HOME and HOME-ARP Applications:

Rental Construction and Supportive Services

November 17, 2026

James Shelton
Community Development
Division Manager

THE CITY OF ASHEVILLE



Key Takeaways

- The City of Asheville's Community Development Division and the Asheville Regional Housing Consortium are accepting applications for HOME Investment Partnership Program (HOME) and HOME American Rescue Plan (HOME-ARP) funding.
- The City of Asheville and the Consortium are seeking eligible organizations operating in Buncombe, Henderson, Madison and Transylvania counties to carry out activities that expand affordable housing and provide essential supportive services.
    - Available funding opportunities include:
        - **HOME Rental Construction (Annual Entitlement)**: $1,400,065 for acquisition, construction or rehabilitation of affordable rental housing units.
        - **HOME-ARP Rental Construction**: $3,001,942 designated for the acquisition, construction, or rehabilitation of affordable rental housing units. While similar to HOME, HOME-ARP comes with additional programmatic requirements and flexibilities.
        - **HOME-ARP Supportive Services**: $1,000,000 will be offered for eligible supportive services, including: mental health treatment services, substance abuse support, rental or financial assistance, and case management.
- Applications opened on November 2, 2026, and will close at 5:00 p.m on December 18, 2026.
- We anticipate the Consortium making award recommendations in March 2027
- Staff will seek Council authorizations of the Consortium recommended awards in April 2027

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HOME-ARP Amendment Update

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HOME-ARP Amendment

On October 13, 2026, City Council amended the HOME-ARP Allocation Plan to revise preferences and referral methods for housing assistance.

Preference: Established application priorities for qualifying populations to address service gaps. The 2023 Plan identified no preferences.

Recommendation: Added HOME-ARP Supportive Services preferences for:

- Individuals and families experiencing homelessness
- Those experiencing their first episode of homelessness following Hurricane Helene.
- Also added financial assistance for rent support as an eligible activity type

HUD Approval: Following the public comment period and Council's approval HUD approved the changes

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HOME-ARP Applications Open
New Construction

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HOME-ARP New Construction Applications

Available HOME-ARP Funding Overview

Total Expected Funds Available for New Construction **$3,001,942**

Application Schedule & Key Milestones

01

Applications Open

Nov 2 – Dec 18

Opened on Neighborly portal November 2nd and will close December 18th.

02

Virtual Q&A Session

November 19

City staff will hold a Q&A session virtually on November 19.

03

Funding Committee

Jan 11 & Feb 10

Access to applications on Jan 11th; convenes Feb 10th.

04

Consortium Vote

Feb 15 & Mar 10

Recommendations received Feb 15th; vote on March 10th.

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HOME-ARP Applications Open

Supportive Services

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HOME-ARP Supportive Services Applications

Available HOME-ARP Funding Overview

Total Expected Funds Available for Supportive Services **$1,000,000**

Application Schedule & Key Milestones

01

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HOME 2026 Applications
New Construction

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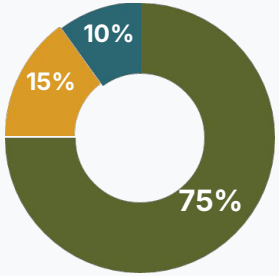
FY 2026 New Construction Applications

Available HOME Funds

2026 Grant: **$1,075,138.84**
2025 Rollover: **$436,197.00**
2026 Admin: **$107,513.88**

Total Available to Award: $1,403,821.96

2026 Grant Breakdown



Entitlement (75%)
$806,354.14
CHDO Set Aside (15%)
$161,270.82
Admin & Planning (10%)
$107,513.88

Application Schedule & Key Details

- **Applications Open:** Neighborly portal opened Nov 2nd and closes **December 18th**.
- **Virtual Q&A Session:** City staff will hold a session on **November 19th**.
- **Funding Committee:** Access to applications on Jan 11th; convenes **Feb 10th**.
- **Consortium Review & Vote:** Recommendations received Feb 15th; vote on **March 10th meeting**.

NOTE: Build America Buy America will apply.

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HOME 2027 Funding Applications

Tenant Based Rental Assistance and Homeowner Rehabilitation

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Fiscal Year 2027-2028 HOME Award

Anticipated HOME Funds Overview

2027 TOTAL AWARDS

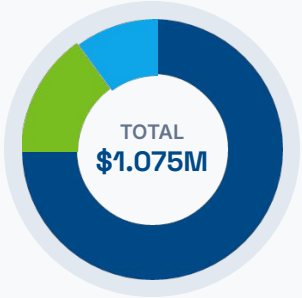
$1,075,138

Available to Award: $806,353

Homeowner Rehabilitation: **$506,353.00**

Tenant Based Rental Assistance: **$300,000.00**

Anticipated Grant Allocation



75% Entitlement
$806,353

15% CHDO Set Aside
$161,270

10% Admin & Planning
$107,513

01

Applications Open

Jan 4 – Feb 5, 2027

Opens on Neighborly portal Jan 4th and closes Feb 5th.

02

Virtual Q&A Session

TBD Jan.

City staff will hold a Q&A session virtually on **TBD Jan.**

03

Funding Committee

Convenes April 14

Access will be provided two weeks before; convening April 14th.

04

Consortium Vote

Apr 21 & May 12

Recs received April 21st; vote on May 12th.

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Staff Recommendations

HOME Funds for projects: $806,353

Tenant Based Rental Assistance

$300,000

- Anticipate 3 awards
- Approximately 200 months of assistance (~$1,500/month)
- Or at least 8 households with 24 months of rental stability

Homeowner Rehabilitation

$506,353

- Anticipate 2 awards
- Approximately 15 Homeowner Rehabilitation projects.

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Questions?
Thank you

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