this application but with compliance obligations related thereto by a Level II approval with file number 23-04881PZ.
    - Ordinances 4853 and 4995 include conditions and requirements that are modified by the present application. Prior to final approvals for the project at 261 Enka Heritage Parkway, a new amendment to the existing CZ must be approved to update the conditions and modifications to reflect the impacts of this application.
    - The parcels included in the project are approved under the prior CZ for the purposes of constructing two of three large light industrial/distribution speculative buildings.

- Based on Ordinance No. 4853 amending the Living Asheville Comprehensive Plan Future Land Use Map (FLUM), the site is designated “Employment / Anchor Institution”. A change to the Future Land Use Map is not required.
- The Sand Hill Rd parcel is currently zoned Commercial Industrial - Conditional Zone (CI-CZ) by Ordinance No. 3921. This is related to a previous, larger development that was never built. Some parcels were rezoned as part of Ordinance 4853, but this single southern parcel remained under the conditional zoning established by Ord. 3921.

Overall Project Proposal

- The project proposes the construction of a single large retail building, vehicular access, and associated infrastructure on the main parcel.
- The large retail building will include multiple uses, including but not limited to, automotive services, optical services and traditional retail warehouse sales. The proposed single-story building has 168,258 gross square feet of floor area. A fuel facility is proposed for the south-west corner of the lot consisting of 32 gas dispensers across 4 lanes.
- Other site improvements include:
    - 914 parking spaces in a new surface parking lot are proposed with multiple internal row islands and isolated landscaping islands throughout the vehicle use area.
        - Pursuant to UDO Section 7-11-2, the maximum number of parking spaces for the proposed use (retail) and building size (168,258 sf) is 748 spaces. UDO Sec. 7-11-2(c).
        - Under Asheville Ordinance No 5257, there are no parking minimums required.
    - Parking spaces are 10’ x 20’ where the SSDM requires a minimum of 9’ x18’.
    - Parking lot aisles are shown at 24’ in width.
    - The internal access roadway will not be dedicated to the city.
    - Internal sidewalk and pedestrian connections are shown through 2 of the 5 internal islands.
        - A technical modification has been included for the remaining 3 islands required by UDO Sec. 7-11-3(d)(4) Multiple parking bays.
    - Preservation and protection of the existing Enka Clocktower is shown on the plan and includes additional pedestrian amenities in the immediate area at the base of the tower.

Technical Modifications

- The project is seeking technical modifications to development standards through the conditional zoning process including:
    - Tree Canopy Preservation shall be as shown on the Site Plan, with a minimum of 13% total tree canopy required.
    - The Project will comply with the parking space requirements of Section 7-11-2 of the UDO but shall have no more than 950 total parking spaces.
    - Parking and loading facilities, including the configuration and location of parking lot islands and pedestrian accommodations, shall be located as shown on the Site Plan.

- In lieu of any required bike lanes, the Project shall include a multi-modal greenway path, as shown on the Site Plan.
- The requirement for entrances at regular intervals not exceeding 75 feet is waived. All applicable Building and Fire Code requirements shall be met, including required emergency exits.
- Ground floor fenestration is waived as shown on the Elevations.
- Bicycle parking shall be located as shown on the Site Plan, including a minimum of 50 bicycle parking spaces.
- A portable sandwich board sign may be used at the fuel facility to display current fuel prices, according to Costco's standard operational practice of placing the sign during fuel facility operating hours and removing it daily when the facility closes.
- The Project may utilize temporary high-quality vinyl banners containing Costco identification and opening messages. Specifically, the warehouse may utilize an approximately eight-foot by sixteen-foot banner displaying the Costco logo and the words OPENING SOON. The fuel facility may utilize a banner displaying the Costco logo and the words FUEL STATION NOW OPEN.
- The Project may utilize the number, placement, and area of Costco's standard building and fuel facility identification signs as shown on the Site Plan and Elevations.

Site Layout and Design

- Maximum building height for buildings in the COM-EXP district is 80 feet. The maximum building height of the proposed project is approximately 32’ as measured to the ceiling of the highest floor.
- The applicant is proposing 71.5% impervious surface area, which is below the 80% maximum.
- Although not a permanent site layout or design feature, the applicant is seeking to have two technical modifications to UDO Sec. 7-13 to allow for both sandwich board signs and special event signage. While the applicant is correct that these require technical modifications in the COM-EXP district.
- The Commercial Expansion district provides clear guidance on design, and requires:

  a. The front of the building shall be oriented towards the primary access corridor. Building sides should be similar to their fronts. On corner lots the building or portions of the building must be located at the street corner.
  b. All buildings shall include a well-defined operable entrance at regular intervals not exceeding 75 feet on each primary facade to encourage access by pedestrians.
  c. Fenestration is required along the building facade(s) facing the primary access corridor, for a minimum of 40 percent of the ground floor horizontal dimension.

