MINUTES
City Council Housing Committee

Tuesday, June 9, 2026 – 3:45 PM
City Hall Council Chambers

Members Present:	Pamela Holder, Chair, City Council Member Aaron Baker, Vice Chair, City Council Member Victor Foster, Citizen Member Mayor Maureen Copelof, Ex-Officio
Staff Present:	Wilson Hooper, City Manager Dean Luebbe, Assistant City Manager/Finance Director Paul Ray, Planning Director Emily Brewer, Senior Planner Stephanie Holland, Planner Shawnee Cummings, Assistant to the City Manager
Media:	Jonathan Rich

A. Welcome and Call to Order

Committee Chair Pamela Holder welcomed everyone and called the meeting to order at 3:47pm.

B. Certification of Quorum

Assistant to the City Manager Shawnee Cummings certified that a quorum was present.

C. Approval of Agenda

Mr. Baker moved, seconded by Mr. Foster to approve the agenda. The motion carried unanimously.

D. Approval of Minutes – May 12, 2026 Minutes

Mr. Foster moved, seconded by Mr. Baker to approve the minutes of the May 12, 2026 meeting as presented. The motion carried unanimously.

E. Field Trip to Fairhaven Meadows and Habitat for Humanity's Cluster Development

Fairhaven Meadows

The Committee took a field trip to the Fairhaven Meadows construction site located at 1505 Asheville Highway, Brevard, NC to see the progress made at the future affordable

housing complex. During the trip, Ms. Brewer and Ms. Holland shared that the complex will have 42 units that will be available to individuals and families who make 40-70% of the area's median income. Most of the project is funded using 9% LIHTC, as well as City funds and contributions from Asheville Regional Housing Consortium, North Carolina Housing Finance Agency, First Citizens Bank, Self-Help Credit Union, Rehab Builders, M+A Architects, Legacy Bank and Trust, and Hunt Capital Partners.

The first building will contain 30 units, including both 1- and 3-bedroom apartments, while the second building will contain 12 units that are 2-bedroom apartments. The property features a clubhouse with an exercise room, common area, and an outdoor picnic pavilion. The property is expected to be complete in fall 2026.

Mayor Copelof added that the developer held neighborhood compatibility meetings with the neighbors to address their concerns with the new development. The developer modified their plans to accommodate residents and alleviate concerns, making the project more conducive to the area and generating community buy-in.

Habitat for Humanity's Cluster Development

The Committee visited the construction site of Habitat for Humanity's cluster home development at the corner of Curlee Street and Kings Mill Road. The development is being constructed in partnership with Blue Ridge Community College and is the City's first cluster home development. Blue Ridge Community College students are constructing the homes, including performing electrical and plumbing work using training acquired through the College's apprenticeship programs. The development has 6 small, single-story homes, both 1- and 2-bedrooms, on a 0.5-acre lot. The property has shared parking in the back and a courtyard area between the homes.

The price will be set at the cost to construct the home, but to maintain affordability, rent for each home will be set at 30% of the homeowner's income. Habitat for Humanity will have a silent mortgage on the home that covers the difference between what the homeowner can afford and the true cost.

Habitat for Humanity is pursuing numerous affordable housing projects in Brevard while also prioritizing repairs to damage caused by Hurricane Helene. They hope to complete construction on the cluster home development later this year.

F. Public Comment

No members of the public spoke during Public Comment.

G. Next Meeting Date

The next meeting was scheduled for Tuesday, July 14, 2026 at 3:45pm.

H. Adjourn

There being no further business, the meeting adjourned at 5:03 pm.

Minutes Approved: July 14, 2026

Pamela Holder, Chair, Council Member
Aaron Baker, Vice Chair, Council Member

Shawnee A. Cummings
Shawnee Cummings
Assistant to the City Manager