  - (13) d. and e. are not shown in this memo because they are not applicable. The applicant has not met the requirements for fronting, entrances, and fenestration. The applicant seeks technical modifications for these building design regulations.

- Although not a permanent site layout or design feature, the applicant is seeking to have two technical modifications to UDO Sec. 7-13 to allow for both sandwich board signs and special event signage. While the applicant is correct that these require technical modifications in the COM-EXP district, the applicant will need to provide size information prior to City Council.

Access, Sidewalks and Parking

- Vehicular access to the Project will be via a new fire access road.
    - This road is *not* proposed to be dedicated for City of Asheville ownership named
    - The roadway continues from a stub of roadway that serves as the access point for the existing warehouse building constructed on 261 Enka Heritage Parkway north of the project site. The roadway completes a connection from Smokey Park Highway, continues through the site, providing access to internal drives and connecting and terminating at Sand Hill Road.
- A revised Traffic Impact Analysis was provided as part of this PZC application. Off-site improvements to Smoky Park Highway and Jacob Holm Way will be required by the North Carolina Department of Transportation. These revisions will need to be shown during the Final-TRC review phase of this project.
- Conflicting information regarding bicycle parking was provided. 914 vehicular parking spaces require that 91 bicycle parking spaces be provided. The applicant states in sheet C1.00 that 84 spaces will be provided, but that is not shown on plan.
    - Staff understands that bicycle traffic to warehouse retail is likely to be reduced compared to other uses, but employees and some Costco members that live nearby may choose to visit the store via alternative transportation.
- The project site is not located on the ART bus route system. The nearest transit service is provided by the Enka-Candler Trailblazer Route provided by Mountain Mobility, which connects to the ART system.
- On Enka Heritage Parkway, the applicant has proposed to provide a stand-alone 10’ wide multi-use path installed to the south and east of the proposed roadway, connecting to existing facilities north and east of the project site.

Landscaping / Open Space / Tree Canopy

- The proposed fire access road is private and does not require street trees per 7-11-2.
    - The applicant has chosen to provide trees along the fire access road, but the trees do not meet the size requirements of our UDO.
- Retaining walls are shown, but heights are still not final. Retaining walls over 4’ must be designed by a NC licensed engineer, and load calculations must be provided for.
- Per UDO Section 7-11-4, open space must be provided at a rate of 50%, unless increased stormwater management standards are met in which case the open space requirement is reduced to 10%. The applicant claims on sheet C5.00 that 28.4%, or 303,249 sq. ft. of open space will be provided, but none is shown on plan.

    - The applicant will need to demonstrate compliance with 7-11-4 standards or seek an additional technical modification at city council
- This site conforms with landscaping requirements under 7-11-3.
- The current development site includes Tree Canopy Protection areas identified from the prior Conditional Zoning approvals.
    - The current proposal for TCP is 13%, which is below the required minimum of 15%. The applicant is seeking a technical modification to have the canopy shown on the site plan count as TCP, given that portions of the property are in brownfields, easements, or other jurisdictions.
    - This approval will require a reconciliation of the prior CZ to coincide with the current application to ensure that all phases already constructed remain in compliance with their independent requirements. This reconciliation should be completed with some alacrity to allow for the existing building to proceed toward completion.

Consistency with the Comprehensive Plan and Other Plans:

<u>Living Asheville Comprehensive Plan (2018)</u>

- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan, including:
    - Goal 1: Encourage Responsible Growth.
        - This goal is supported by providing a multi-use path to connect through the site to County facilities and encourage alternative transportation.
    - Goal 2: Increase Mixed-Use Development Along Transit Corridors.
        - Although not currently served by ART, Buncombe County transit serves the general vicinity.
        - The pedestrian and alternative transportation options with the multi-use path support this goal by connecting future and existing facilities within the project.
    - Goal 3: Promote Great Architecture and Urban Design to Enhance Placemaking.
        - Preservation of the clock tower reflects a strong consistency respecting the cultural and historical importance of the Enka site.
    - Goal 4: Enhance Parking Management Strategies.
        - The multi-use path, along with recommended additions for bicycle parking and pedestrians, serves to “[m]ake Asheville more pedestrian and bicycle friendly” and is consistent with this goal.
    - Goal 5: Make Streets More Walkable, Comfortable and Connected.
        - The provision of the multi-use path supports this goal.
        - The path creates a meaningful connection through the site from existing and proposed residential areas to other pedestrian, bicycle and recreational facilities.
    - Goal 6: Increase Access to Safe Bicycling.
        - The separate multi-use path strongly supports this goal.
    - Goal 11 Build out the Greenway Network.
        - This goal is supported with the substitution of a multi-use path in

lieu of sidewalks and bike paths.

Staff Recommendation:

- Staff recommends approval of this rezoning request based on the reasons stated above.

Committee(s):

- Technical Review Committee (TRC) - November 17, 2025 - approved with conditions.
- Planning & Zoning Commission (PZC) - October 7, 2026

Mr. Starr-Baum reviewed the existing and proposed zoning, the aerial imagery and the future land use map. He then described the site plan, along with the landscape plan. He showed elevation drawings. The following are the technical modifications: (1) Tree Canopy Preservation shall be as shown on the Site Plan, with a minimum of 13% total tree canopy required; (2) The Project will comply with the parking space requirements of Section 7-11-2 of the UDO but shall have no more than 950 total parking spaces; (3) Parking and loading facilities, including the configuration and location of parking lot islands and pedestrian accommodations, shall be located as shown on the Site Plan; (4) In lieu of any required bike lanes, the Project shall include a multi-modal greenway path, as shown on the Site Plan; (5) The requirement for entrances at regular intervals not exceeding 75 feet is waived. All applicable Building and Fire Code requirements shall be met, including required emergency exits; (6) Ground floor fenestration is waived as shown on the Elevations drawings shown; (7) Bicycle parking shall be located as shown on the Site Plan, including a minimum of 50 bicycle parking spaces; and (8) A portable sandwich board sign may be used at the fuel facility to display current fuel prices, according to Costco's standard operational practice of placing the sign during fuel facility operating hours and removing it daily when the facility closes; (8) The Project may utilize temporary high-quality vinyl banners containing Costco identification and opening messages. Specifically, the warehouse may utilize an approximately eight-foot by sixteen-foot banner displaying the Costco logo and the words OPENING SOON. The fuel facility may utilize a banner displaying the Costco logo and the words FUEL STATION NOW OPEN; and (9) The Project may utilize the number, placement, and area of Costco's standard building and fuel facility identification signs as shown on the Site Plan and Elevations. He said the Technical Review Committee approved the project with conditions. The Planning & Zoning Commission voted to approve the project. He then explained how the project was consistent with the Living Asheville Comprehensive Plan. He said that staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning.

Mr. Starr-Baum asked that the project conditions be amended as follows: “A portable sandwich board sign may be used at the fuel facility to display current fuel prices, according to Costco's standard operational practice of placing the sign during fuel facility operating hours and removing it daily when the facility closes. The sign shall be no larger than 72” by 48”.

In response to Councilwoman Roney as to why trees cannot be planted on a brownfield site, City Attorney Branham said that when that soil is touched, state law requires a certain degree of mitigation. The remediation can be an extensive and very expensive process. Removal of all the soil is often required, as well as extensive cleaning.

Mr. Derek Allen, attorney representing Costco, said that the tree portion in the County (which they had included in the TCP) would have taken their TCP to 16%; however, we can't count those trees because they are not inside the City limits. The whole reason for the policy is to preserve trees, and they are doing that. He said that Costco is frequently ranked as one of the best employers in the U.S. There will be 225-250 new jobs to start, up to 400. Twenty-three hours/week qualifies an employee for Costco's benefits package - each employee is guaranteed a minimum of 24 hours/week if they want. Costco's wages cause increases in surrounding businesses' wages. He said Costco has around 19,000 members within a 45-minute drive of the site. In Fiscal Year 2025, $20 Million was spent by Asheville-area members at Costco's Greenville and Spartanburg locations (75 minutes away by car). Shoppers from elsewhere will come to Asheville - spillover effect for other businesses in the community. Asheville members' spending (and sales tax) stays local - at maturity, the location is projected to generate $250 Million in retail sales annually (taxed at 2.25%). Costco has been trying to develop in Asheville for 20+ years. The site needs are a large area, flat, accessible via interstate, and cost effective. The Enka site has been empty since BASF buildings were demolished in 2007; Enka Commerce Park Phase 1 building remains essentially vacant; the Bridge to Nowhere is designed for retail, not industrial, and it has been difficult to work with. In summary, the Costco effect is (1) 225-250 new, good jobs (to start); (2) increased sales tax revenue; (3) upward pressure on wages for Asheville's workers; (4) downward pressure on gas prices, e.g.; (5) increased visitors for Asheville's businesses; and (6) huge investment in Asheville without requiring government incentives - compared to a combined around $31 Million for Haakona and New Belgium. He then reviewed the site plan.

In response to Councilwoman Turner, a representative from Costco said that hopefully they will break ground next summer and their goal to open is the spring of 2028.

Mayor Manheimer opened the public hearing at 6:34 p.m.

Four individuals spoke in opposition of the amendment or to pause the vote to the conditional zoning for various reasons, some being, but are not limited to: developer should meet the requirements for tree plantings (not waive the 2%) or pay the fee in lieu of; and the Enka site is not the right location due to existing traffic congestion and it will block views.

Mayor Manheimer closed the public hearing at 6:44 p.m.

Councilwoman Roney said that she voted against the Amazon warehouse project in 2021 at this location and so she was curious on what we would want in that location. And, when she thinks this could potentially block a data center here, she'd want a Costco . Even though there is work to be done on the roads and the traffic concerns are

valid, she moved to moved to approve the conditional zoning request for the property located at 264 Enka Heritage Parkway, 274 Enka Heritage Parkway and 1455 Sand Hill Road, including the following amendment that the portable sandwich board sign shall be no larger than 72” by 48; and find that the request is reasonable, is in the public interest, is consistent with the city’s comprehensive plan and meets the development needs of the community in that the request: 1) Encourages responsible growth; 2) Increases development along transit corridors; and, 3) Promotes placemaking by preserving a historic structure.

Mayor Manheimer spoke in support of the project, noting that the project won’t go in without exterior transportation infrastructure improvements. There are improvements also being made to Exit 44 with more improvements in the engineering phase that will help traffic move through that area. The site is a brownfields site and is deed restrictive. This project will create jobs and we need to do everything we can to help struggling families to make their lives more affordable.

In response to Councilwoman Turner about the possibility of this creating a precedent of lowering tree canopy preservation standards for all future developments, City Attorney Branham said that the conditional zoning process allows City Council to consider these applications separately and make deviations. He did not believe any deviation on this issue would create a legal precedent, and that the unique circumstances involved in the application could justify the deviation.

The motion made by Councilwoman Roney and seconded by Councilman Hess carried unanimously.

## V. Unfinished Business:

**A. Resolution Number 26-201 - Resolution approving the substantial amendment to the HOME-American Rescue Plan Allocation Plan - Resolution Book No. 47 - Page 31**

Mayor Manheimer said that the public hearing to consider approving the substantial amendment to the HOME-American Rescue Plan Allocation Plan was held on September 22, 2026. .

From staff report:

- The City's Community Development Division, in collaboration with the Asheville Regional Housing Consortium (ARHC), developed the HOME-ARP Allocation Plan, which guides the allocation of funds aimed at mitigating homelessness and fulfilling regional housing needs.
- The proposed substantial amendment revises the HOME-ARP Allocation Plan to add preferences and referral methods designed to address the increased need for housing assistance following Hurricane Helene.
- The amendment establishes a preference for individuals and families experiencing homelessness, including those experiencing homelessness for the

first time as a result of Hurricane Helene, and incorporates the Coordinated Entry system and other eligible referral sources to ensure assistance is targeted to households with the greatest need.
- The ARHC voted unanimously to approve the amended Allocation Plan on August 12, 2026.
- Public Comment period opened August 31, 2026 until October 2, 2026. A draft HOME-ARP Substantial Amendment was available on the City's Community Development website and a Public Notice was announced on August 30, 2026 via the Asheville Citizens Times.
- A public hearing was held at the September 22, 2026 Asheville City Council meeting and the public comments received will be a part of the resolution submitted..
- With Council's approval, staff will submit the amended Allocation Plan to HUD for final approval.

Councilwoman Turner moved to approve the proposed substantial amendment to the HOME-ARP Allocation Plan, including the request by Councilman Hess to direct the City Manager to review and strengthen oversight of HOME-ARP funds distributed to nonprofit partners. The report shall identify each recipient, amounts awarded and spent, expenditures for direct assistance, staffing, and administration, households served, and housing outcomes. It shall also describe how expenditures are verified, performance is monitored, and deficiencies are addressed, with quarterly reports to Council thereafter that protect participant confidentiality. This motion was seconded by Councilwoman Ullman and carried unanimously.

## VI. New Business:

**A. Resolution Number 26-202 - Resolution authorizing the City Manager to accept funding from Destination Home for the Right at Home initiative - Resolution Book No. 47 - Page 38**

**Ordinance Number 5267 - Budget amendment, in the amount of $6,000,000, from Destination Home for the Right at Home Initiative - Ordinance Book No. 37 - Page 159**

Homeless Strategy Division Manager Emily Ball said that this is the consideration of a resolution authorizing the City Manager to accept funding from Destination Home for the Right at Home initiative in the amount of $6,000,000 and approval of an associated budget amendment.

- The City of Asheville is the designated Lead Agency for the Asheville-Buncombe Continuum of Care (CoC). The CoC oversees homelessness response in Asheville and Buncombe County.
- The CoC has been invited to participate in a 3-year pilot initiative on homelessness prevention called Right at Home. Right at Home is seeking to pilot prevention services (e.g. rental assistance, case management) in 10 communities across the country and has selected Asheville-Buncombe for inclusion in the pilot.

- The CoC Board unanimously approved this opportunity at its May 8, 2025 meeting and City Council subsequently approved submission of a Planning Grant which was awarded in June 2026.
- The resulting 3-year implementation plan was approved by the CoC Board on June 11, 2026.
- Right at Home has approved the CoC's plan and will provide $6M over 3 years for implementation to prevent homelessness for at least 1,000 households.
- The City of Asheville will administer the $6M implementation grant in its capacity as the designated Lead Agency for the CoC and will manage agreements with service providers as approved by the CoC Board.
- Right at Home is a national initiative led by Destination Home which is a 501(c)3 organization administering implementation grants with all pilot communities.

Ms. Ball responded to various questions/comments from Council after she provided Council with some details for the Asheville-Buncombe Continuum of Care updates (1) Fiscal Year 2026 CoC Program consolidated application submitted: $2.6 Million; and (2) Code Purple 2026-27. She said that the CoC (1) coordinated the first Community Cleanup event along Tunnel Road in August; (2) is a small leadership group meeting regularly for solution development in the Tunnel Road area; (3) renews homelessness learning series; (4) is dedicating grant funds for strategic communications; and (5) has a new website and public-facing data which is coming soon. She then provided Council with the background for the Right at Home: Homelessness Prevention Initiative: (1) effective homelessness response is system work, with all components interrelated - prevention; diversion; street outreach and day services; emergency shelter and transitional housing; and rapid rehousing and permanent supportive housing; (2) developing and overseeing the homelessness response system is the work of the CoC; and (3) 2025-28 Strategic Plan identified specific system gaps to address prevention, diversion, emergency shelter and rapid rehousing. Prevention is stopping homelessness before it starts (1) targeted intervention for people most likely to enter homelessness; and (2) typically focused on keeping people on the verge of eviction in their current housing through financial assistance for arrears and short-term rent, along with supportive services. She then described the Right at Home initiative, along with the pilot communities selection criteria. She explained the 10 essential components, with the process and implementation.

Ms. Ball responded to Councilwoman Roney she hoped that since we are running point on the Right at Home initiative that we make sure that people who need the funds quickly will receive them. Ms. Ball noted that "fast to act" is an essential requirement of the Right at Home initiative for all 10 communities. She also noted that we have a dedicated project manager on staff working with the research and technical assistance teams.

Councilwoman Ullman suggested a birdseye view of the whole Continuum of Care system with their providers and what are we spending on what as a community.

Councilman Hess moved to adopt a resolution authorizing the City Manager to accept funding from Destination Home for the Right at Home initiative in the amount of $6,000,000 and approval of an associated budget amendment. This motion was

seconded by Councilwoman Turner and carried unanimously.

## VII. Informal Discussion And Public Comment:

Three individuals spoke to City Council about various matters, some being, but are not limited to: public safety concern between the connection between the Lyman Street bike path, Amboy Bridge and the Amboy Road bike path; need more black bear safety initiatives; and concerns surrounding the audit information of 2026 Quarter 2 Automated License Plate recognition.

## VIII. Adjournment:

Mayor Manheimer adjourned the meeting at 7:40 p.m.

_____
Esther E. Manheimer, Mayor

_____
Magdalen Burleson, City Clerk